

8870

LIQUID CT

San Diego, CA 92121

FOR LEASE

Rare **198,702 SF** Industrial Facility
in Premier San Diego Location



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



LBA Logistics

An aerial photograph of a large industrial facility, likely a warehouse or distribution center, with a curved road in the foreground. The facility is surrounded by lush green trees and landscaping. An American flag flies on a tall pole. In the background, other industrial buildings and a clear blue sky are visible.

INTRODUCING SAN DIEGO'S PREMIER INFILL FACILITY

Surrounded by buzzing commerce activity and global companies right in your neighborhood, 8870 Liquid Ct offers endless opportunity for distribution, logistics, R&D, eCommerce, 3PL or life sciences tenants to connect with San Diego, Orange County, and Greater Los Angeles' thriving populations and essential partners within a short mile radius. Putting size, access, and efficiency at the center of your experience, this is a rare, must-see opportunity.



198,702
Square Feet



Class A, Central
location (Miramar/
Sorrento Mesa)

Renovations
Planned Summer 2023

Flexible Building Design
Can accommodate Distribution,
Manufacturing, & R&D Uses

BUILDING FEATURES

Property address:
8870 Liquid Court, San Diego, CA 92121

Building size:
198,702 SF

Submarket:
Miramar

Asking lease rate:
Contact Brokers

Zoning:
IL-2-1

Clear height:
22' - 24'

Renovations:
Planned Summer '23

Lot size:
10.21 Acres

Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (788-gallon capacity), refrigerated areas within building.

Features

Excellent Central San Diego location, prime Western Miramar location with easy access to 805 via Camino Santa Fe. Rare, 200,000 SF availability in class A submarket. Freestanding building, fully fenced and secure, concrete truck courts, and parking areas. 1st time on market in over 30 years.

Loading

27 trailer positions
(at platforms)

44 trailer stalls
on site

3 concrete
platforms

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SITE PLAN

Lot size:

10.21 Acres | 444,747 SF

OFFICE: 19%:

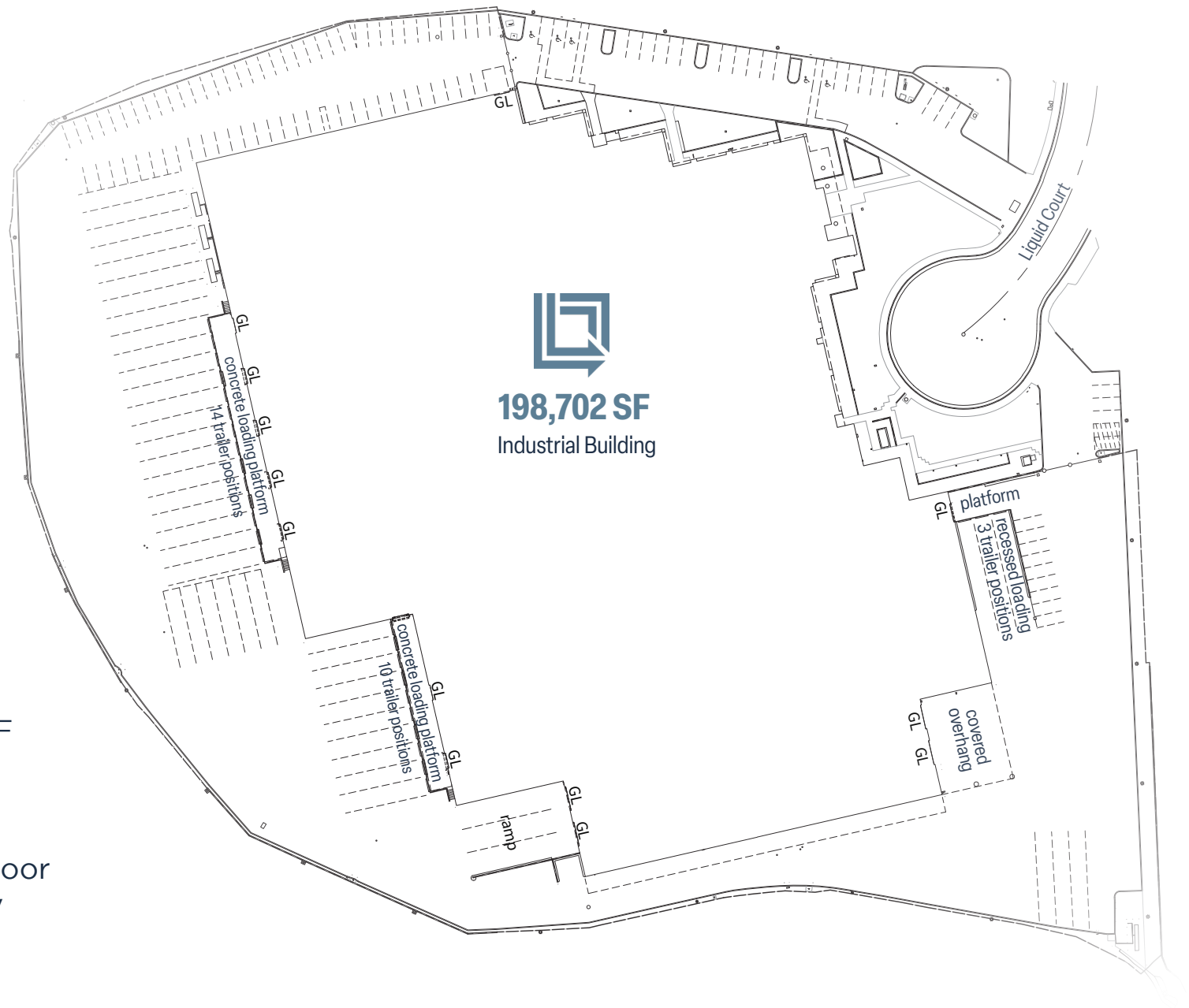
±38,088 SF

±18,436 SF ground floor

±19,652 SF 2nd story

WAREHOUSE: 81%:

±160,614 SF



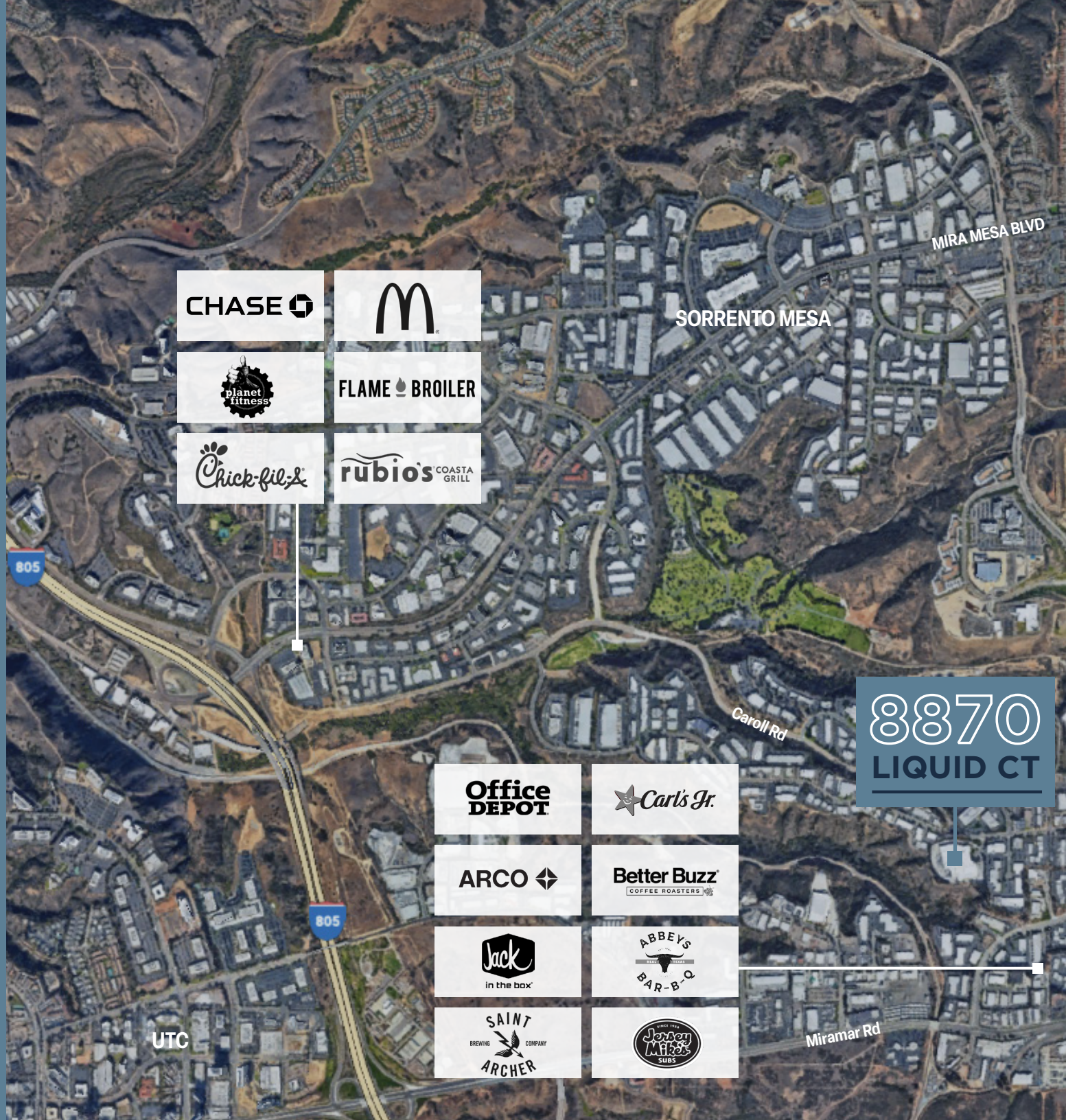


**MAKE YOUR MARK ON THIS
PREVIOUS BEER DISTRIBUTION
FACILITY, AVAILABLE FOR THE
FIRST TIME IN OVER 30 YEARS**



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NEARBY AMENITIES



CHASE



FLAME BROILER



rubio's COASTA GRILL

SORRENTO MESA

MIRA MESA BLVD

805

805

Carol Rd

8870
LIQUID CT

Office
DEPOT



ARCO

Better Buzz
COFFEE ROASTERS



SAINT
BREWING COMPANY
ARCHER



UTC

Miramar Rd

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



BevMo!

the Habit
BURGER GRILL

VONS



Chick-fil-A

Raising Cane's
CHICKEN FINGERS

petco

RED LOBSTER
FRESH FISH • LIVE LOBSTER



Walgreens

TRADER JOE'S



BARNES & NOBLE
BOOKSELLERS

ISLANDS
fine burgers & drinks

IN-N-OUT
BURGER

Applebee's

BEST BUY

Jerome's
Furniture



Walgreens

3 ROOTS
SORRENTO MESA

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

BREWSKIS
BAR & ARCADE



pure
project



Dunn Edwards
PAINTS

ALES
SMITH
BREWING COMPANY
HAND-POURED ALES

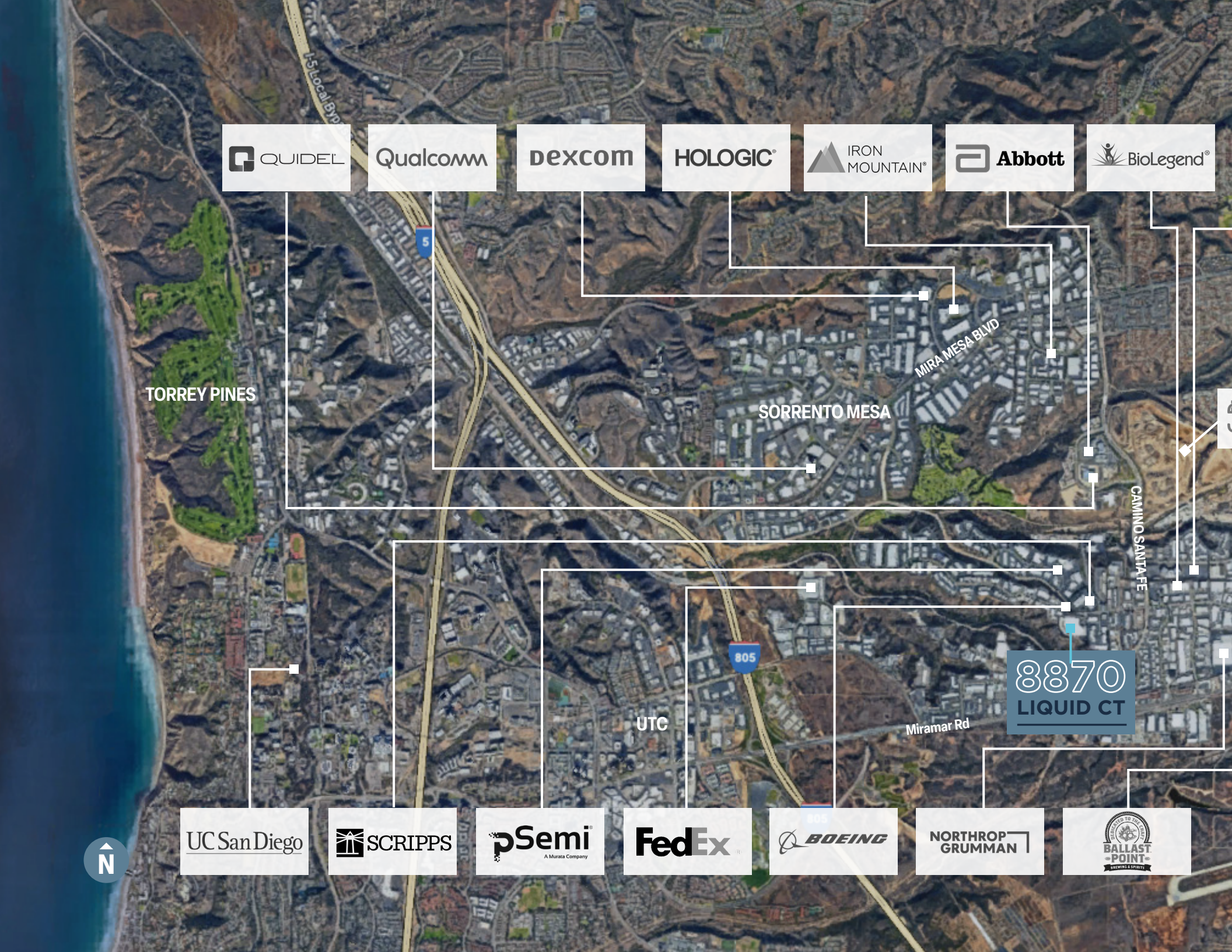
ATHLETIC BREWING CO.
100% ALL-LOCAL BEERS



15

15

CAMINO SANTA FE



QUIDEL

Qualcomm

dexcom

HOLOGIC

IRON MOUNTAIN

Abbott

BioLegend

TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

UTC

Miramar Rd

8870
LIQUID CT

UC San Diego

SCRIPPS

pSemi
A Murata Company

FedEx

BOEING

NORTHROP GRUMMAN

BALLAST-POINT
RESTORING A SPIRIT





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CORPORATE NEIGHBORS

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LIQUID CT

FLOOR PLANS

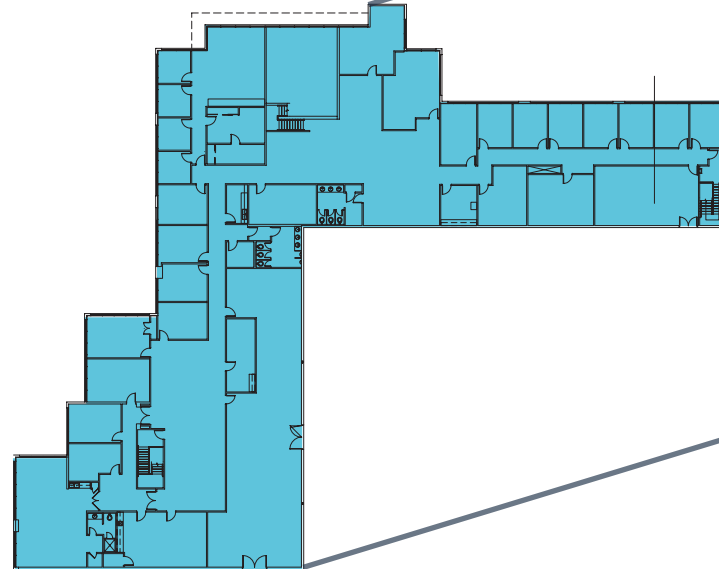
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2ND FLOOR

OFFICE: 19,652 SF



OFFICE: 18,436 SF
WAREHOUSE: 160,614 SF

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