

FOR SALE OR LEASE

16275 Technology Drive, Rancho Bernardo



PROPERTY OVERVIEW

A freestanding 65,755 SF flex/R&D building located in Rancho Bernardo with the following features:

- Excellent access to I-15 Freeway
- Divisible approximately in half
- Newly renovated
- Two passenger elevators
- Fully sprinklered
- Fiber optics in place

PROPERTY STATISTICS

Available SF

65,755

Power

1,600 Amps,
277/480 Volt

Ceiling Height

26' in Warehouse

Zoning

IP 2-1

Parking Ratio

2.3/1,000

Lease Rate

\$1.25/SF, NNN
(low nets: \$0.19)

Loading Doors

3 Grade Level Roll-up Doors

Sale Price

\$10,849,575 (\$165/SF)

Buildout

±95% office/R&D, ±5% high bay warehouse



For more information contact:

Mickey Morera

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Lic #00950071

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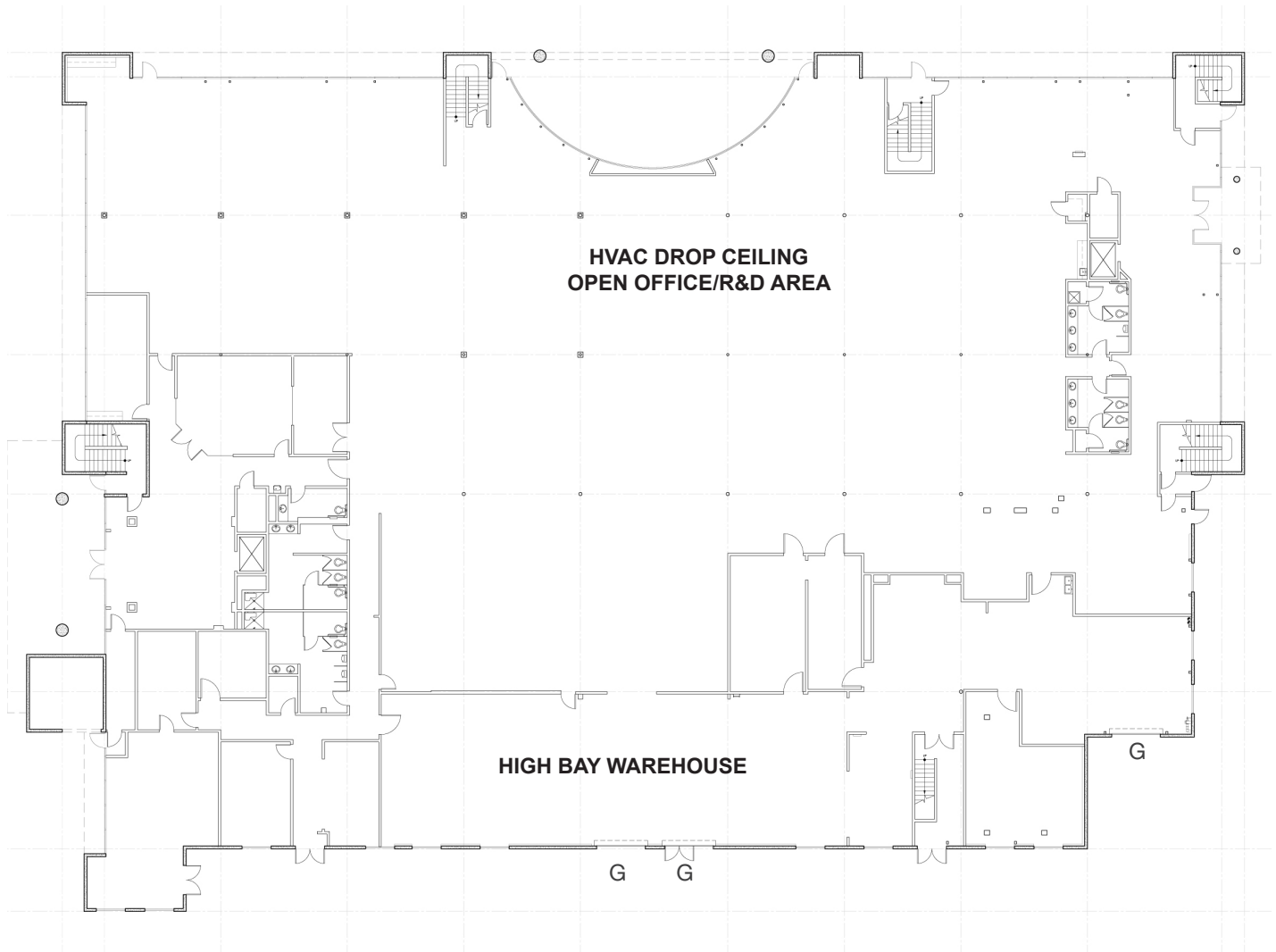
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www.firstindustrial.com

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16275 Technology Drive, Rancho Bernardo

First Floor - Post Demolition

Approximately 39,100 SF



G - Grade Level Roll Up Door

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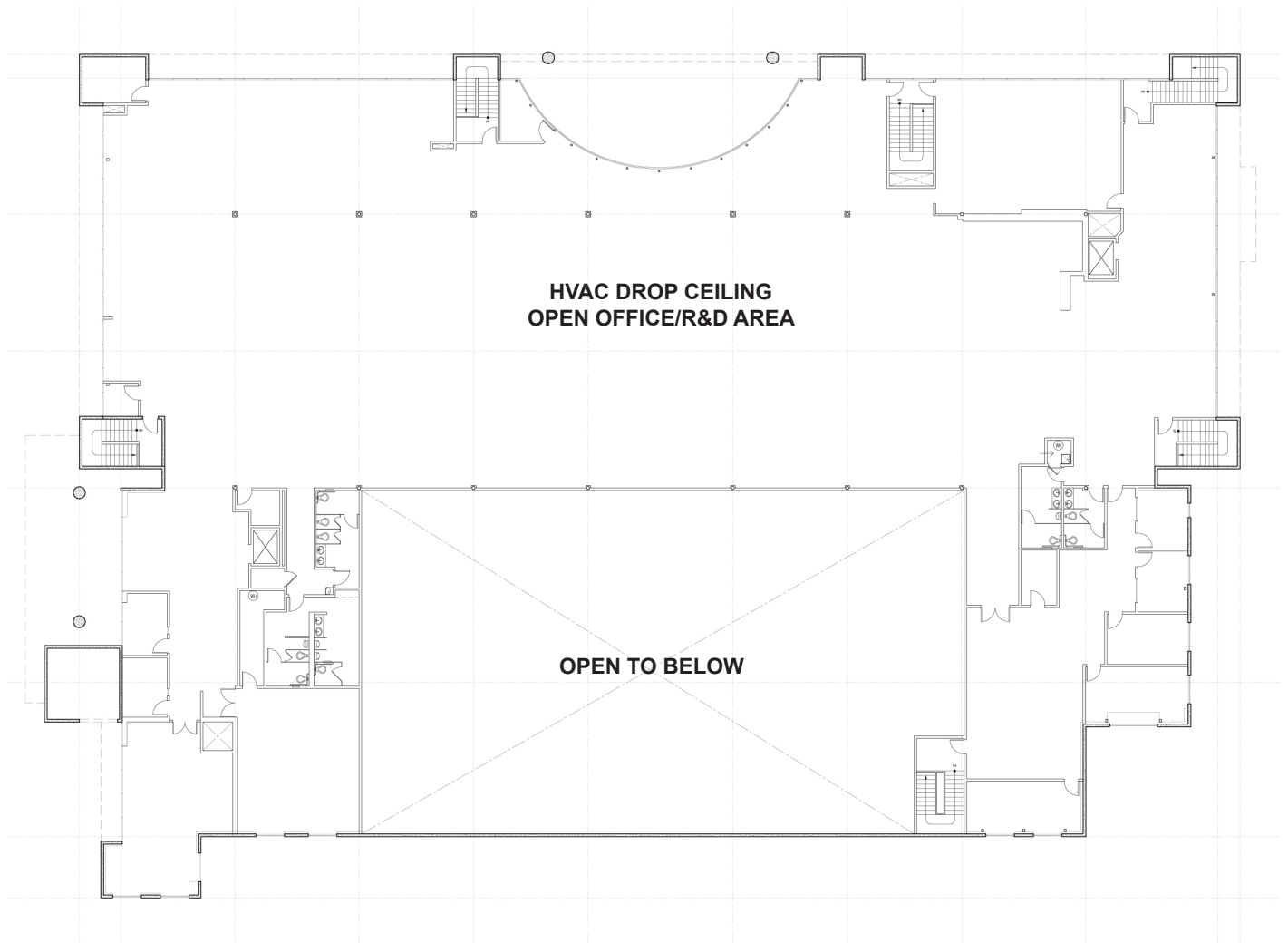


FOR SALE OR LEASE

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Second Floor - Post Demolition

Approximately 26,600 SF



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