

KEARNY MESA LANDING



**TEASER RATE!
\$1.25 NNN YEAR 1**

RENOVATIONS COMPLETED

4211 PONDEROSA AVENUE // SUITE A // SAN DIEGO, CA // 92123

FOR MORE INFORMATION:

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Professionally Owned &
Managed by:



PROPERTY FEATURES

- » Unit size $\pm 3,944$ SF
- » End unit
- » R&D/Industrial unit
- » Eight building flex project totaling $\pm 155,691$ SF
- » 14' - 16' clear height
- » 1 Grade level loading door
- » 3.4/1,000 parking ratio
- » Easy access to I-15, Hwy 163 and Hwy 805
- » Rate: \$1.45 NNN



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Voit

REAL ESTATE SERVICES

KEARNY MESA LANDING

FLOOR PLAN

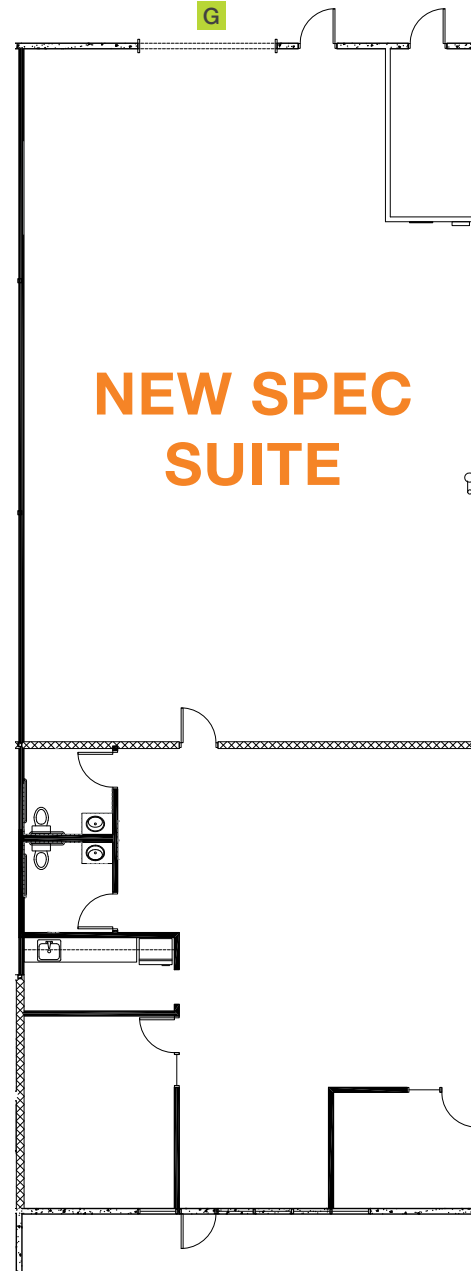
BUILDING 4211

SUITE A

TOTAL SF 3,944

OFFICE % 40%

COMMENTS Spec suite consisting of 40% office, 60% warehouse; 1 grade level door



Voit

REAL ESTATE SERVICES



RECENT IMPROVEMENTS

Landscape Upgrades

Exterior Paint

Asphalt Repair/Parking Lot Slurry

Tenant Signage

Monument Signage

Roof Repairs

Spec Suites

KEARNY MESA LANDING

AMENITIES & CORPORATE NEIGHBORS MAP



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