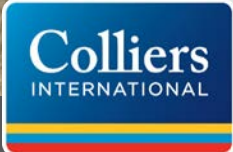


9151

REHCO RD

San Diego, CA 92121

FREESTANDING REFRIGERATION/ FREEZER FACILITY



EVAN MCDONALD, SIOR | 858 677 5339 | evan.mcdonald@colliers.com | Lic# 018133359

**FOR SALE
OR LEASE**



ADDRESS: 9151 Rehco Rd, San Diego, CA 92121

SIZE: 68,937 SF - Total building

2ND FLOOR OFFICE: ±10,019 SF



ACCESS: Miramar Rd, I-15, I-5, & I-805

LOADING: 9 Dock doors; 2 oversized grade-level doors

CLEAR HEIGHT: 18'-20' in cooler; 24' in warehouse

COOLER/FREEZER: ±19,800 SF of cooler storage
(temp range 36°-40°)



YARD: Fenced and secured

POWER: 4,500 Amps 277/480V or
2,000 Amps 120/208V

SPRINKLERS: Yes

SKYLIGHTS: Yes



SUBMARKET: Miramar/Sorrento Mesa

LAND AREA: 4.72 Acres

YEAR BUILT: 1987

ZONING: IL-2-1

**Do not disturb tenant*

**Available 11/1/2018*



PROPERTY DETAILS

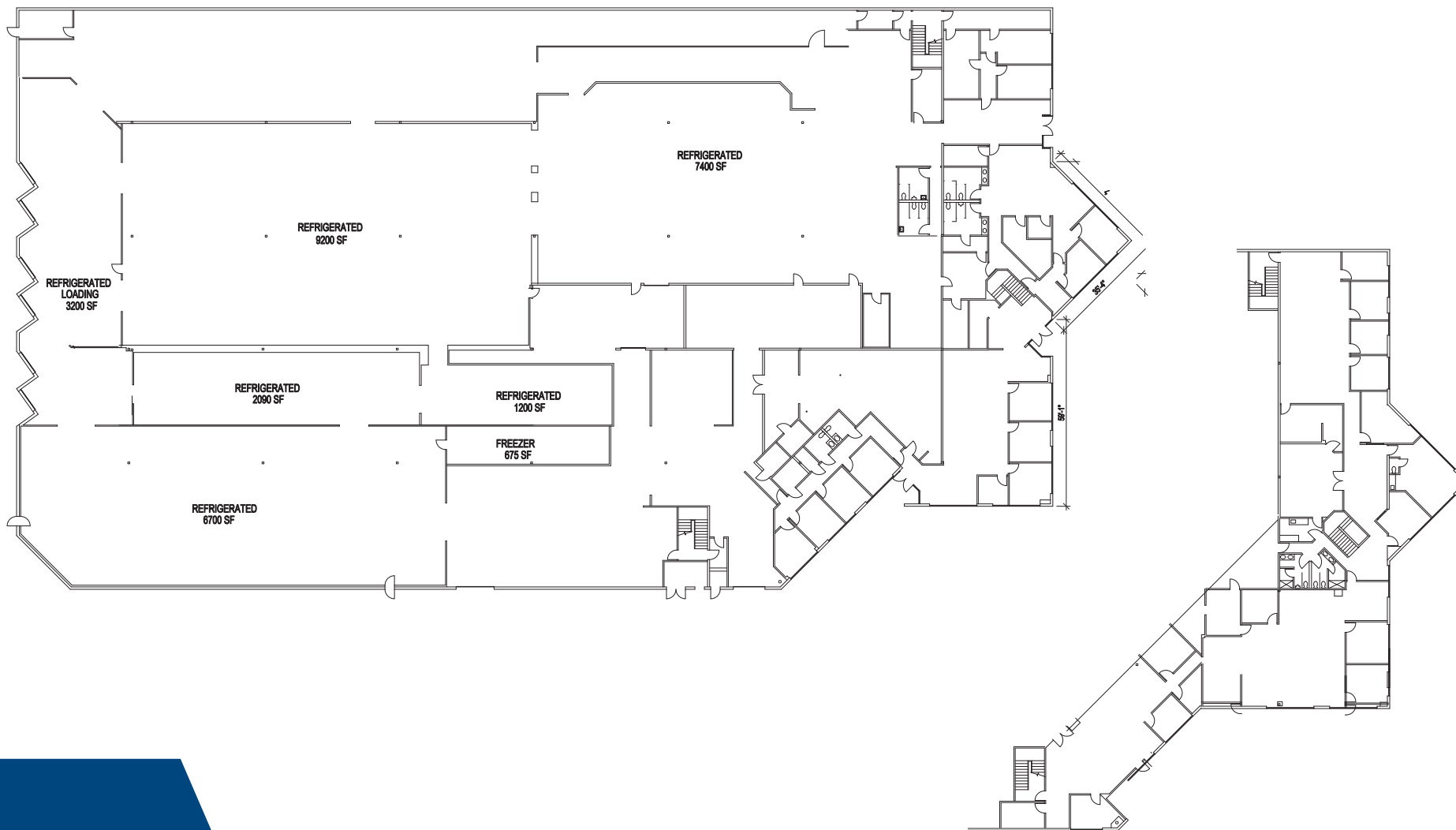
ONE OF SAN DIEGO'S **LARGEST** FREESTANDING REFRIGERATION FACILITIES.



LEASE RATE: \$1.05 NNN (Nets +/- \$0.15 PSF)

SALE PRICE: Negotiable

FLOOR PLAN



CENTRAL LOCATION IN THE HEART OF SAN DIEGO

SAN DIEGO SUBMARKETS

- Carmel Valley 6.3 Miles (10 mins)
- Del Mar 8.0 Miles (11 mins)
- Downtown 14.0 Miles (15 mins)
- Kearny Mesa 4.5 Miles (6 mins)
- La Jolla 4.3 Miles (8 mins)
- Mission Valley 11.7 Miles (13 mins)
- Poway 8.6 Miles (14 mins)
- Rancho Santa Fe 13.4 Miles (17 mins)
- Solana Beach 11.9 Miles (15 mins)
- UTC 2.4 Miles (4 mins)

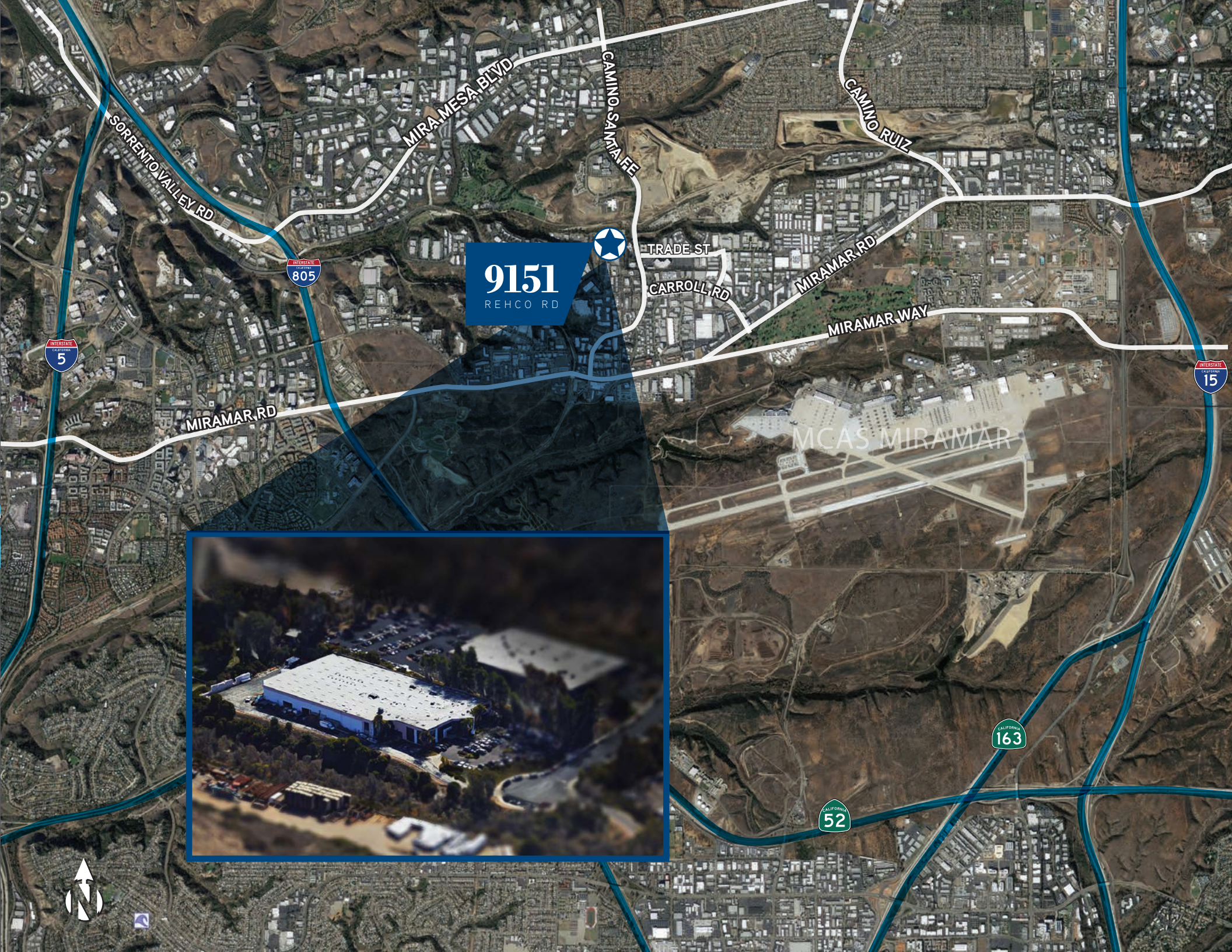
SOUTHWEST MARKETS

- Orange County 78.5 Miles (1 hr, 16 mins)
- LA County 91.5 Miles (1 hr, 27 mins)

MEXICAN BORDER ENTRIES

- Otay Mesa 33.7 Miles (35 mins)
- Tecate 51.7 Miles (1 hr, 3 mins)
- Calexico East 123 Miles (1 hr, 54 mins)
- Andrade 171 Miles (2 hrs, 32 mins)





9151
REHCO RD



SORRENTO VALLEY RD

MIRA MESA BLVD

CAMINO SANTA FE

CAMINO RUIZ

TRADE ST

CARROLL RD

MIRAMAR RD

MIRAMAR WAY

MIRAMAR RD

MCAS MIRAMAR

9151
REHCO RD



Colliers
INTERNATIONAL

CONTACT | EVAN MCDONALD, SIOR | 858 677 5339 | evan.mcdonald@colliers.com | Lic# 01813359

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**FOR SALE
OR LEASE**