

4400
RUFFIN ROAD

NEW INDUSTRIAL DEVELOPMENT ±96,096 SF AVAILABLE + **YARD**

KEARNY MESA'S PREMIER WAREHOUSE/DISTRIBUTION CENTER



DELIVERY Q4 2024

LBA Logistics 

CBRE

PROJECT FEATURES



96,096 SF AVAILABLE (202,547 SF campus) - Newly constructed industrial building efficiently designed to accommodate a variety of users and provide maximum function, flexibility and prominent corporate identity



±70,616 SF EXCESS SECURED YARD for truck/car parking



OFFICE SPACE PRE-BUILT



33 DOCK HIGH (9'x10') and **8 GRADE LEVEL** loading doors (12'x14')



400 AMPS @ 277/480 Volt power (expandable upon verification)



32' CLEAR HEIGHT



ESFR FIRE SPRINKLERS K-17



CONCRETE TRUCK APRON



VENTED SKYLIGHTS



STANDARD PARKING RATIO - 0.75/1,000 RSF, plus additional ±70,616 SF yard/flag lot (51 trailer stalls or 191 auto stalls)



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



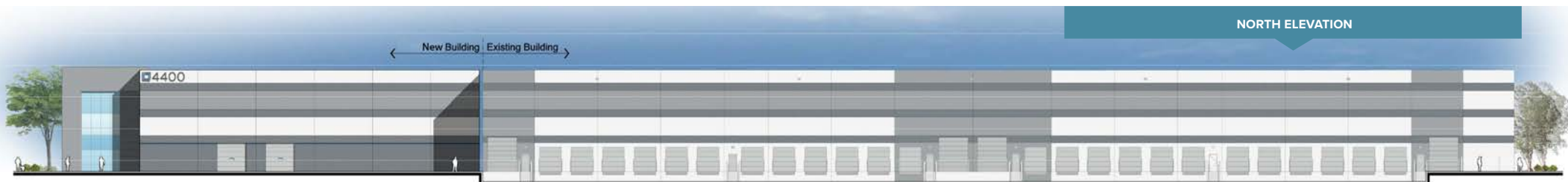
ACCESS - Multiple ingress and egress options. Best distribution location in San Diego



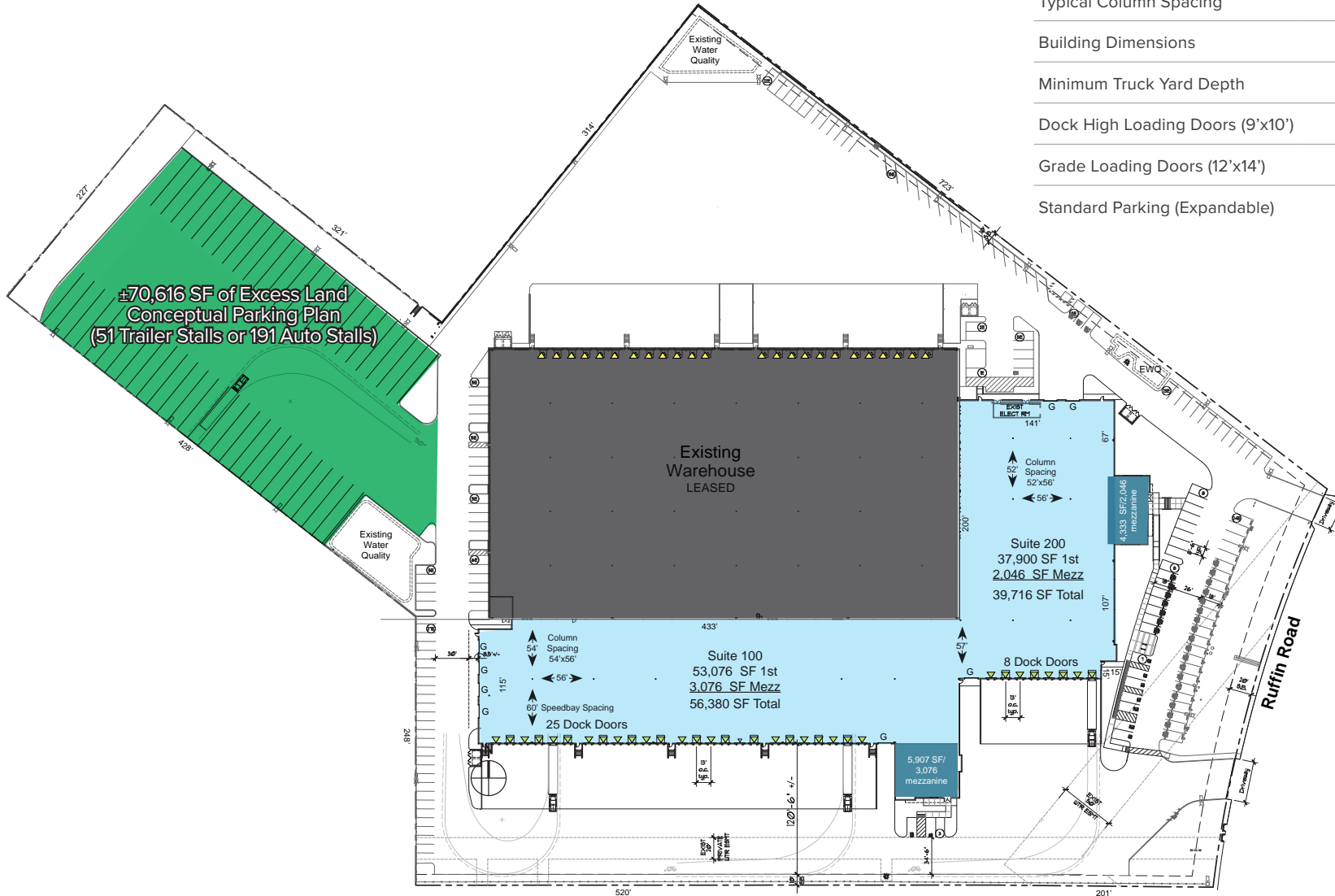
LEASE RATE - Call broker



AVAILABLE 4th quarter 2024



SITE PLAN



SPECIFICATIONS

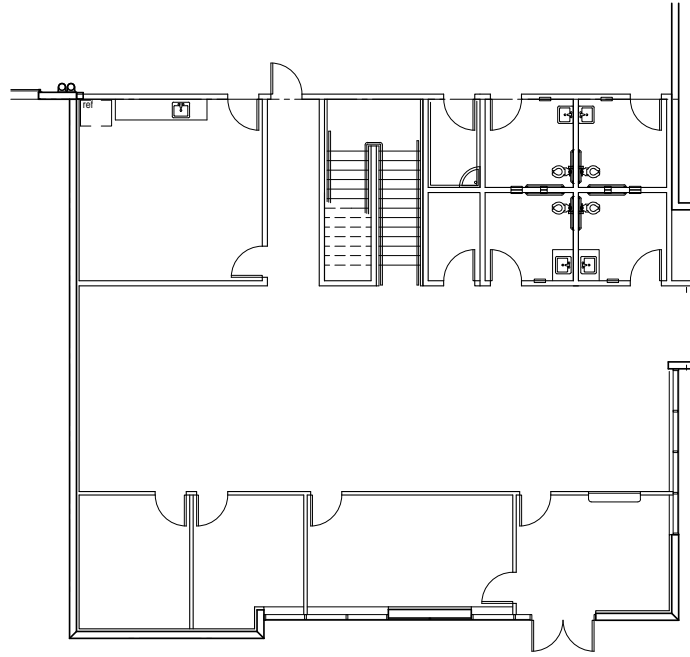
	SUITE 100	SUITE 200
BUILDING SIZE	±56,380 RSF	±39,716 RSF
Total Office	5,907 SF	4,333 SF
Minimum Clear Height	32'	32'
Typical Column Spacing	54' x 56'	52' x 56'
Building Dimensions	433' x 115'	257.5' x 141'
Minimum Truck Yard Depth	120'	232'
Dock High Loading Doors (9'x10')	25	8
Grade Loading Doors (12'x14')	5	3
Standard Parking (Expandable)	56	40

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

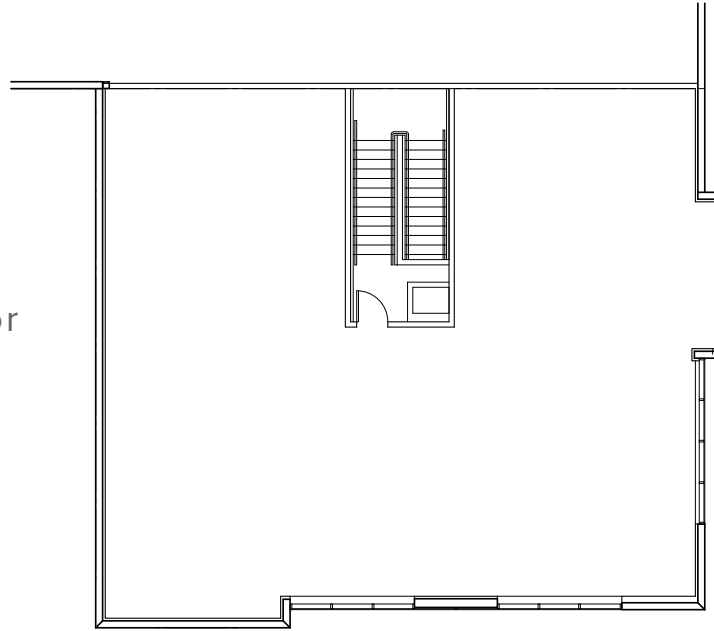
SUITE 100 OFFICE PLAN



First Floor



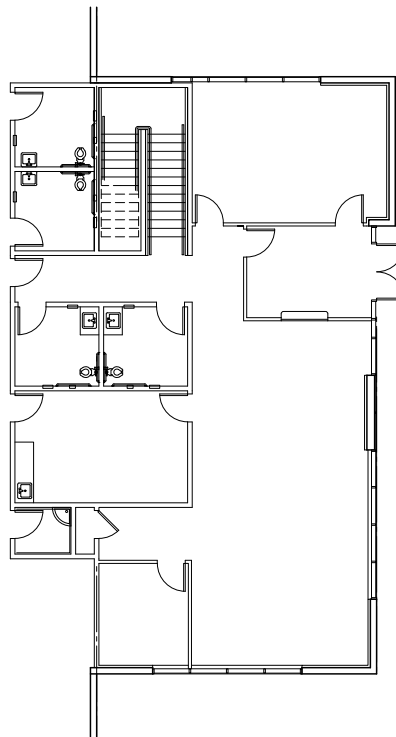
Mezzanine Floor



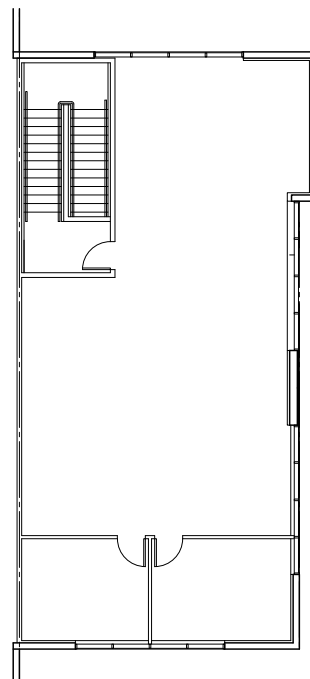
SUITE 200 OFFICE PLAN



First Floor



Mezzanine Floor



CORPORATE NEIGHBORS



MISSION BAY

LA JOLLA

DOWNTOWN
SAN DIEGO



MONTGOMERY-GIBBS
EXECUTIVE AIRPORT

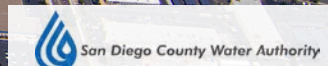


AERO DRIVE

BALBOA AVE

SPECTRUM CENTER BLVD

4400
RUFFIN ROAD



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

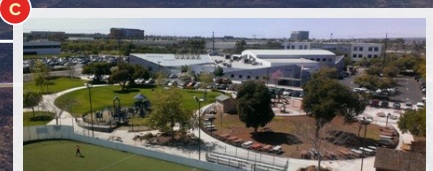
- A** Existing Condominiums (500+ Units)
- B** Vive on the Park
- C** Avion at Spectrum Apartments
- D** Domain San Diego Apartments

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



