

8870 LIQUID CT

San Diego, CA 92121
RENOVATIONS COMPLETE!



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Virtual Tour



REDUCED RATE
NOW
\$1.65/SF
NNN

FOR LEASE

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



LBA Logistics

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



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
Complete

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

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\$1.65/SF
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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:
Complete

Lot size:
10.16 Acres

Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (875-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)

40 trailer stalls
on site

3 concrete
platforms

15 grade level
doors

150 passenger
parking stalls

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SITE PLAN

Lot size:

10.16 Acres | 442,377 SF

OFFICE: 19%:

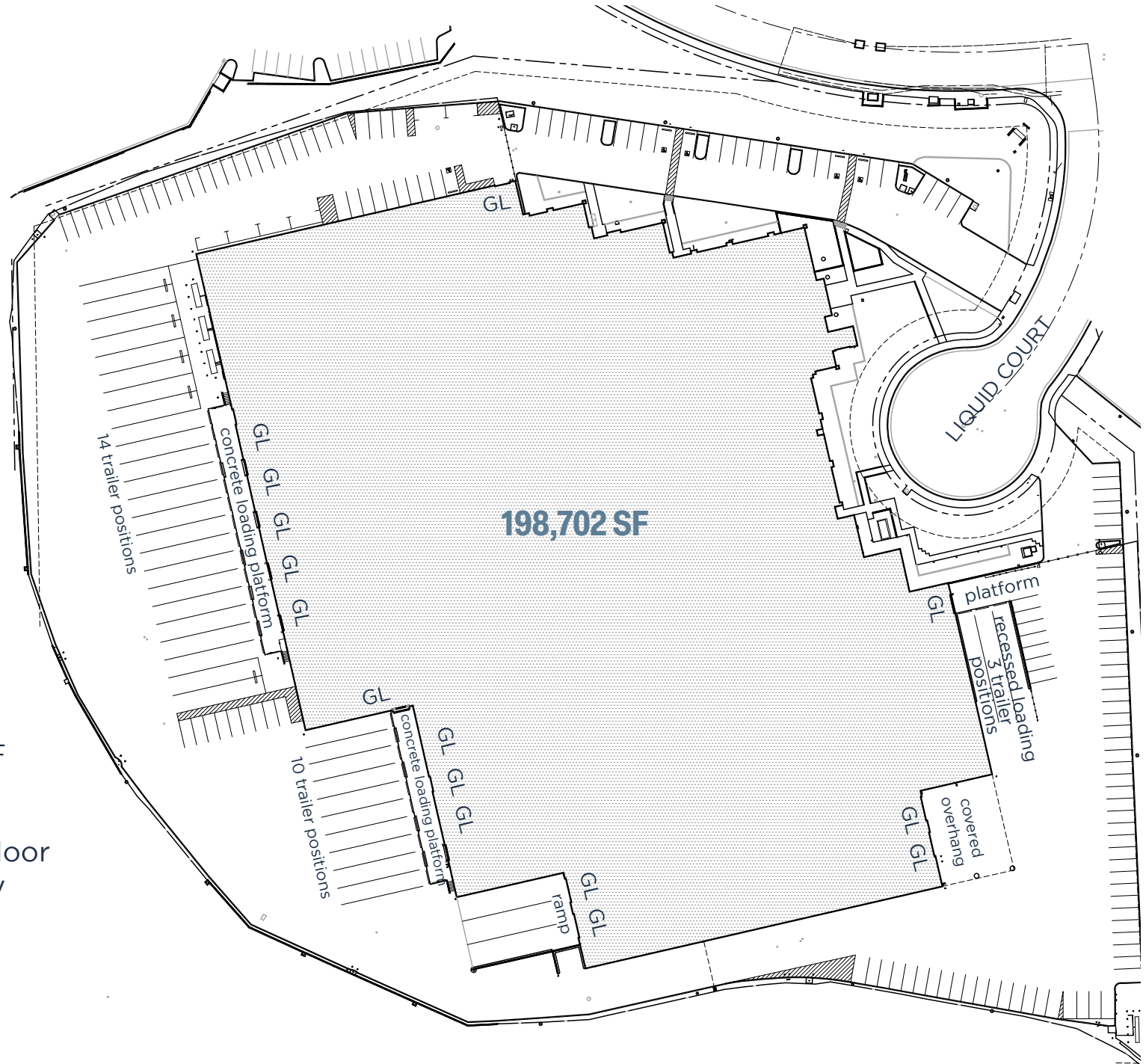
±18,436 SF ground floor

±19,652 SF 2nd story

±38,088 SF

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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FLOOR PLANS

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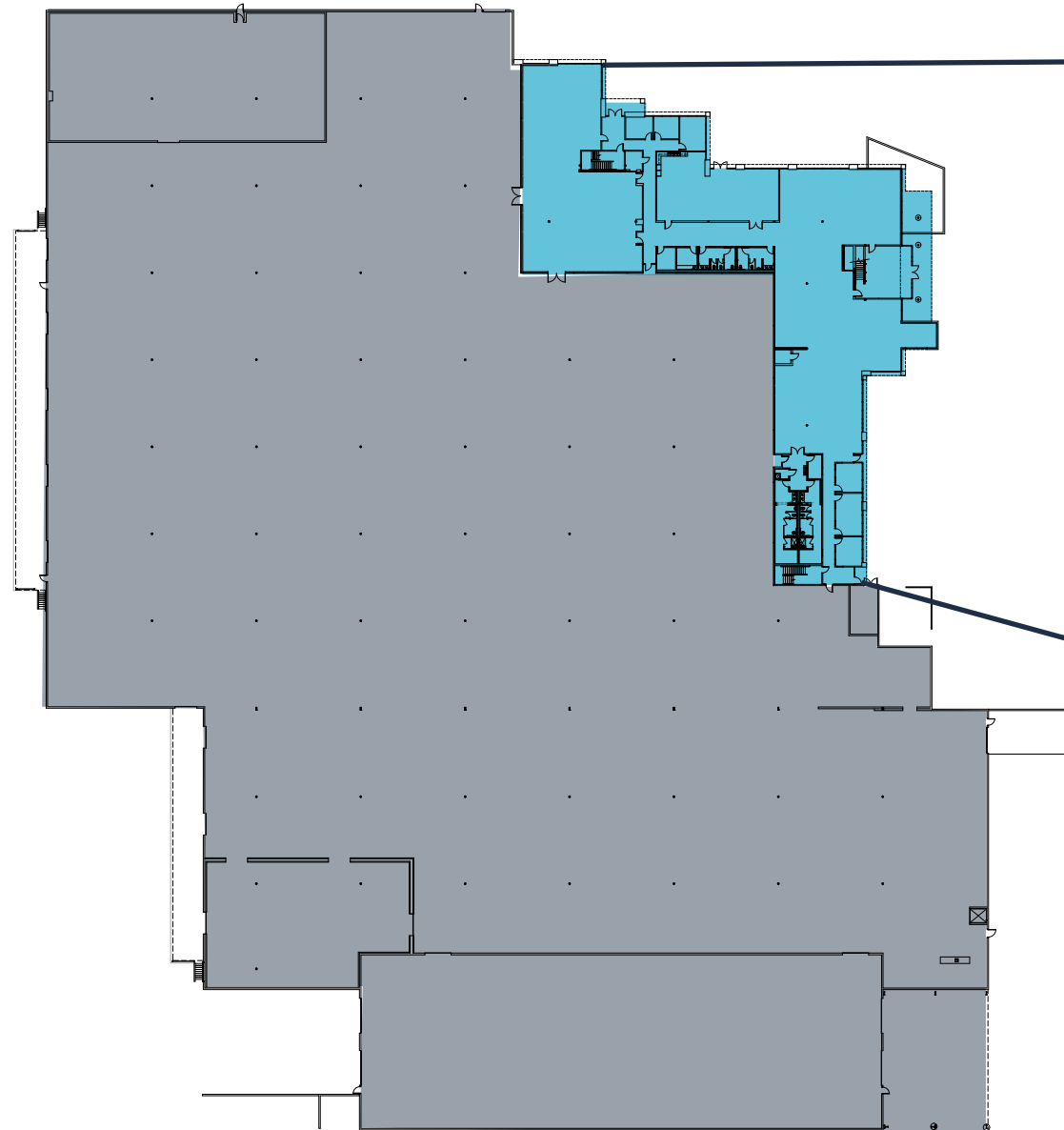
1st FLOOR

OFFICE: 18,436 SF

WAREHOUSE: 160,614 SF

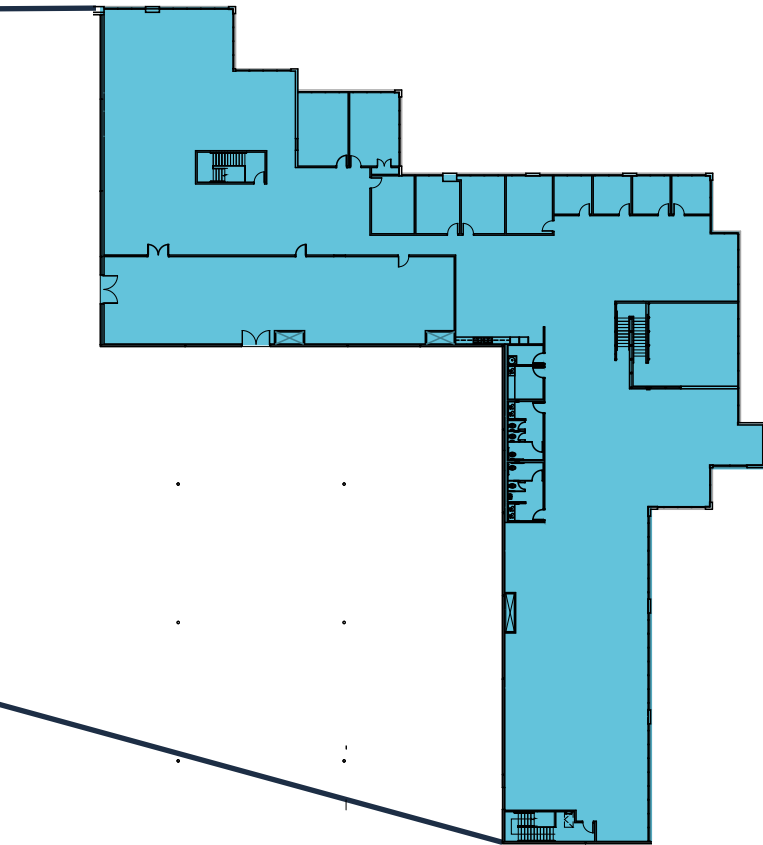


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2nd FLOOR

OFFICE: 19,652 SF



8870
LIQUID CT

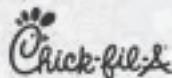
NEARBY AMENITIES



CHASE



FLAME BROILER



rubio's COASTAL GRILL

Office
DEPOT



ARCO

Better Buzz



SAINT
ARCHER



SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

Carol Rd

8870
LIQUID CT

UTC

Miramar Rd

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



BevMo!

Habit
BURGER GRILL

VONS



3 ROOTS
CRAFTED & CURED

Chick-fil-A

Cane's

petco

RED LOBSTER
FRESH FISH. LIVE LOBSTER.



Walgreens

TRADER JOE'S



BARNES & NOBLE
BOOKSELLERS

ISLANDS
Fine burgers & drinks

IN-N-OUT
BURGERS

Applebee's

BEST
BUY

Jerome's
FURNITURE



Walgreens

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

BREWSKI'S
BAR & ARCADE



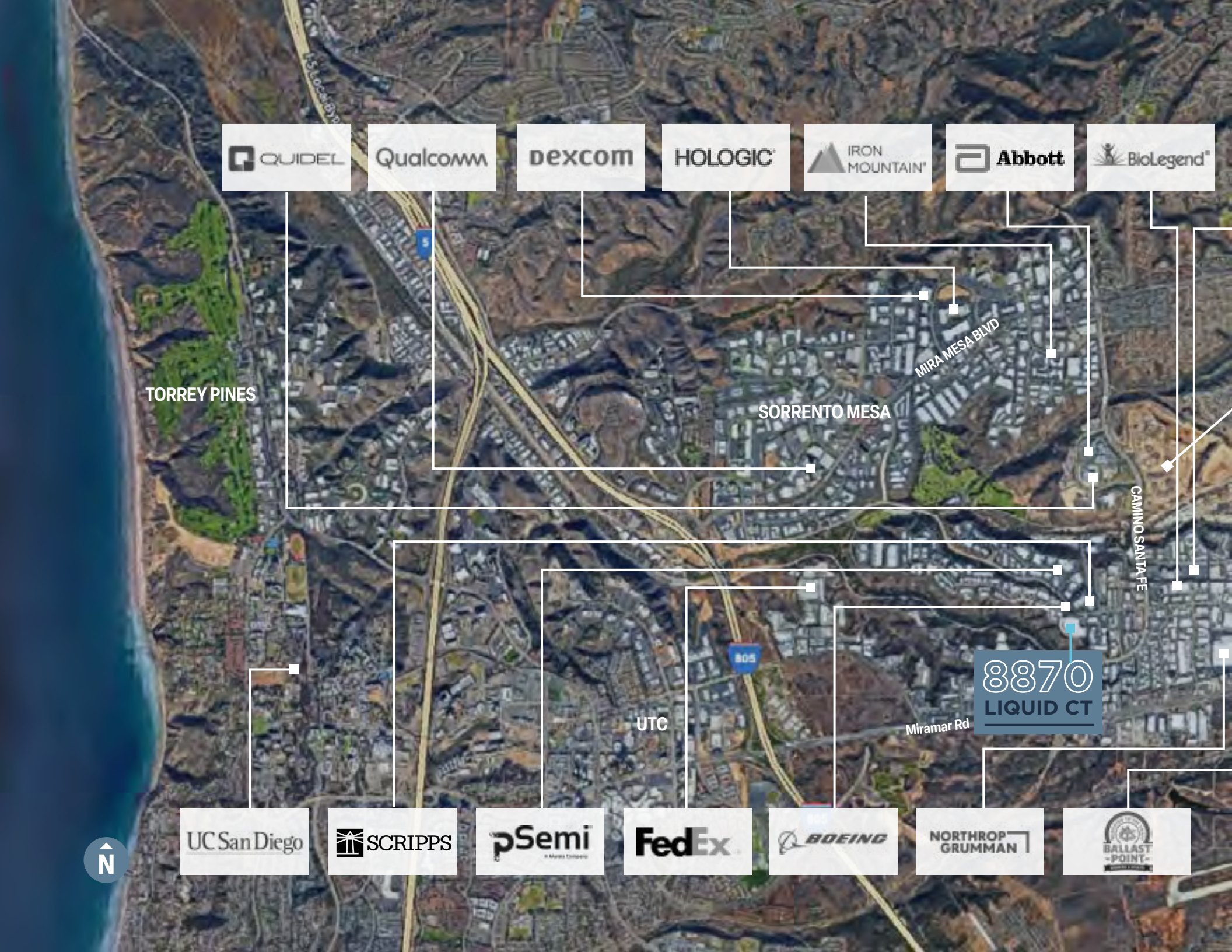
pure
PRODUCE



ALESMITH
ARCHITECTURE



15



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

FedEx

BOEING

NORTHROP GRUMMAN

BALLAST POINT





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CORPORATE NEIGHBORS

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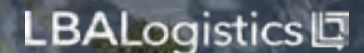
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