



RANCHO BERNARDO DISTRIBUTION CENTER

11035-11055
TECHNOLOGY PLACE
SAN DIEGO, CA 92127

FOR LEASE

9,882 SF - 50,190 SF



Moving Allowance Available for Qualified Leases!
First Year Rate \$1.50 NNN with 3-Year Deal

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



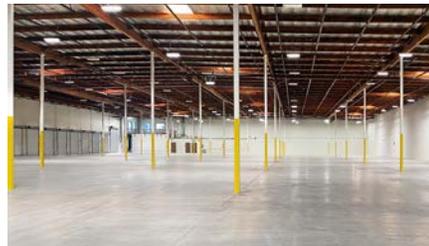
Proximate to Interstate 15 and State Route 56



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

Moving Allowance Available for Qualified Leases!
First Year Rate \$1.50 NNN with 3-Year Deal

11035 TECHNOLOGY PLACE			
Suite #	Square Feet (SF)	Lease Rate	Availability
600	9,882	First Year Rate \$1.50 NNN with 3-Year Deal	Vacant
11045 TECHNOLOGY PLACE			
Suite #	Square Feet (SF)	Lease Rate	Availability
100	29,555	First Year Rate \$1.50 NNN with 3-Year Deal	Vacant
11055 TECHNOLOGY PLACE			
Suite #	Square Feet (SF)	Lease Rate	Availability
300	20,635	First Year Rate \$1.50 NNN with 3-Year Deal	Vacant





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

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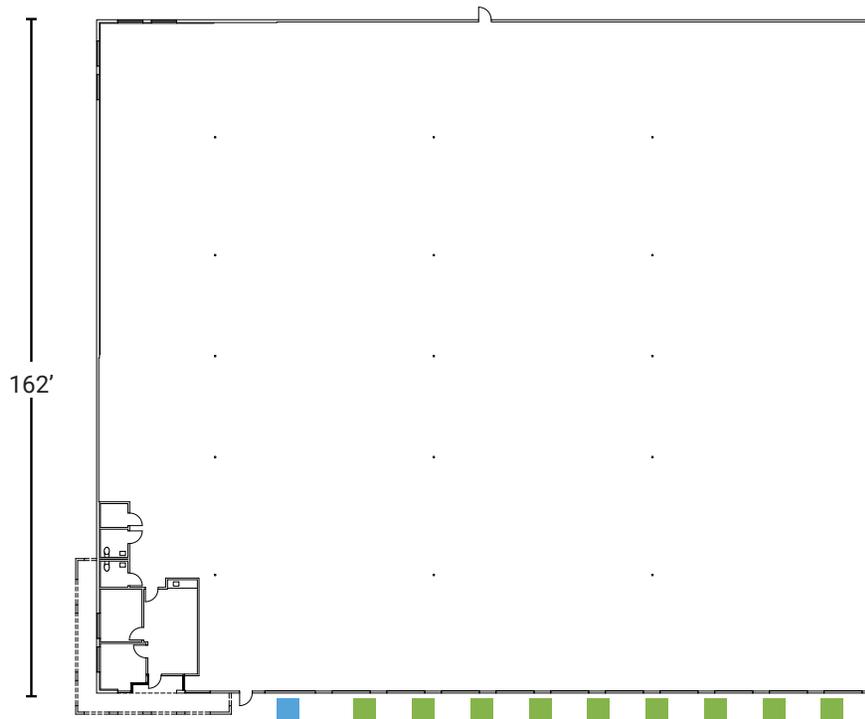
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- 17

11045 TECHNOLOGY PLACE

SUITE 100

- » ±29,555 SF
- » ±5% office/ 95% warehouse
- » 24' clear height
- » (10) dock high loading doors
- » (1) oversized grade level loading door
- » 200 Amps @ 277/480 volt power (expandable | upon tenant verification)
- » ESFR fire sprinklers
- » 1.14/1,000 SF parking ratio
- » First Year Rate \$1.50 NNN with 3-Year Deal



- Dock High Loading Door
- Grade Level Loading Door

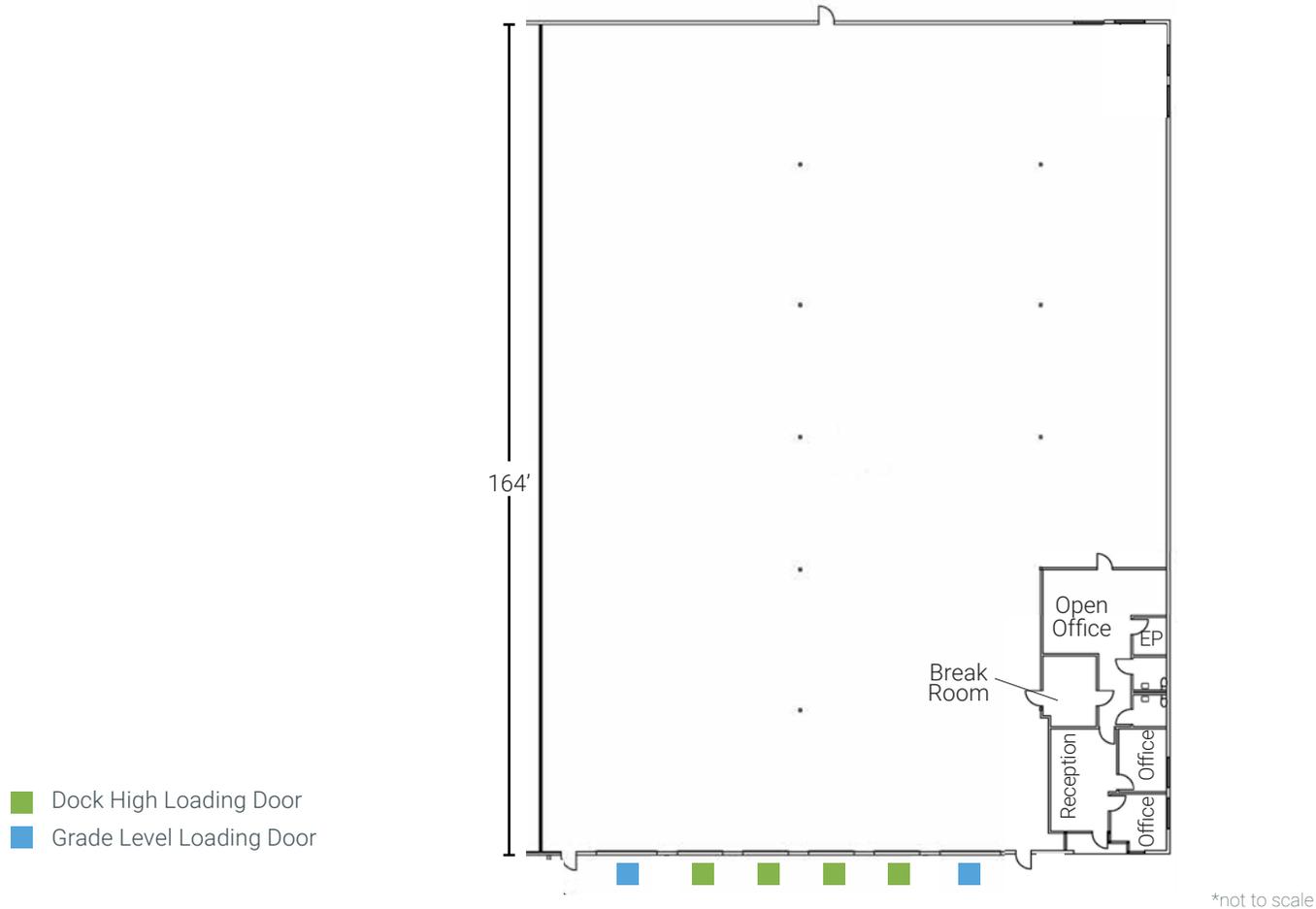
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11055 TECHNOLOGY PLACE

SUITE 300

- » ±20,635 SF
- » ±10% office/ 90% warehouse
- » 24' clear height
- » (4) dock high loading doors (± 9' x 11')
- » (2) oversized grade level loading door (± 12' x 15')
- » 1.14/1,000 SF parking ratio
- » First Year Rate \$1.50 NNN with 3-Year Deal







11035 TECHNOLOGY PLACE

SUITE 600

- » ±9,882 SF
- » ±12% office/ 88% warehouse
- » 22' clear height
- » (2) dock high loading doors
- » (1) oversized grade level loading door
- » 1.14/1,000 SF parking ratio
- » First Year Rate \$1.50 NNN with 3-Year Deal



*not to scale

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

4

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

7

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



DRIVE TIME COMPARISON MAP

 RANCHO BERNARDO
DISTRIBUTION CENTER

RANCHO BERNARDO

CARMEL
MOUNTAIN
RANCH

POWAY
6.8 Mi - Approx. 16 Mins

Intersection of Miramar & I-15
9.5 Mi - Approx. 12 Mins

SORRENTO MESA

MIRAMAR

Miramar Rd

SCRIPPS RANCH

Scripps Poway Pkwy

Pomerado Road

Poway Road

Camino del Norte

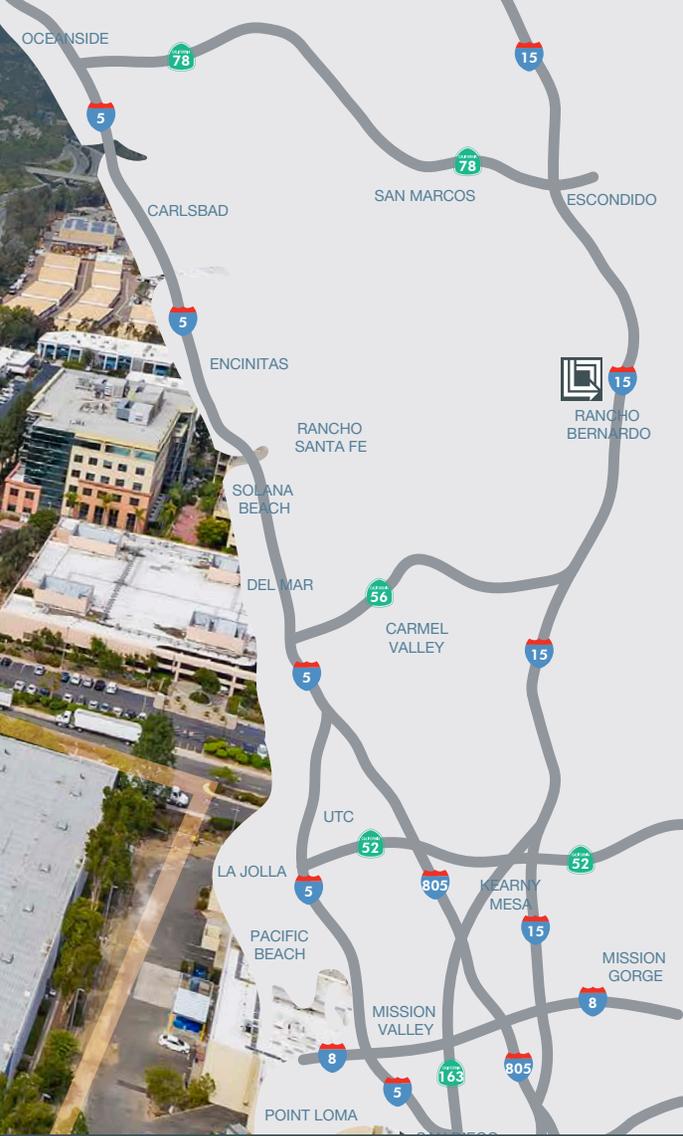
Mira Mesa Blvd

CALIFORNIA
56

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RANCHO BERNARDO DISTRIBUTION CENTER



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