

FOR SALE

±16,937 SF OFFICE/INDUSTRIAL

4645 RUFFNER STREET, SAN DIEGO, CA 92111



www.ngkf.com

PAUL BRITVAR

Director
858.875.3609
pbritvar@ngkf.com
CA RE license #01949354

BRENT BOHLKEN

Senior Managing Director
858.875.3616
bbohlken@ngkf.com
CA RE license #01022607

JUSTIN MAIOLA

Associate
858.875.3615
justin.maiola@ngkf.com
CA RE license #01910958

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PROPERTY DESCRIPTION



PROPERTY FEATURES:

- ± 16,937 SF Multi-Tenant Office/Industrial Building
- Property is currently 88% leased, but space can be made available to an Owner-User.
- Industrial and Office Suites Available
- All suites separately metered
- Great corner visibility
- TI's available
- Light Industrial Zoning (IL-2-1)
- Eight (8) Grade-Level Loading Doors
- Robust Central San Diego Submarket
- Excellent Freeway Access to I-805, SR-163, SR-52 & I-15
- An average of 8,000 cars passing by on a weekday

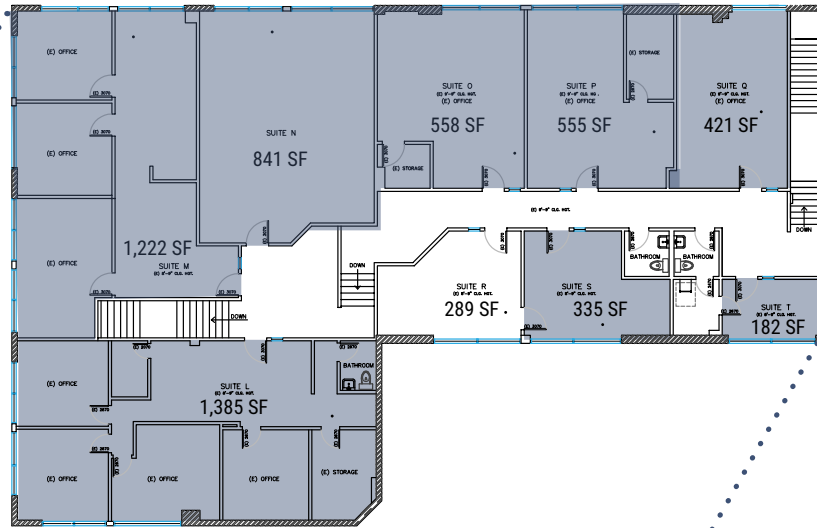
Sale Price: \$3,590,000



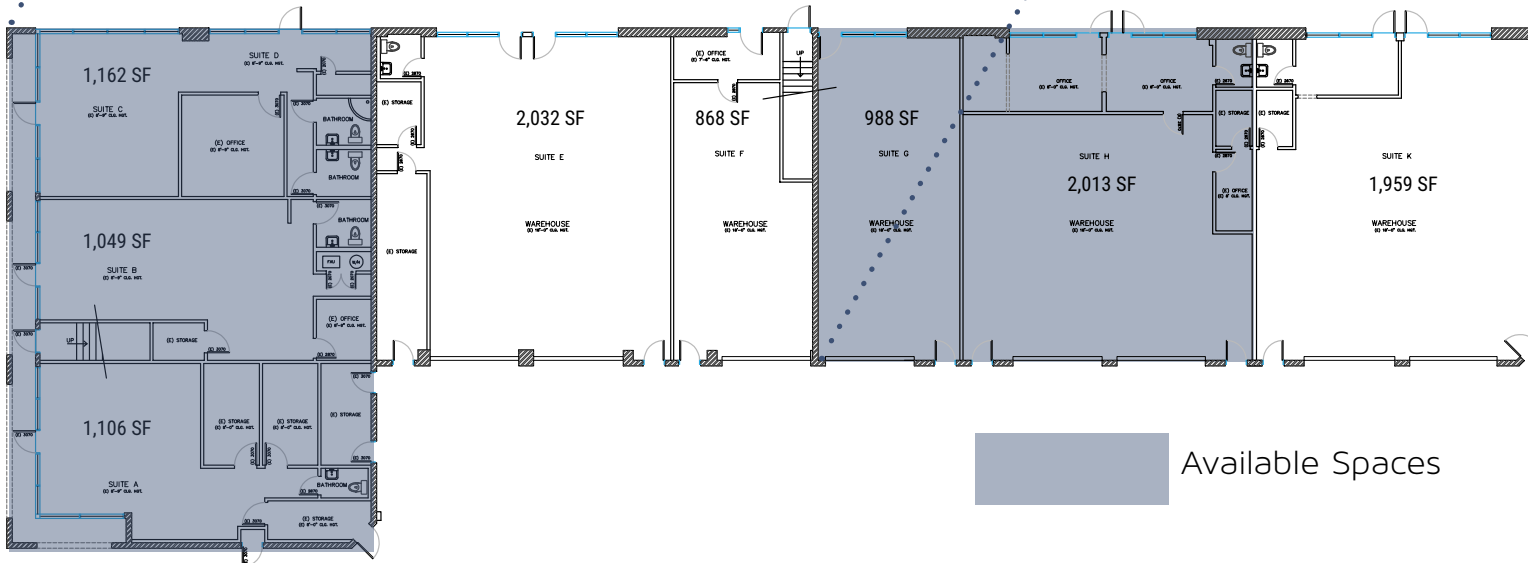
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FLOOR PLAN



SUITE	SF	TENANT	STATUS
A	1,106	URBAN EMPIRE	MTM
B	1,049	AMBIANCE HAIR & NAILS	MTM
C-D	1,162	TOTAL ELECTRONICS	MTM
E	2,032	DC MOBILE AUTO REPAIR	LEASED
F	868	SOUTH CAL SMOG	LEASED
G-H-I	3,001	CORVETTE SHOP	AVAILABLE 8/2019
J-K	1,959	RUFFNER TRANSMISSION	LEASED
L	1,385	VACANT	
M	1,222	TOTAL ELECTRONICS	MTM
N	841	SOCCER SHOTS	MTM
O	558	VACANT	
P	555	MARIO MARTINS	MTM
Q	421	VACANT	
R	289	AIR CHECK SOLUTIONS	LEASED
S	335	VACANT	
T	182	VACANT	
TOTAL	16,965		
ROOF		T-MOBILE	THRU 1/9/2036



 Available Spaces

Newmark Knight Frank, 4655 Executive Drive, Suite 800, San Diego, CA 92121 T 858.875.3600 Corporate CA RE Lic. #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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SITE



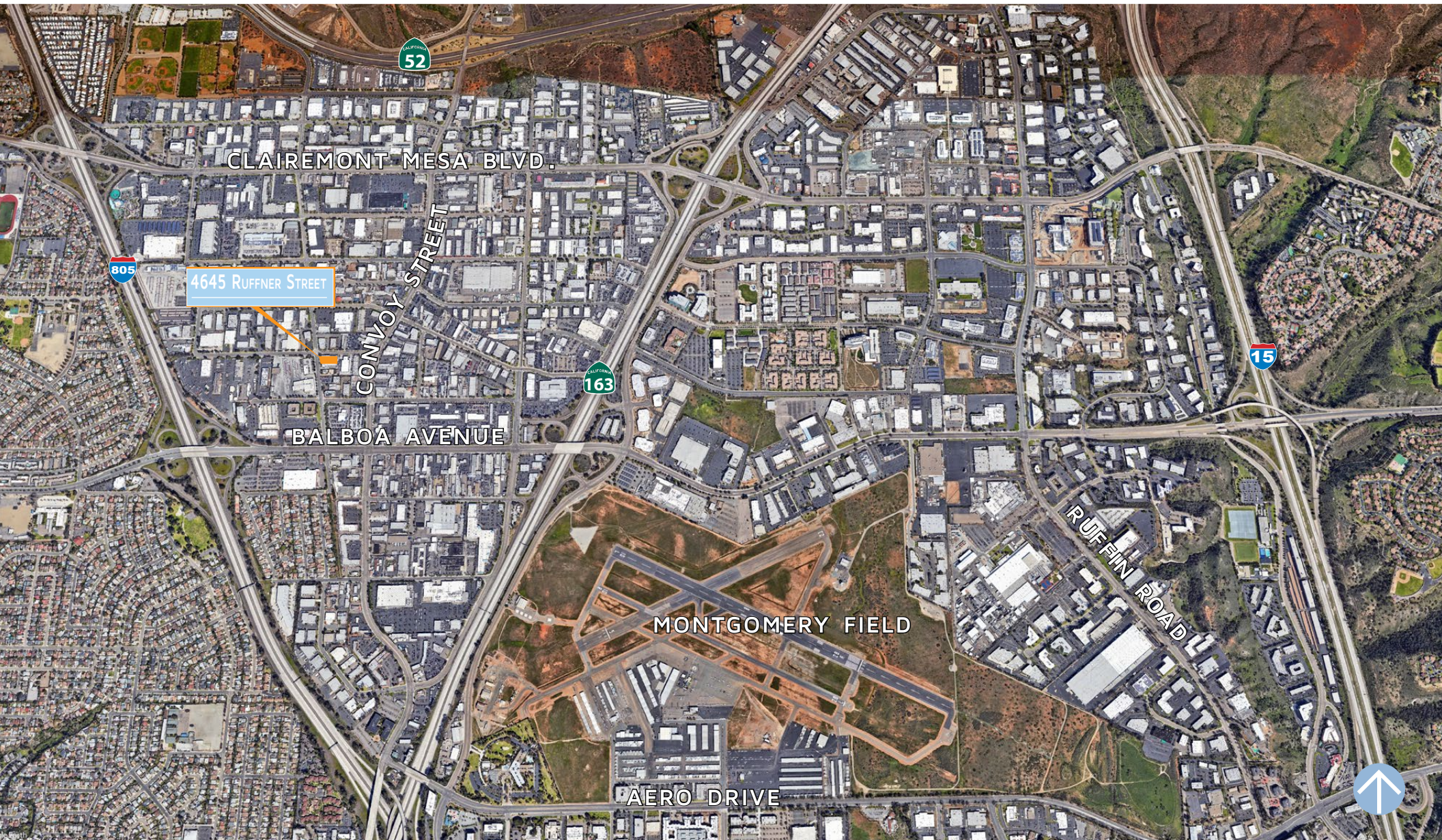
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LOCATION



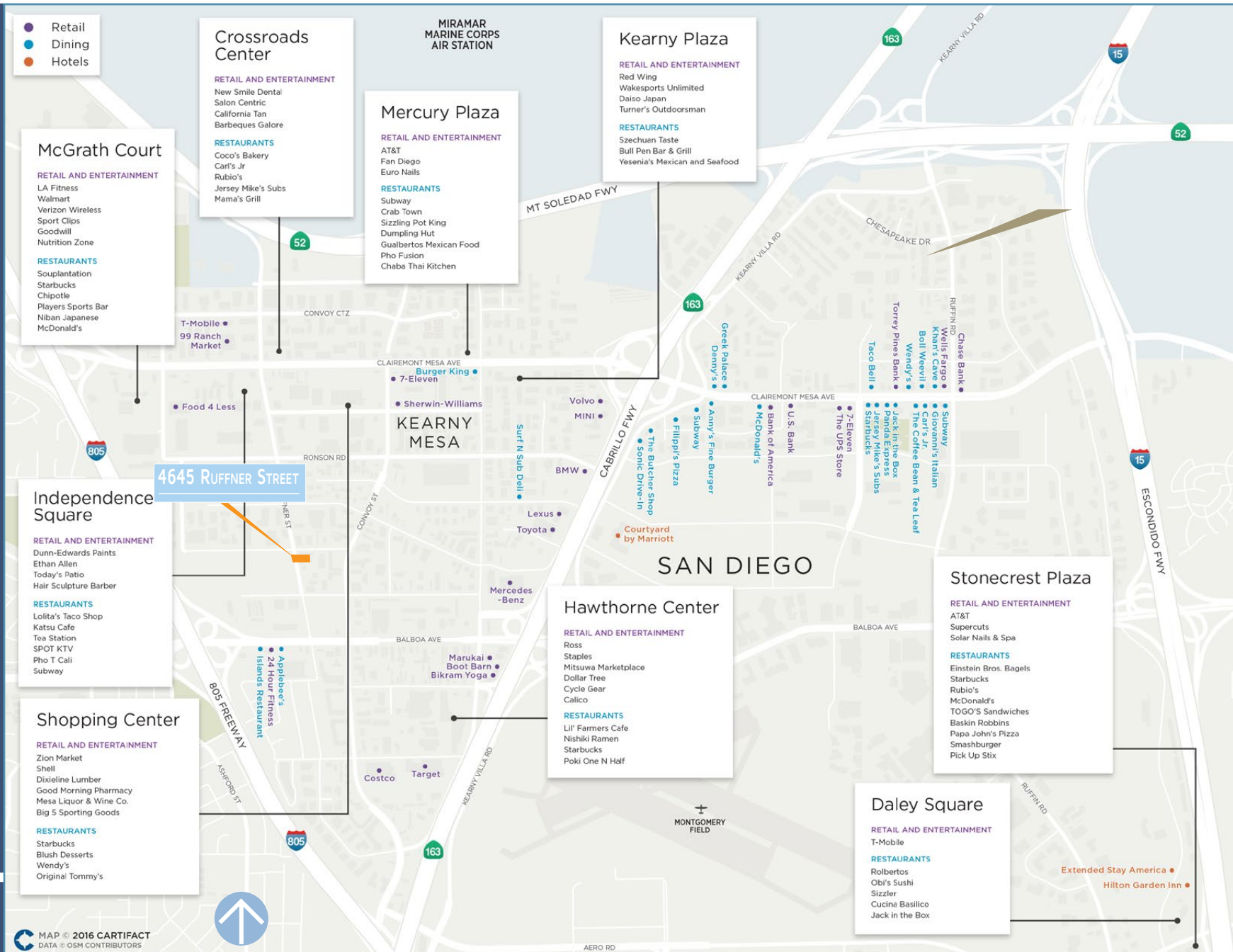
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AREA AMENITIES



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