

4400
RUFFIN ROAD

NEW INDUSTRIAL DEVELOPMENT ±95,800 SF AVAILABLE + **YARD**

KEARNY MESA'S PREMIER WAREHOUSE/DISTRIBUTION CENTER



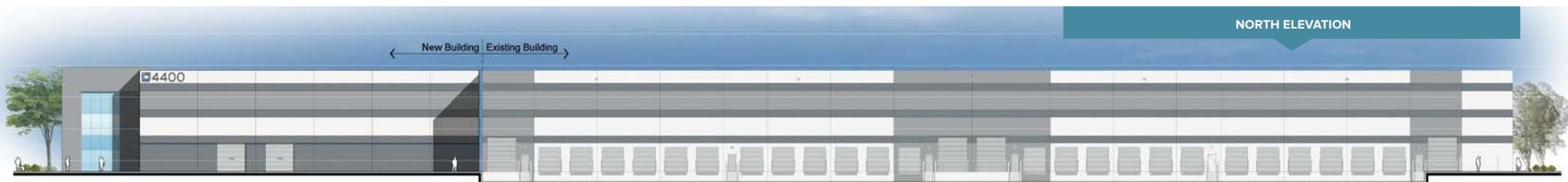
LBA Logistics 

CBRE

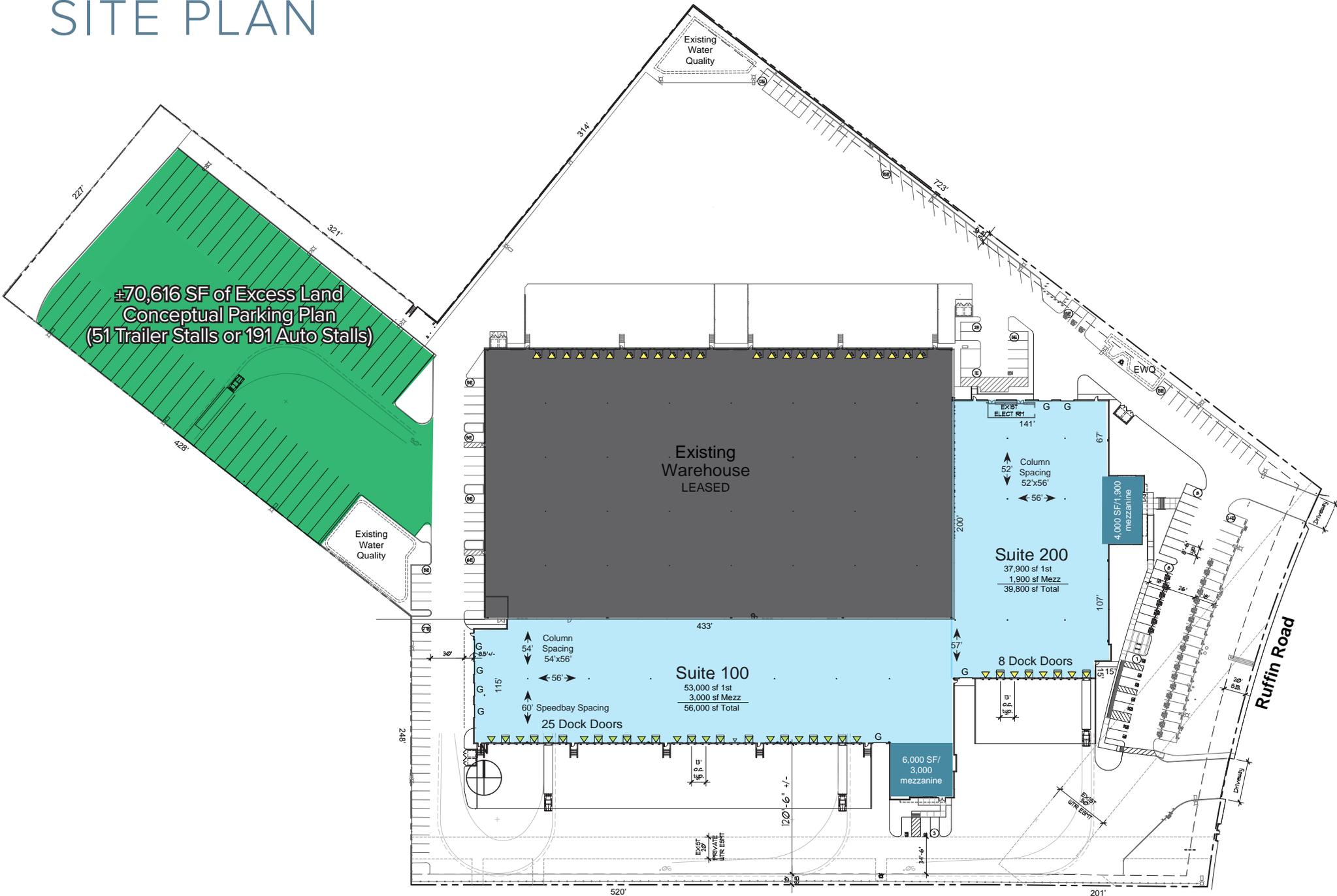
PROJECT FEATURES



- » **95,800 SF AVAILABLE** (202,251 SF campus) - Newly constructed industrial building efficiently designed to accommodate a variety of users and provide maximum function, flexibility and prominent corporate identity
- » **±71,000 SF EXCESS SECURED YARD** - Truck/car parking
- » **33 DOCK HIGH** loading doors (9'x10') and **8 GRADE LEVEL** loading doors (12'x14')
- » **32' CLEAR HEIGHT**
- » **ESFR SPRINKLERS**
- » **SUPERIOR LOCATION** - Kearny Mesa, with immediate access to Interstate 15, Highway 163, Interstate 805, and Highway 52, and central to all San Diego locations and business services – hotels, restaurants, airports, and retail
- » **CONCRETE TRUCK APRON**
- » **ACCESS** - Multiple ingress and egress options. Best distribution location in San Diego
- » **AMPLE POWER** - 400 Amps @ 277/480 Volt (expandable upon verification)
- » **STANDARD PARKING RATIO** - 1/1,000 RSF, plus additional ± 70,616 SF yard/flag lot (51 trailer stalls or 191 auto stalls)
- » **AVAILABILITY** - 4th quarter 2024
- » **LEASE RATE** - TBD / Call broker



SITE PLAN



▼ = Dock High Loading Doors G = Grade Level Loading Doors



SPECIFICATIONS

	SUITE 100	SUITE 200
BUILDING SIZE	±56,000 RSF	±39,900 RSF
Total Office	6,000 SF	4,000 SF
Minimum Clear Height	32'	32'
Typical Column Spacing	54' x 56'	52' x 56'
Building Dimensions	433' x 115'	257.5' x 141'
Minimum Truck Yard Depth	120'	232'
Dock High Loading Doors (9'x10')	25	8
Grade Loading Doors (12'x14')	5	3
Standard Parking (Expandable)	56	40

BUILDING HIGHLIGHTS

- » ESFR Sprinklers/K-17
- » Parking Ratio: 1/1,000 RSF + Expandable with ±70,616 SF yard/flag lot (51 trailer stalls or 191 auto stalls)
- » Vented Skylights
- » Lighting to Suit
- » Office Space Pre-built
- » Concrete Truck Apron
- » 400 Amps @ 277/480 Volt Power (expandable)
- » 7" Concrete Slab (2,500 psi)
- » Ample Sewer and Water



CORPORATE NEIGHBORS



MISSION BAY

LA JOLLA

DOWNTOWN
SAN DIEGO



MONTGOMERY-GIBBS
EXECUTIVE AIRPORT



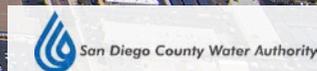
AERO DRIVE



4400
RUFFIN ROAD



SPECTRUM CENTER BLVD



RUFFIN ROAD



AREA AMENITIES

RESTAURANTS

- A** The Jolly Joker Tavern, Sonic Burgers, The Butcher Shop Steakhouse, Anny's Fine Burger
- B** Filippi's Pizza, Subway
- C** Denny's
- D** Greek Palace
- E** McDonald's
- F** Lit'l Pepper Gourmet
- G** Panera Bread
- H** Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café, Firehouse Subs
- I** Starbucks, Panda Express, Jack in the Box, Tigris Mediterranean Grille, Robeks, Burros & Fries

- J** The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q
- K** Bud's Louisiana Café

MULTI-FAMILY

- A** Existing Condominiums (500+ Units)
- B** Vive on the Park
- C** Avion at Spectrum Apartments
- D** Domain San Diego Apartments

SERVICES

- A** Marriott Hotel
- B** Courthouse
- C** Bank of America, US Bank
- D** Wells Fargo
- E** California Coast Credit Union
- G** Bus Transportation

ACTIVE LIFESTYLE

- A** Art of Light Fitness & Training
- B** ACE Fitness
- C** YMCA (Toby Wells)



FEATURES:

- ▶ Wellness Center
- ▶ Indoor Pool
- ▶ Fitness Center
- ▶ Childcare/Kids Club
- ▶ Gymnastics Center
- ▶ Preschool
- ▶ Kid's Playground
- ▶ Outdoor Grass Area
- ▶ Soccer Arena



