

MAJOR LEASE RATE REDUCTION

FOR LEASE

4885
GREENCRAIG

LANE



VIEW 360 TOUR



VIEW VIDEO

CONTACT

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Colliers
INTERNATIONAL

PROPERTY HIGHLIGHTS



High quality
Flex/Industrial facility



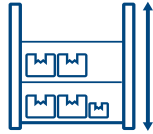
Solar Renewable
Energy Service



Fully Sprinklered



High-image office
improvements



20' Warehouse
clear height



Grade-level
loading doors



Drive around access, two
points of ingress/egress



Heavy power
(1,200 amps)



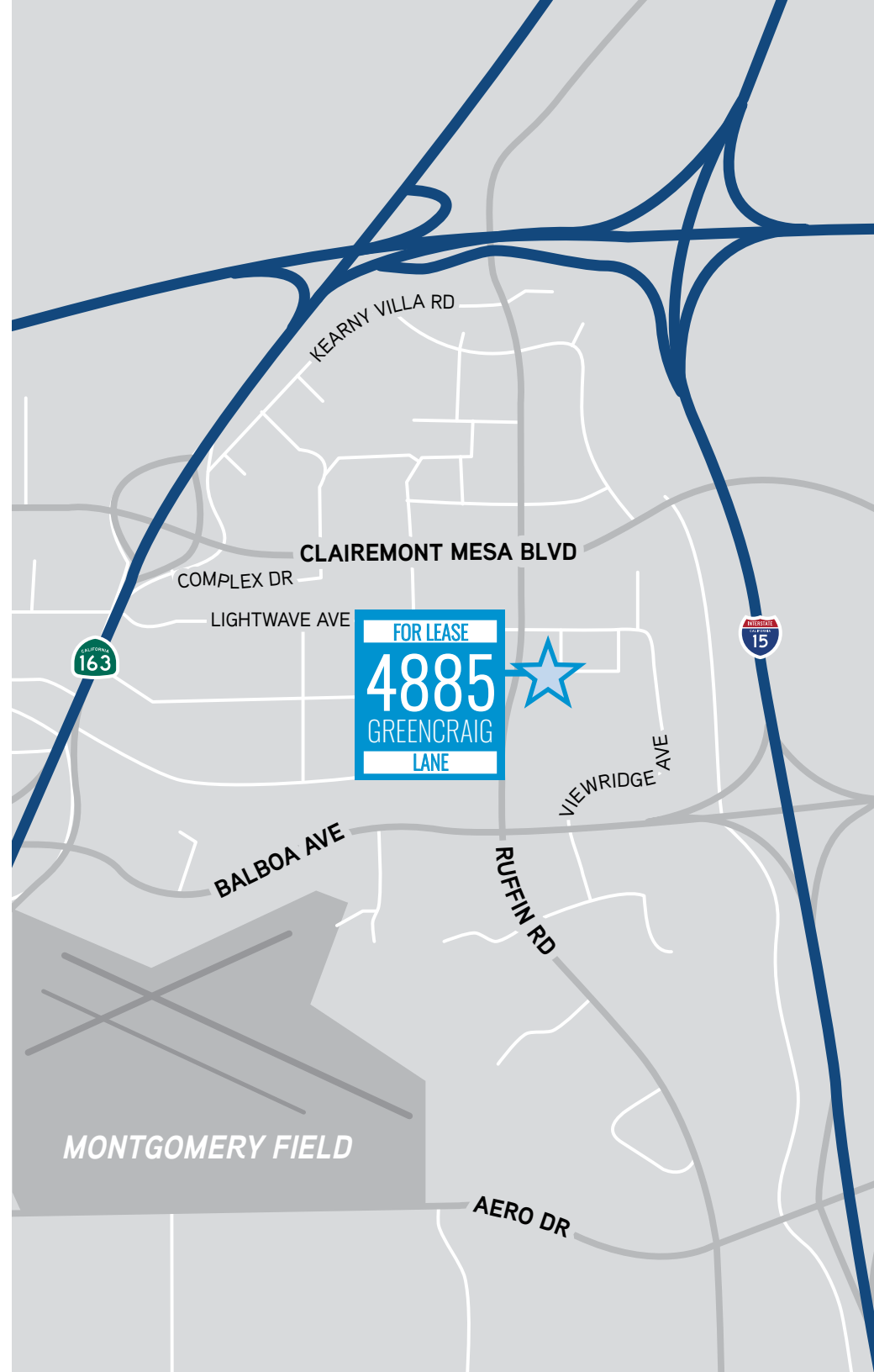
Fenced and
secured yard



Located in
Kearny Mesa



Superior access to
I-15, I-805, SR-52,
and SR-163 freeways



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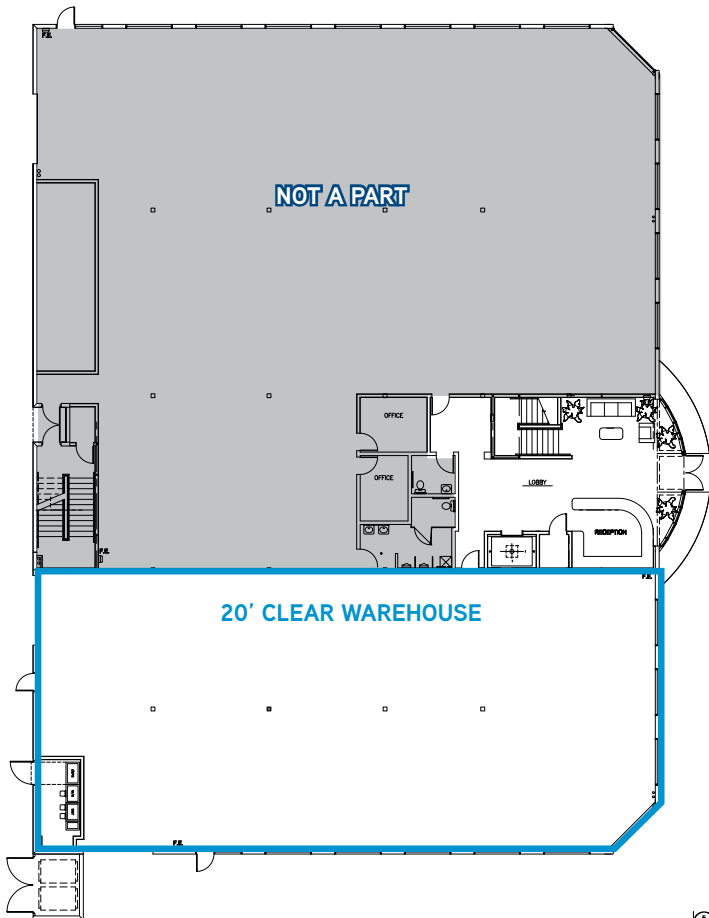
OPTION 1 PARTIAL BUILDING

10,300 SF

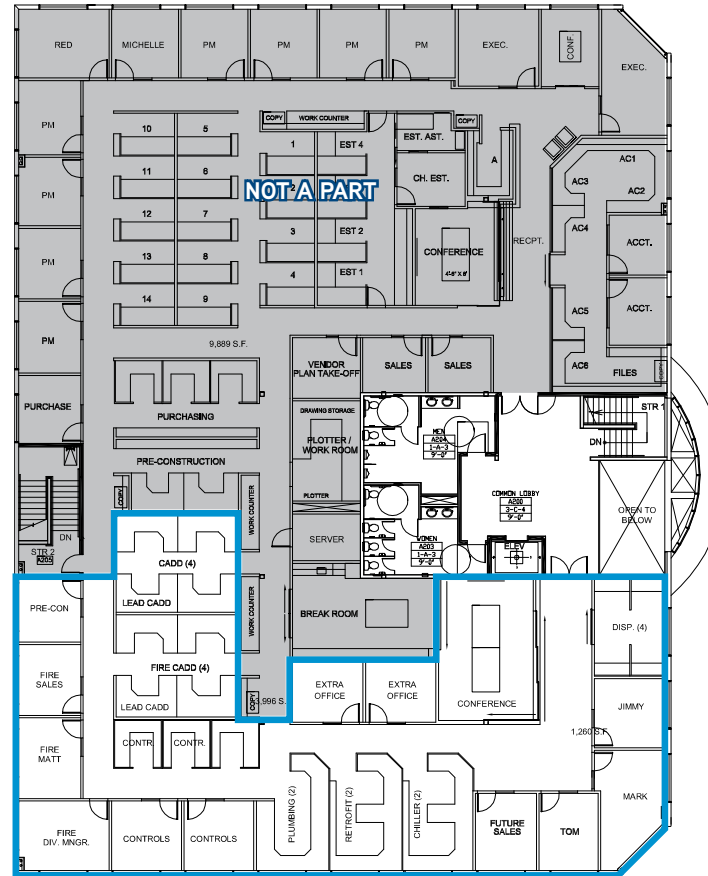


- > 50% office, 50% warehouse
- > Common Atrium Lobby
- > Common Restrooms
- > Elevator served
- > Grade-level loading
- > 24 parking spaces
- > Lease Rate: \$1.30 NNN ~~\$1.45 NNN~~ (nets = \$0.28)
- > Available Immediately

FIRST FLOOR



SECOND FLOOR



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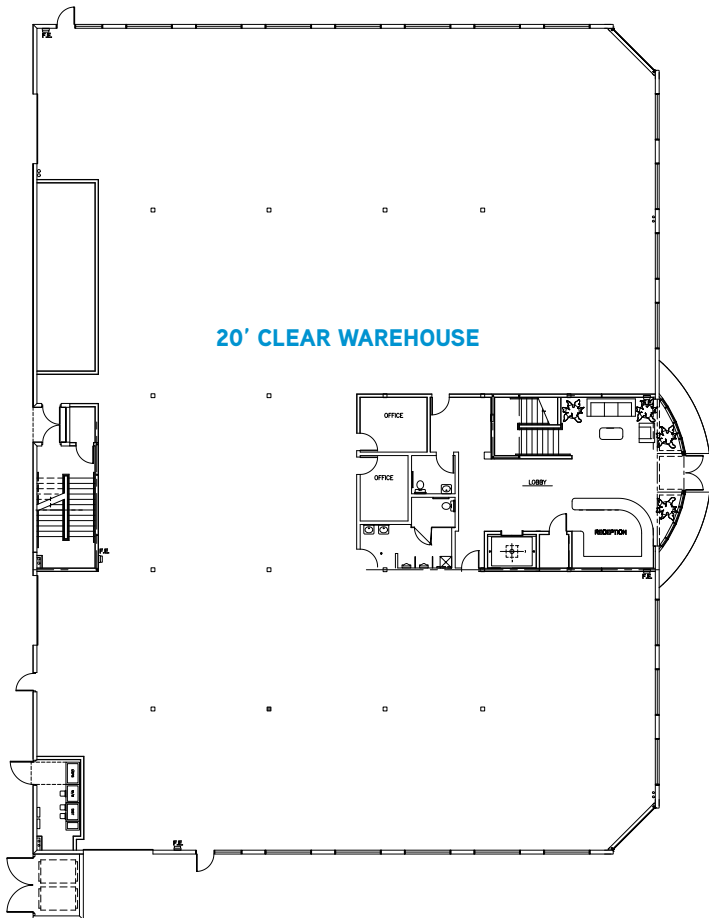
OPTION 2 ENTIRE BUILDING

29,920 SF

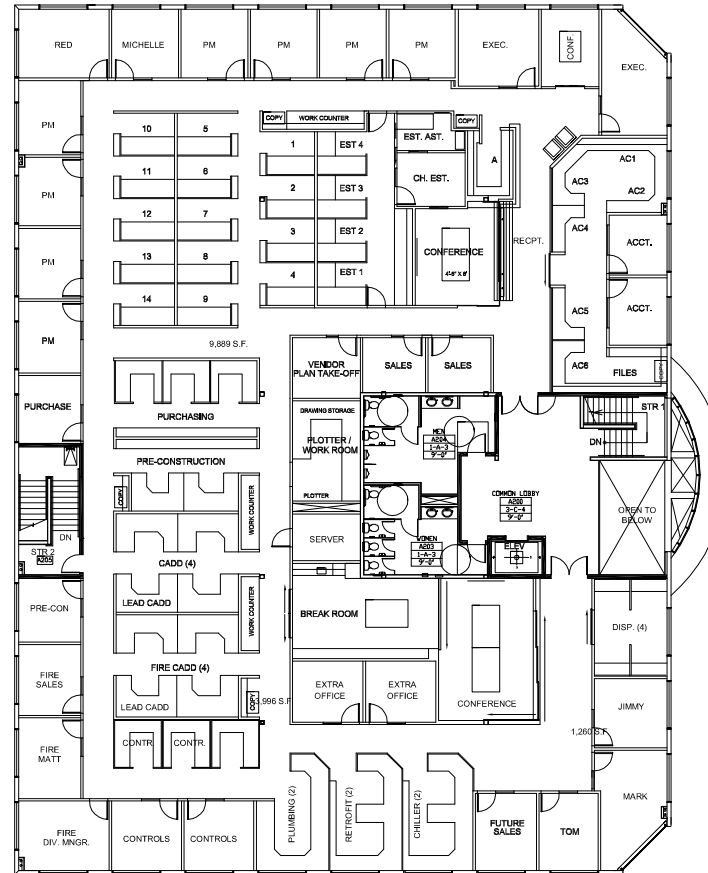


- › 60% office, 40% warehouse
- › 71 parking spaces
- › Atrium Lobby
- › Fenced and secured yard
- › Elevator served
- › Lease Rate: **\$1.30 NNN** ~~\$1.45 NNN~~ (nets = \$0.28)
- › Drive around access
- › Available with 60 Days' Notice

FIRST FLOOR



SECOND FLOOR



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DEFENSE

San Diego is home to the largest concentration of military in the world and the largest federal military workforce in the United States.

TECHNOLOGY

Recognized as one of the leading high-tech hubs in the U.S., San Diego's innovation economy is anchored by established companies such as Intel, Sony and Hewlett Packard.

CYBERSECURITY

San Diego's entrepreneurial talent and proximity to customers have enabled its cybersecurity companies to become leaders in the industry.

MARITIME & AEROSPACE




Home to 70 miles of coastline, a strong Navy presence, and some of the world's largest research and development companies, San Diego has emerged as a hub for these industries.

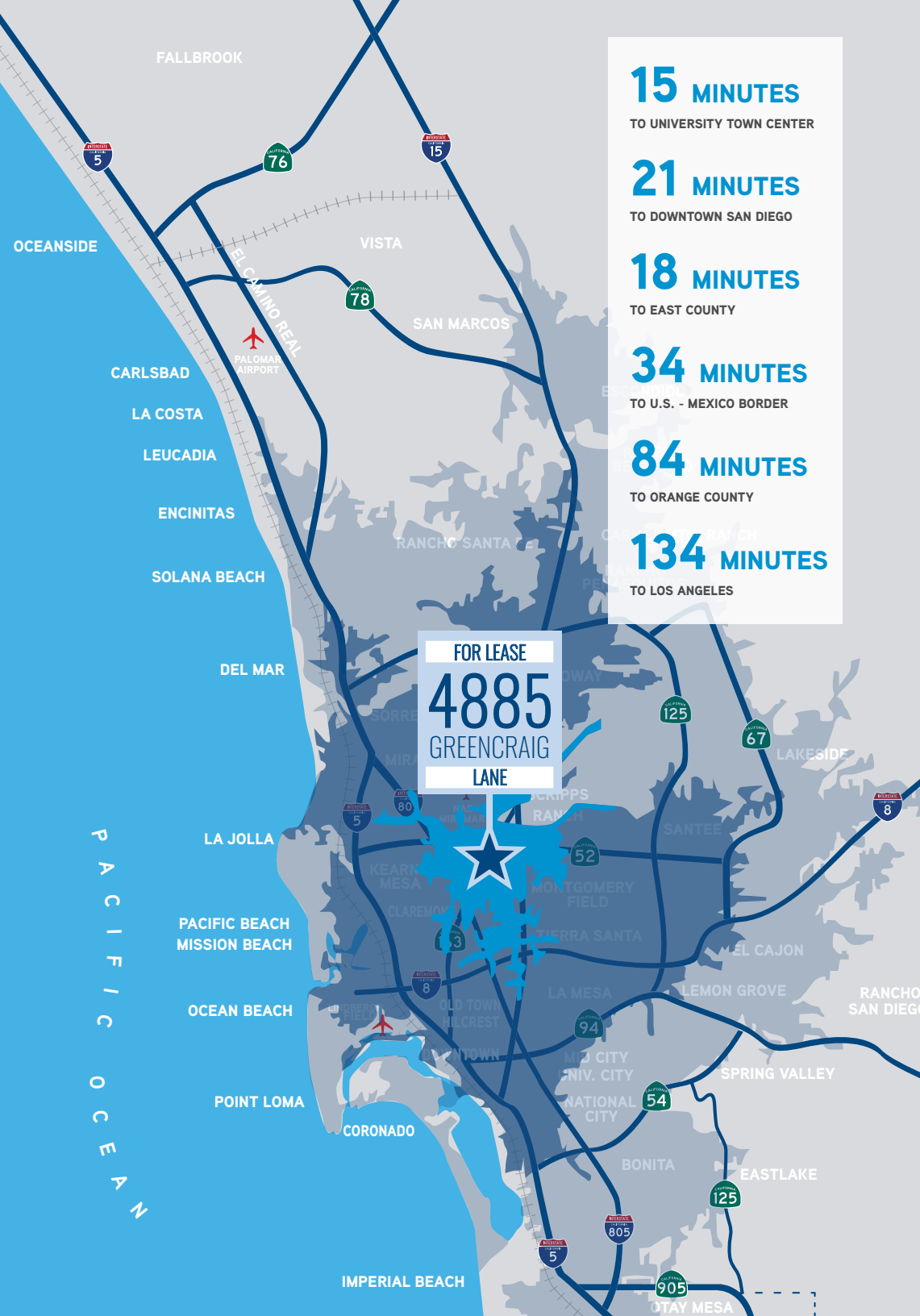
MANUFACTURING

With a highly-skilled workforce, robust training programs, and proximity to Mexico, San Diego is a hub for advanced manufacturing companies.

LIFE SCIENCES

A major driver of the innovative local economy, the region has more than 1,100 life sciences companies and more than 80 research institutes.

	Drive Time	Daytime Population
	10 minutes	118,237
	20 minutes	1,065,798
	30 minutes	2,431,193



- 15 MINUTES**
TO UNIVERSITY TOWN CENTER
- 21 MINUTES**
TO DOWNTOWN SAN DIEGO
- 18 MINUTES**
TO EAST COUNTY
- 34 MINUTES**
TO U.S. - MEXICO BORDER
- 84 MINUTES**
TO ORANGE COUNTY
- 134 MINUTES**
TO LOS ANGELES

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