

# ROSELLE TECHNOLOGY



**FOR LEASE | OPPORTUNITY**

**10792 - 18,777 SF | 10788 - 6,207 SF**



# PROJECT INFORMATION



10788 ROSELLE STREET:  
APPROXIMATELY 6,207 RSF

10792 ROSELLE STREET:  
APPROXIMATELY 18,777

FLEX/INDUSTRIAL BUILDINGS

SMALL EXISTING LAB

BACKUP POWER

EASY INGRESS/EGRESS FROM  
FREEWAY

HEAVY POWER AVAILABLE

APPROXIMATELY 16'  
WAREHOUSE CLEARANCE

WALKING DISTANCE TO  
SORRENTO VALEY TRAIN STATION

3/1,000 PARKING AVAILABLE

BUSINESS PARK AT BOTTOM OF  
I-5/SORRENTO VALLEY ROAD  
OFF RAMP

SPRINKLER SYSTEM



# 10792 ROSELLE STREET EXISTING FLOOR PLANS



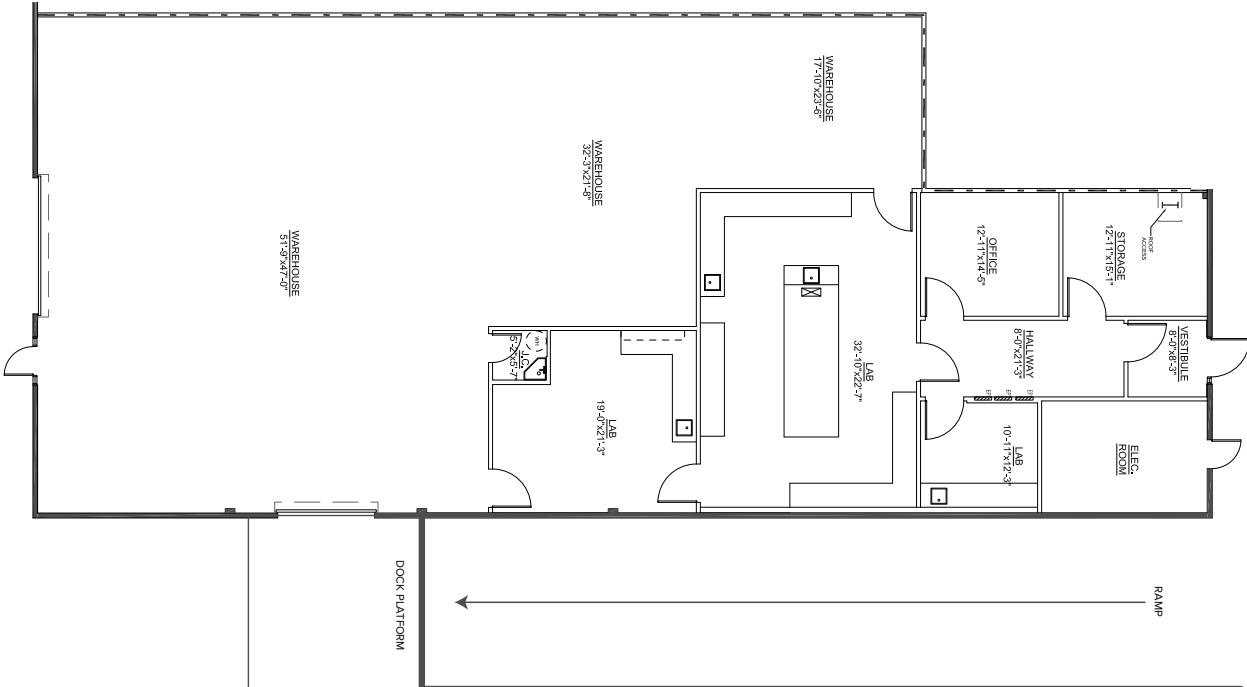
18,777 SF  
LEASE RATE \$1.85 PSF NNN

100% CLIMATE CONTROLLED FLEX SUITE WITH OPEN FLOOR PLAN





# 10788 ROSELLE STREET EXISTING FLOOR PLANS



±6,207 SF  
LEASE RATE \$1.75 PSF NNN

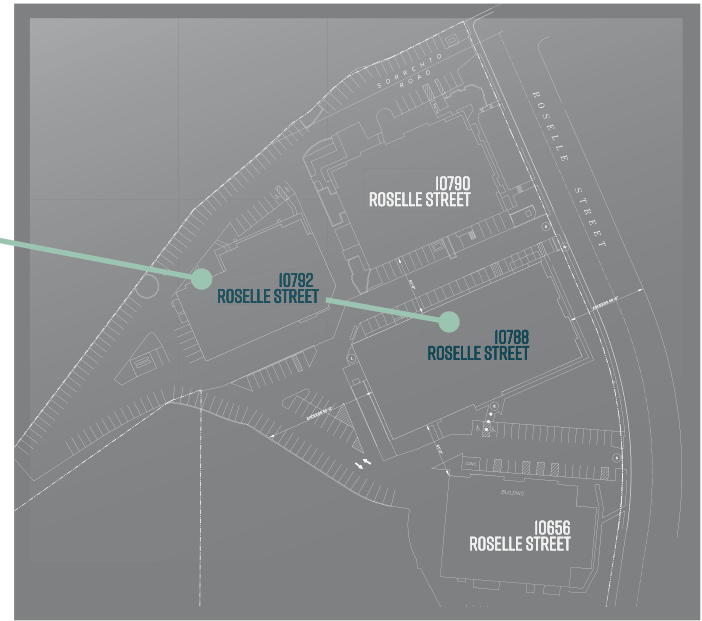
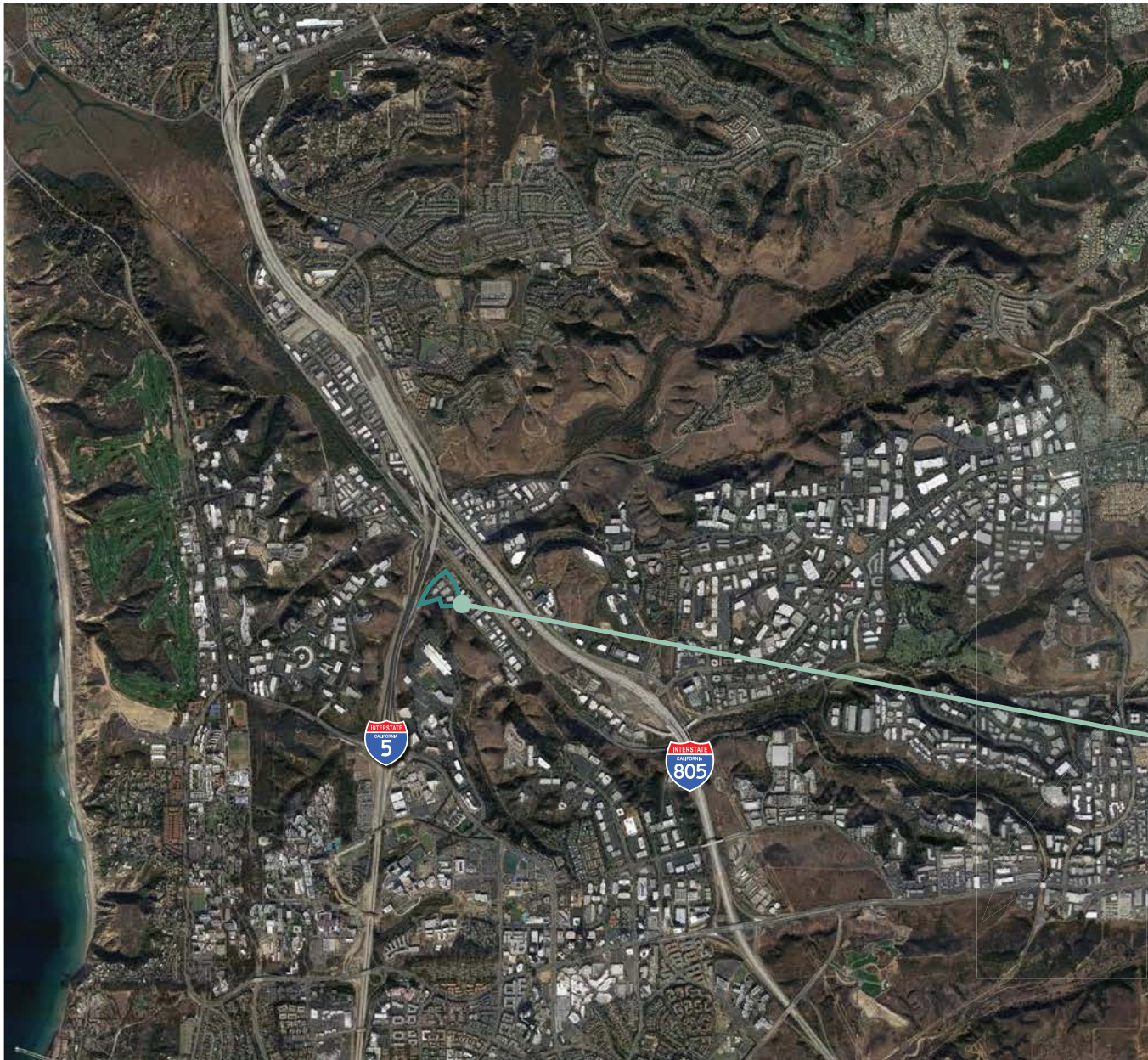
APPROXIMATELY 25% OFFICE / 25% LAB  
BALANCE WAREHOUSE





# ROSELLE TECHNOLOGY

SITE PLAN







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[View Site Specific COVID-19 Prevention Plan](#)



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