

Ponderosa Technology Park

4205-4247 Ponderosa Ave
Kearny Mesa
San Diego, CA 92123

±4,000 - 16,000 SF
Available

Eight building business park

R&D/Industrial space available

Easy access to I-15, Hwy 163
and Hwy 805

Grade level loading doors

3.38/1,000 parking ratio

High image corporate
environment

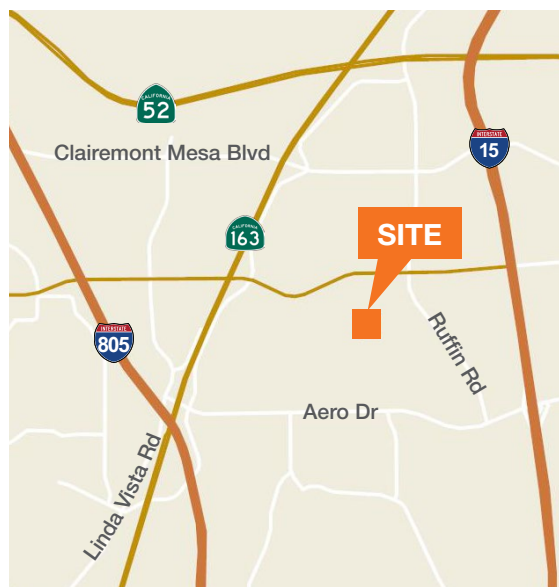
Plush landscaping throughout

IL-2-I zoning

Sprinklered in most suites



Location



Contact

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AVAILABILITY

Suite	SF	Available	Rate (PSF)	Features
4211 Ponderosa Avenue				
Suite A	3,944	Q2 2017	\$1.30 NNN	Spec suite consisting of 40% office, 60% warehouse with 1 grade level door.
4235 Ponderosa Avenue				
Freestanding Building	16,323 (Divisible)	NOW	\$1.15 NNN	Freestanding building. 20% office, 80% warehouse with 3 grade level doors; 1,900 amps, 120/208 volts of power.
Suite A	5,313	Q2 2017	\$1.25 NNN	Hypothetical demised suite. 30% office, 70% warehouse with 1 grade level roll up door.
Suite B	6,806	Q2 2017	\$1.25 NNN	Hypothetical demised suite. 30% office, 70% warehouse with 1 grade level roll up door.
Suite C	4,204	Q2 2017	\$1.30 NNN	Hypothetical demised suite. 30% office, 70% warehouse with 1 grade level roll up door.

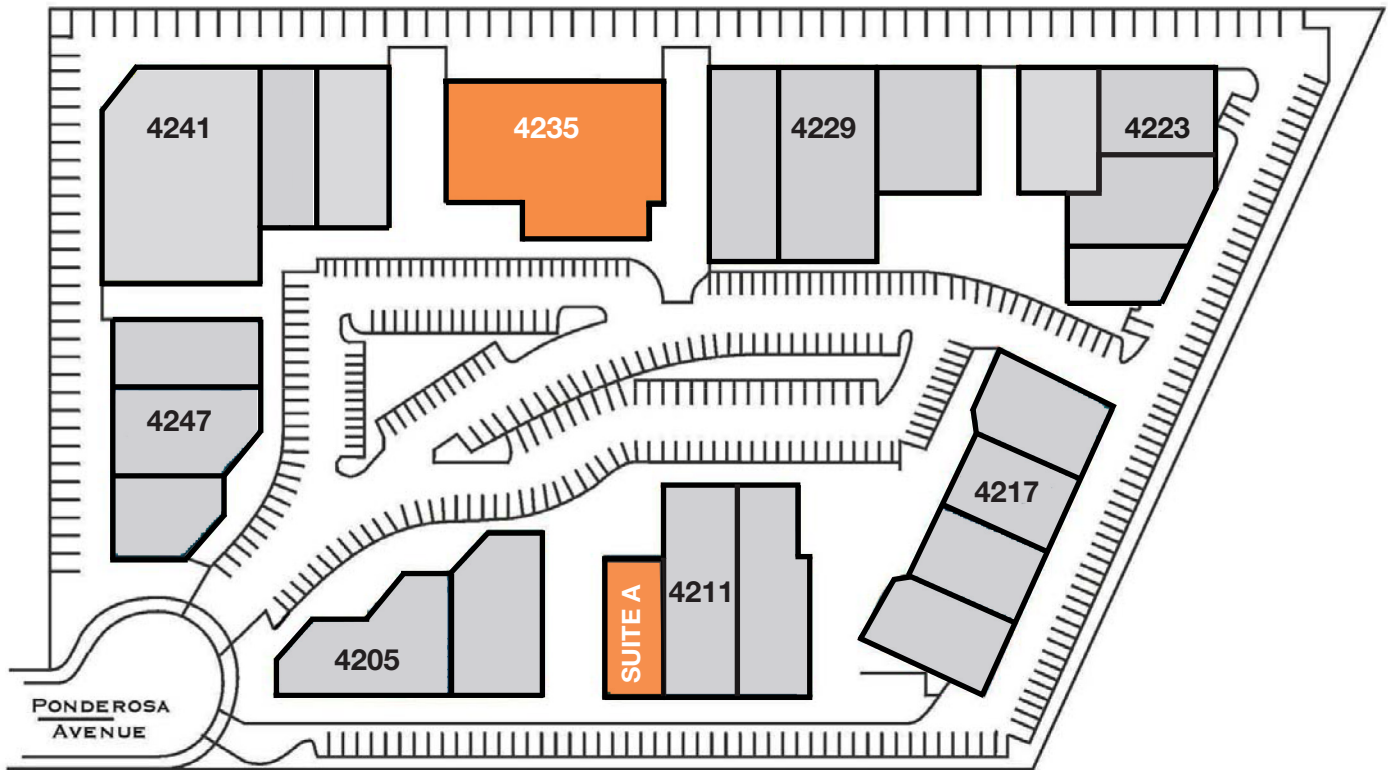
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*Available suites shaded in orange

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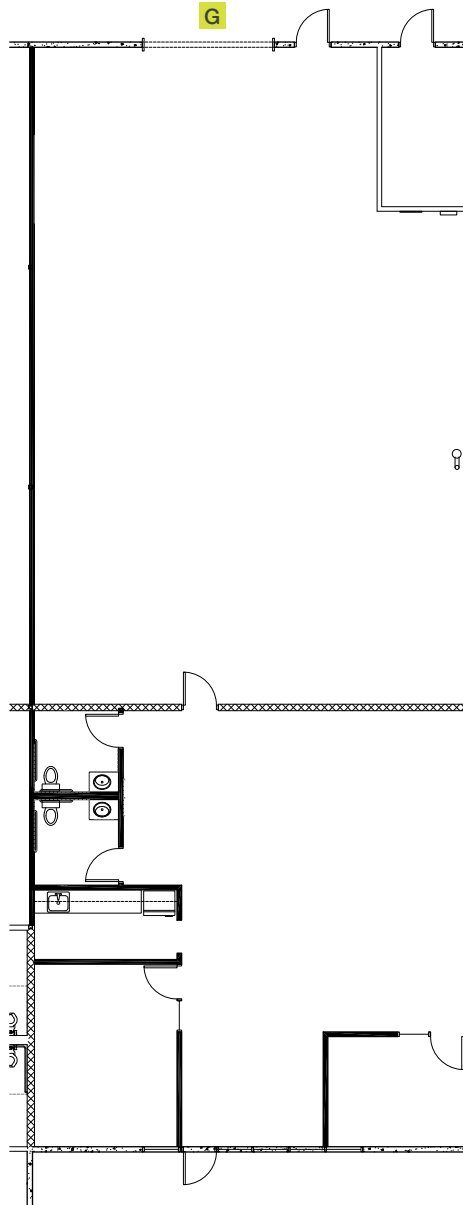
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4211 Ponderosa Ave - Spec Floor Plan



G Grade Level Roll-up Door

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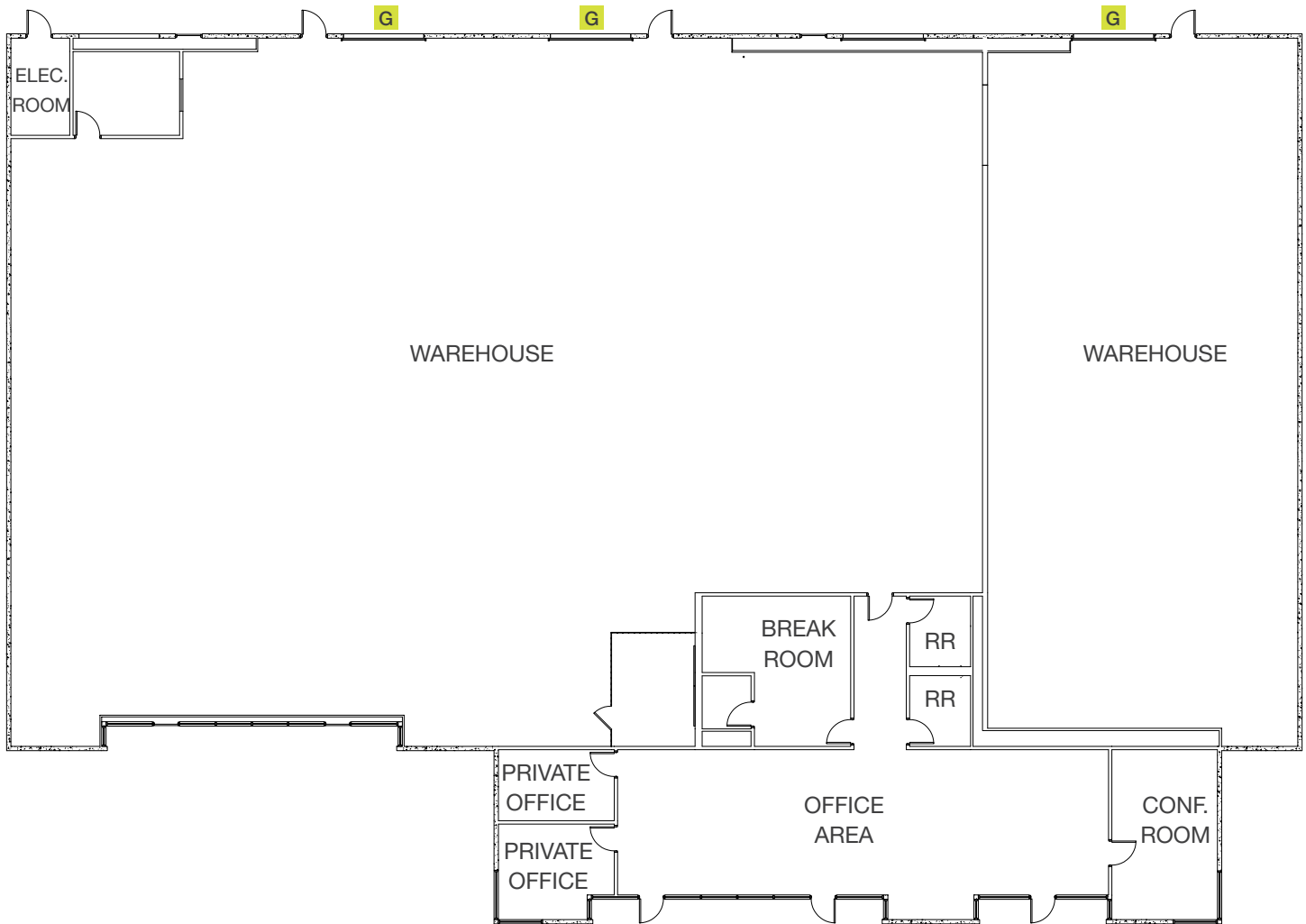
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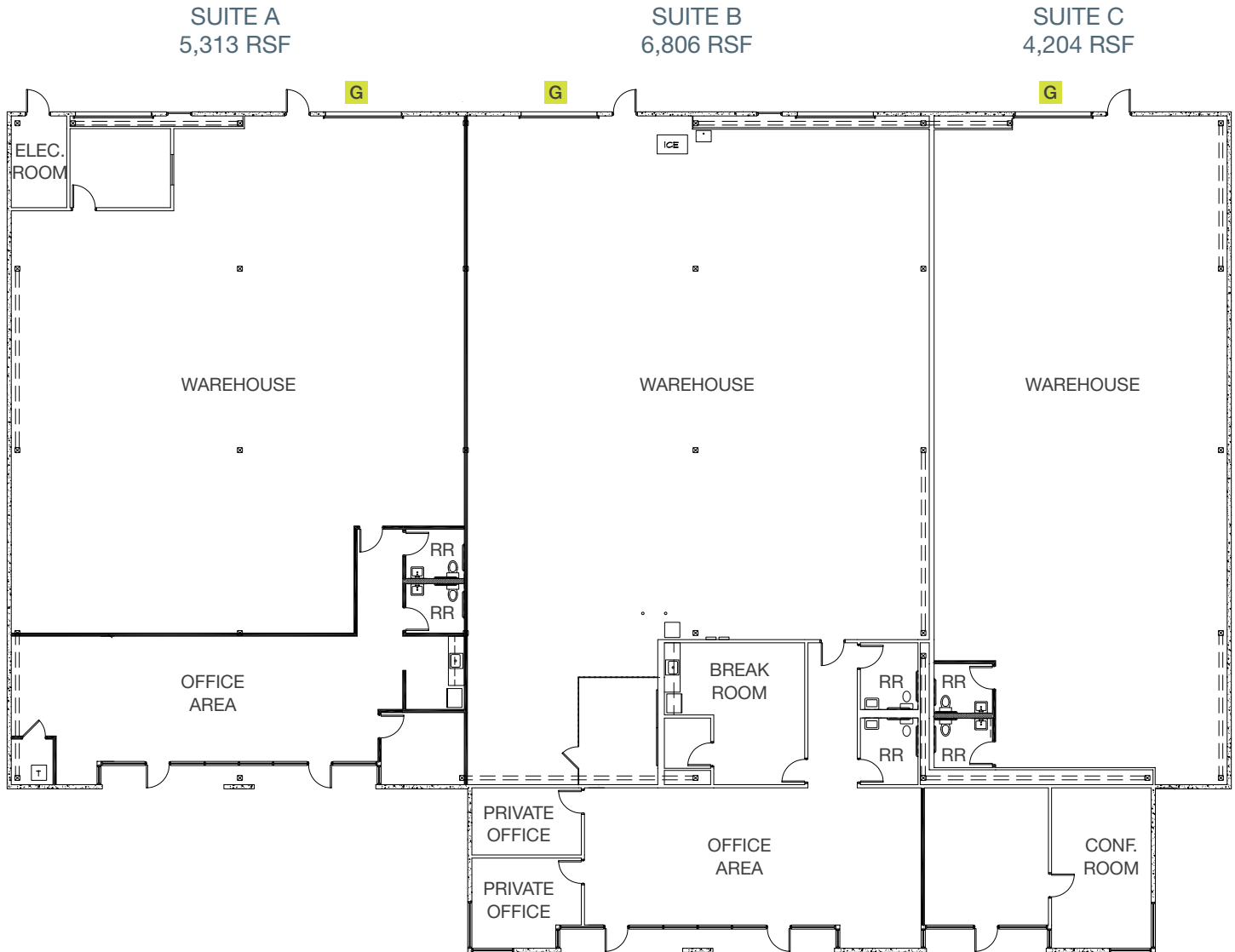
4235 Ponderosa Ave - Existing Floor Plan



G Grade Level Roll-up Door

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4235 Ponderosa Ave - Hypothetical Demising Plan



G Grade Level Roll-up Door