



RANCHO BERNARDO DISTRIBUTION CENTER

11035-11055
TECHNOLOGY PLACE
SAN DIEGO, CA 92127

FOR LEASE
16,309 SF - 78,445 SF

Moving Allowance Available for Qualified Leases!



LBA Logistics 

CBRE



BERNARDO CENTER DRIVE

WEST BERNARDO DRIVE

TECHNOLOGY PLACE

TECHNOLOGY PLACE



PROJECT FEATURES



Approximately 217,645 SF, three-building, warehouse/
distribution/manufacturing project



±22' - ±24' clear height



Dock high and oversized grade level loading doors



Typical door sizes: (±9'x11') dock high loading doors,
(±12'x15') grade level loading doors



Abundant skylights



Excellent truck access with full drive around capability



Parking ratio: 1.14/1,000 SF



Proximate to Interstate 15 and State Route 56



Fiber optic connectivity provided by AT&T & Cox (to be
confirmed by tenant)

Moving Allowance Available for Qualified Leases!

11035 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
-	-	-	100% Leased

11045 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
100	37,901	Call brokers	Vacant
200	16,309	Call brokers	Vacant
300	24,235	Call brokers	Vacant

*The suites can be combined for total of 54,210 SF - 78,445 SF.

11055 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
-	-	-	100% Leased





11035 TECHNOLOGY PLACE
50,689 SF



11045 TECHNOLOGY PLACE
108,381 SF



11055 TECHNOLOGY PLACE
58,575 SF



- Dock High Loading Door
- Grade Level Loading Door
- Knock Out Panel

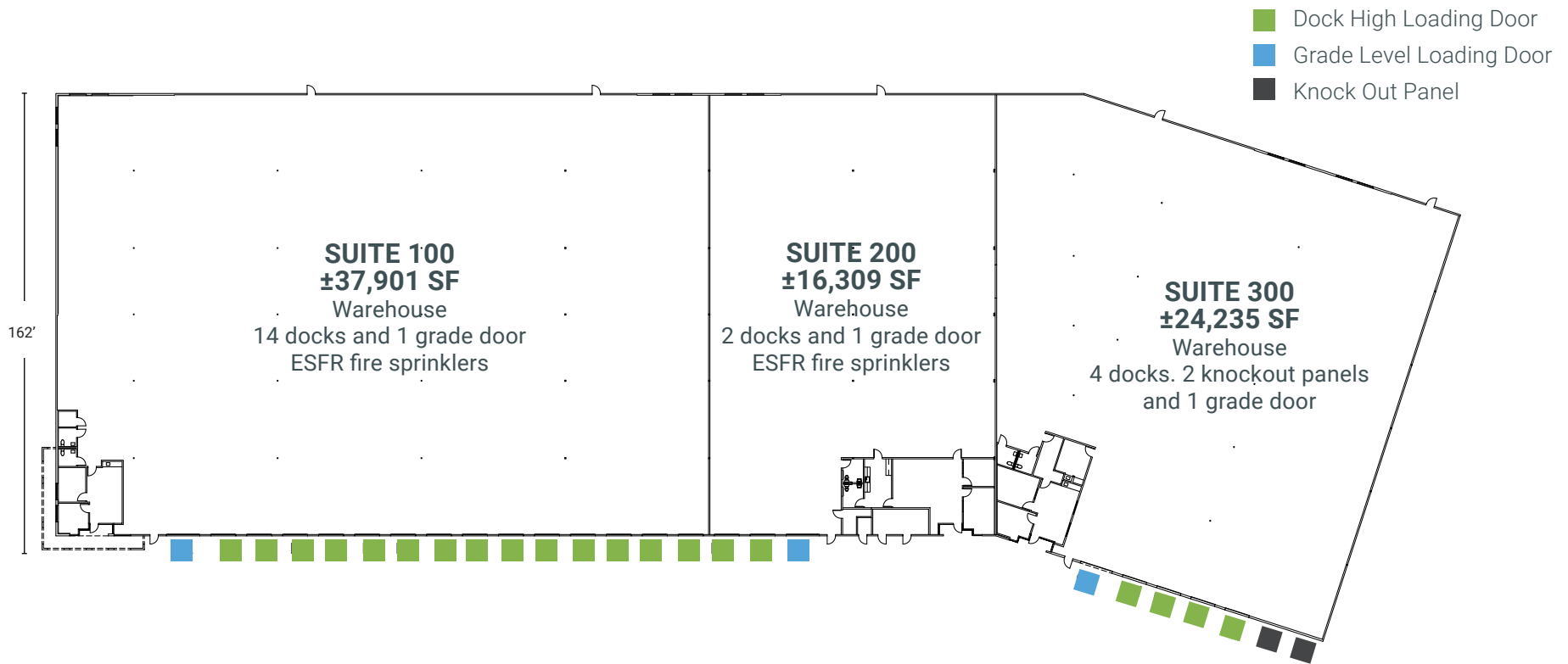


11045 TECHNOLOGY PLACE

SUITES 100 - 300

- » ±78,445 SF (divisible to 54,210 SF, 37,901 SF, 24,235 SF & 16,309 SF)
- » ±2% office/ 98% warehouse
- » 24' clear height
- » (20) dock high loading doors + (2) knock out panels
- » (3) oversized grade level loading doors
- » 1,400 Amps @ 277/480 volt power in Suites 100 - 300
- » 400 Amps @ 277/480 volt power in Suites 100 - 200 (expandable)
- » 1,000 Amps @ 277/480 volt power in Suite 300
- » ESFR fire sprinklers in Suites 100 & 200
- » 1.14/1,000 SF parking ratio

Moving Allowance Available for Qualified Leases!



*not to scale

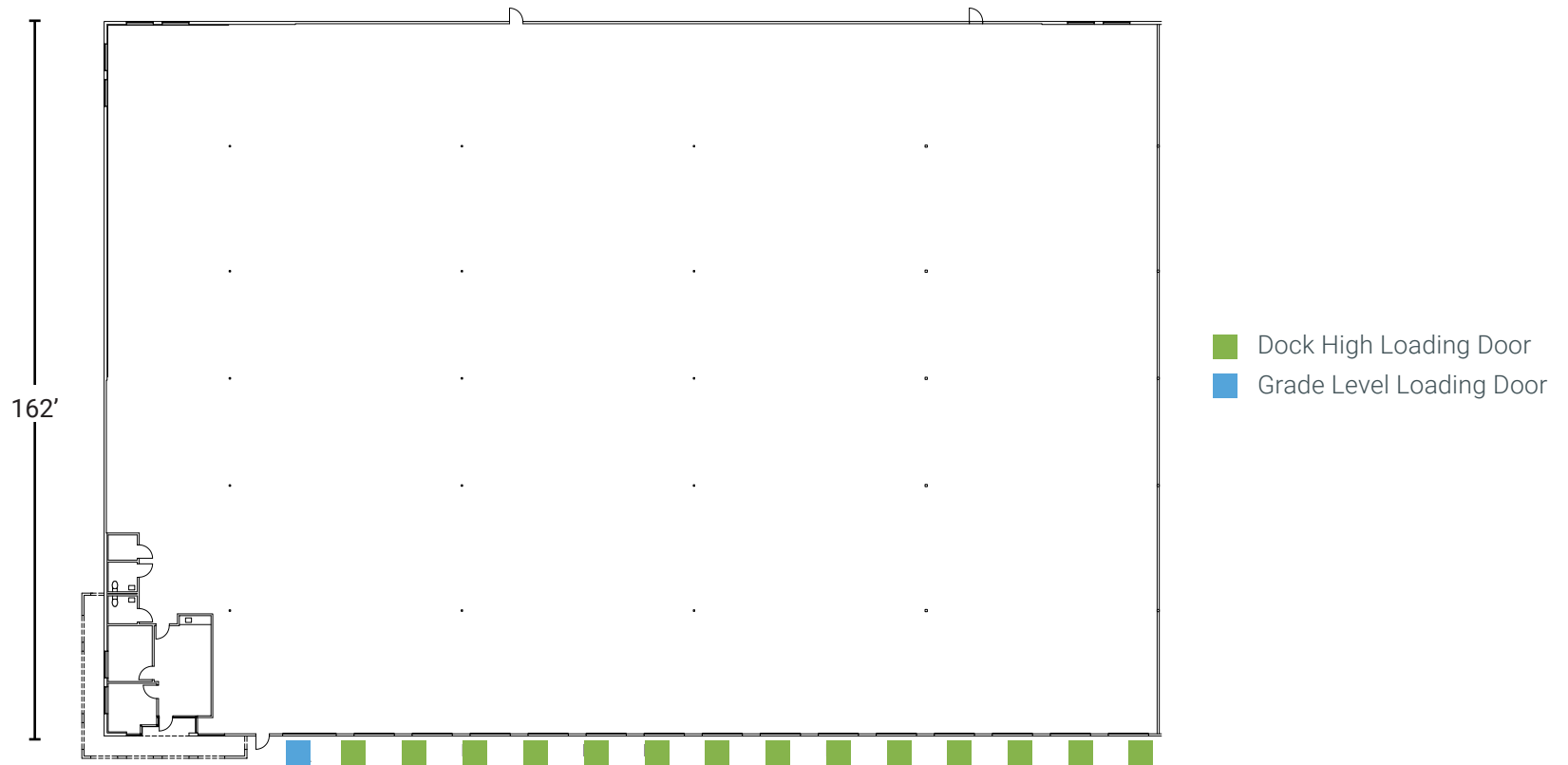


11045 TECHNOLOGY PLACE

SUITE 100

- » ±37,901 SF
- » ±2% office/ 98% warehouse
- » 24' clear height
- » (14) dock high loading doors
- » (1) oversized grade level loading door
- » 200 Amps @ 277/480 volt power (expandable)
- » ESFR fire sprinklers
- » 1.14/1,000 SF parking ratio
- » Can be combined with Suites 200 & 300

Moving Allowance Available for Qualified Leases!



*not to scale

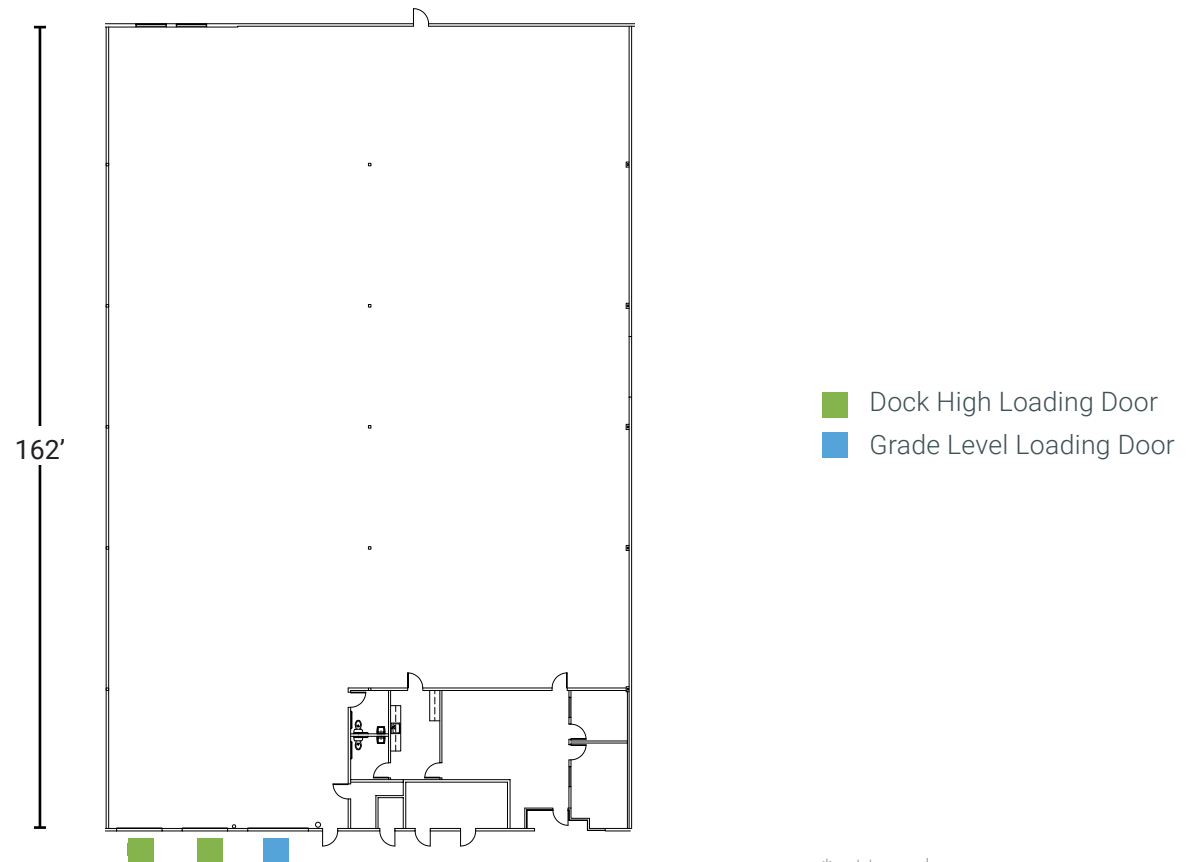


11045 TECHNOLOGY PLACE

SUITE 200

- » ±16,309 SF
- » ±5% office/ 95% warehouse
- » 24' clear height
- » (2) dock high loading doors
- » (1) oversized grade level loading door
- » 200 Amps @ 277/480 volt power (expandable)
- » ESFR fire sprinklers
- » 1.14/1,000 SF parking ratio
- » Can be combined with Suites 100 and/or 300

Moving Allowance Available for Qualified Leases!



*not to scale

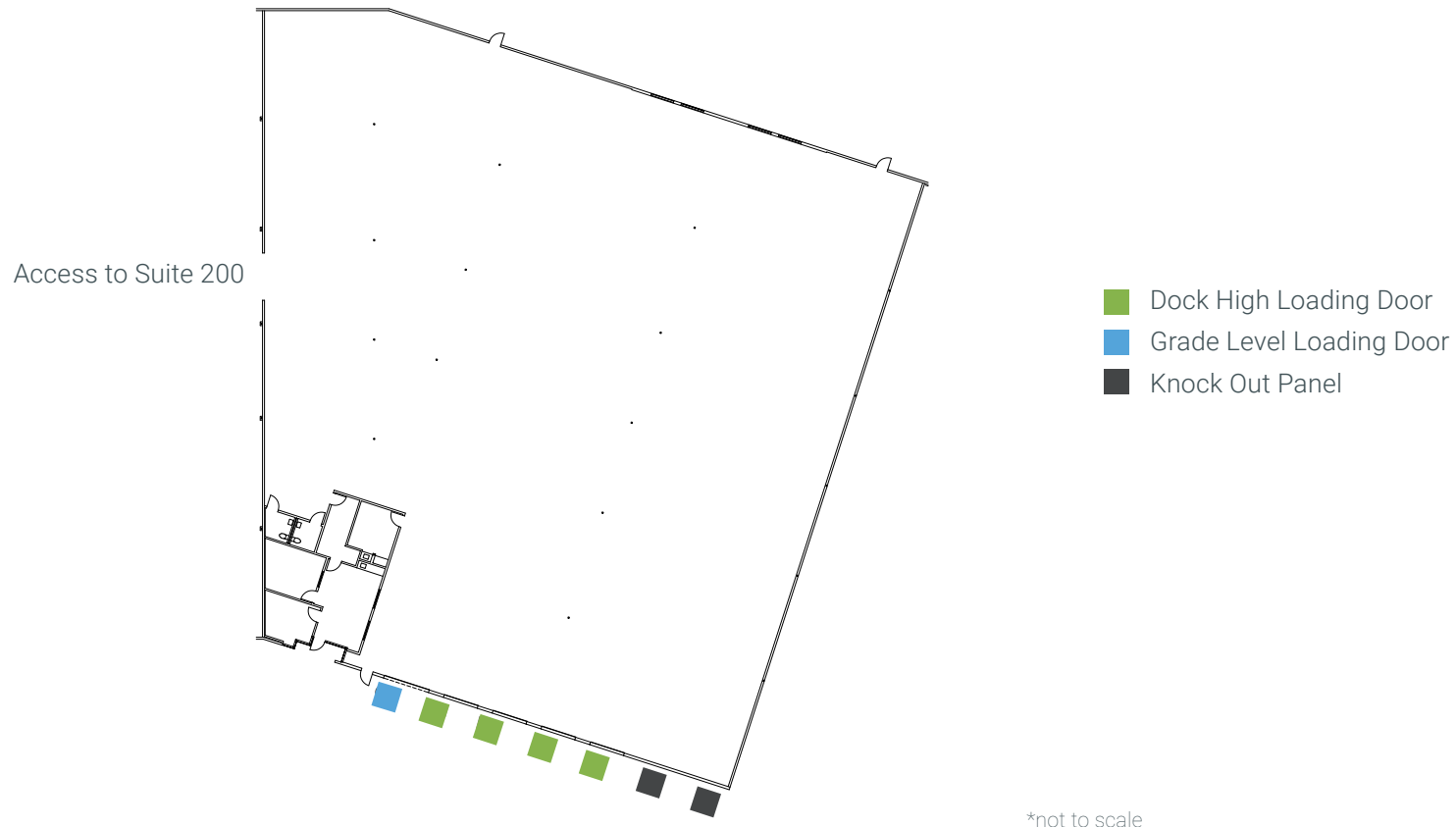


11045 TECHNOLOGY PLACE

SUITE 300

- » ±24,235 SF
- » ±2% office/ 98% warehouse
- » 24' clear height
- » (4) dock high loading doors + (2) knock out panels
- » (1) oversized grade level loading door
- » 1,000 Amps @ 277/480 volt power
- » 1.14/1,000 SF parking ratio
- » Can be combined with Suites 100 & 200

Moving Allowance Available for Qualified Leases!



EXTERIOR PHOTO



INTERIOR PHOTOS



SUITE 100



SUITE 200



SUITE 300

AREA AMENITIES

1

4S RANCH COMMONS

- » Ace Hardware
- » Bank of America
- » Baskin Robbins
- » Bed Bath & Beyond
- » Chipotle
- » Corepower Yoga
- » Cost Plus World Market
- » CVS Pharmacy
- » Great Clips
- » Jamba Juice
- » Jimbo's
- » Karl Strauss Brewing Company
- » Miguel's
- » Panera Bread
- » Ralph's
- » Unleashed by Petco
- » UPS Store
- » Wells Fargo
- » Wendy's

2

4S RANCH VILLAGE

- » Carl's Junior
- » Home Consignment Center
- » Kumon
- » Shell
- » SportsClips
- » Starbucks
- » Subway
- » Sushi on the Rock
- » Yoga Six

3

HIGH COUNTRY PLAZA

- » 7-Eleven
- » Domino's Pizza
- » Jersey Mike's Subs
- » Kelly's Pub
- » NY Pizza
- » Taco Patron
- » Victor's Greek Kafe

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THE NEW MERCADO SHOPPING CENTER

- » Barons Market
- » Curry & More
- » FedEx
- » Golden Spoon
- » Mission Federal Credit Union
- » Navy Federal Credit Union
- » Olleh Korean BBQ
- » Pho Ca Dao & Grill
- » Pizza Hut
- » Submarina

5

VONS

- » Chuze Fitness
- » Kahoots
- » Peets Coffee
- » Postal Annex
- » San Diego County Credit Union
- » SportsClips
- » Subway
- » The Kebob Shop
- » Vons

6

THE PLAZA SHOPPING

- » Big 5
- » CVS
- » GolfTEC
- » IHOP
- » Massage Envy
- » Round Table Pizza
- » Starbucks
- » The Dailey Method
- » The UPS Store
- » URGE American Gastropub

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BERNARDO CENTER

- » Ameritrade
- » Kumon
- » Little Artists
- » Pho Hoang Express
- » RB Sushi
- » Sher Punjab Indian Restaurant
- » Pailin Thai Cafe
- » Wells Fargo Bank

RANCHO BERNARDO DISTRIBUTION CENTER



CORPORATE NEIGHBORS





RANCHO BERNARDO DISTRIBUTION CENTER



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