



WAREHOUSE FOR LEASE

THE CROSSROADS AT 4S RANCH

10895 Thornmint Road
Rancho Bernardo, CA 92127

51,295 RSF AVAILABLE



PREMISES 51,295 SF

RENTAL RATE \$0.75 NNN

PROPERTY FEATURES

- 51,295 SF (Divisible to 14,271 SF)
- Approximately 10% office, 90% warehouse
- Sprinklered: 0.6/2,250
- Parking: 1.2/1,000
- Building Power: 2,500 amps, 277/480v
- Clearance Height: Approx. 24'-26'
- Column Spacing: 40' x 44'
- Skylights throughout warehouse
- Up to 12 Dock-High Positions with levelers and 1 Grade-Level Door available
- Concrete Truck Courts
- Fenced Yard
- Zoning: M54-County of San Diego
- Outside storage permitted by existing zoning
- Natural gas served

FOR MORE INFORMATION, PLEASE CONTACT:

Mickey Morera

Executive Director

(858) 558-5639

mickey.morera@cushwake.com

CA License No.950071

James Duncan

Director

(858) 558-5664

james.duncan@cushwake.com

CA License No. 1253770

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

4747 Executive Drive, Suite 900

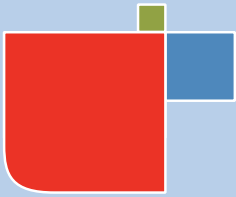
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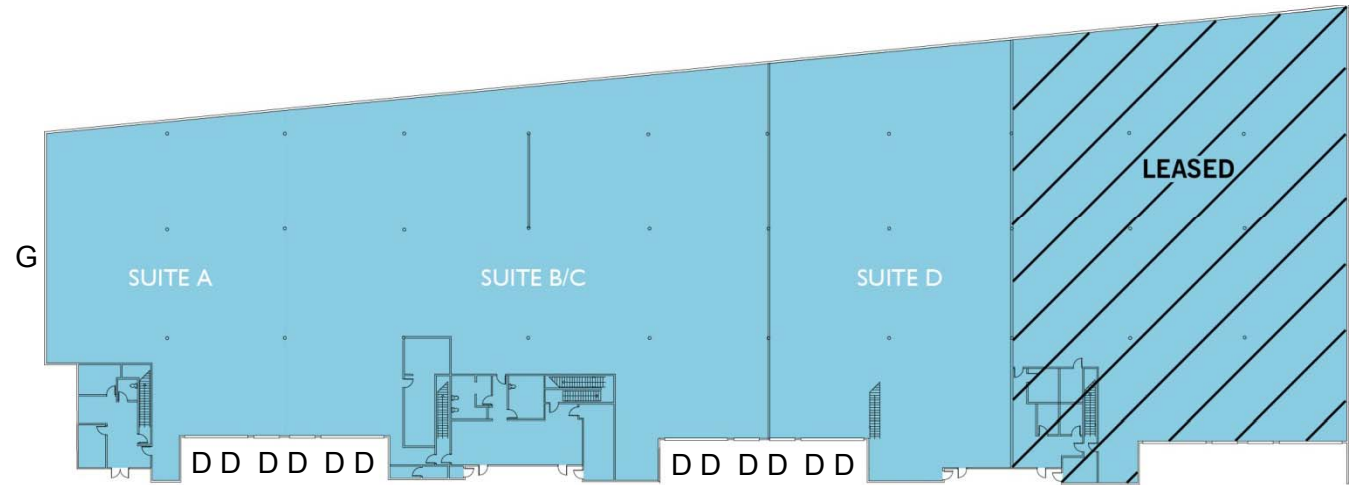
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Legend:

G – Grade Level Door

D – Dock Position



Lease Availability

Suite	SF
A/B/C/D	51,295
A/B/C	37,024
D	14,271

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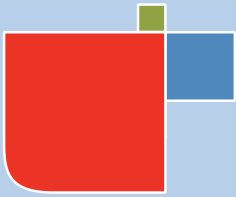
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AMENITIES



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AMENITIES KEY



Shopping Centers / Personal Services

1. Park Terrace: Rancho Bernardo Public Library, Courtyard by Marriott, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill
2. The Mercado: Baron's Marketplace, Kinko's, Nanelle's Flowers, Incredible Egg Restaurant, Submarina, Taco Shop, Mr. Charlie's Fortune Cookie Restaurant
3. Rancho Bernardo Town Center: Vons, Postal Annex, Baja Fresh, Starbucks Coffee, Towne Center Cleaners, Pizza Hut, Quik Wok, Subway, Women's Fitness World
4. The Plaza Shopping Center: Sav-On, Big 5 Sporting Goods, RadioShack, Round Table Pizza
5. Mall: Supercuts, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels
6. Bernardo Center: Rancho Bernardo Community Bank, Point Loma Credit Union, Wells Fargo Home Mortgage, Fitness Together, El Torito, Passage to India, Shiro's Spices Thai Café
7. High Country Plaza: Computer Doctor, 7-11, Togo's Eatery, Viktor's Greek Café, Rice King, McKee's Tavern, NY Gourmet Pizza, Sushi
8. 4S Ranch Village: Union Bank of California, Postal Annex, Dry Cleaners, Dentist, Gas Station, Los Primos, Subway, Red Brick Pizza, Gourmet China, St. Tropez, Starbucks Coffee
9. 4S Ranch Commons: Karl Strauss, Ralphs, Jimbos Natural Foods, CVS Pharmacy, Bed Bath & Beyond, World Market, The UPS Store, Bank of America, Wells Fargo, Point Loma Credit Union, WAMU, Chili's, Daphne's Greek, Pei-Wei, Panera, Wahoo's Fish Tacos
10. LA Fitness



Restaurants

1. Food Court: Carl's Jr. Restaurant, Coco's Restaurant, Pegasus Café, Ginza, Hunan
2. Jack in the Box
3. Denny's Restaurant
4. Burger King
5. Elephant Bar
6. Omega Deli
7. NMI Building Deli
8. Starbuck's Coffee
9. Hooters



Hotels

1. Rancho Bernardo Inn
2. Sheraton 4 Points
3. Holiday Inn
4. Radisson Inn and Suites
5. Travelodge Hotel



Banks

1. Union Bank of California
2. Citibank
3. World Savings
4. California Bank and Trust
5. Wells Fargo Bank
6. Washington Mutual
7. Bank of America
8. San Diego National Bank
9. Downey Savings and Loan Association



Business Services

1. Post Office
2. Rancho Bernardo Chamber of Commerce
3. Rancho Bernardo Automotive Center



Hospitals

1. Sharp Rees-Stealy



Golf/Recreation

1. Rancho Bernardo Inn Golf Course
2. Webb Park
3. Bernardo Heights Golf Course



Gas Stations

1. Mobil
2. ARCO
3. Chevron
4. Circle K
5. Shell

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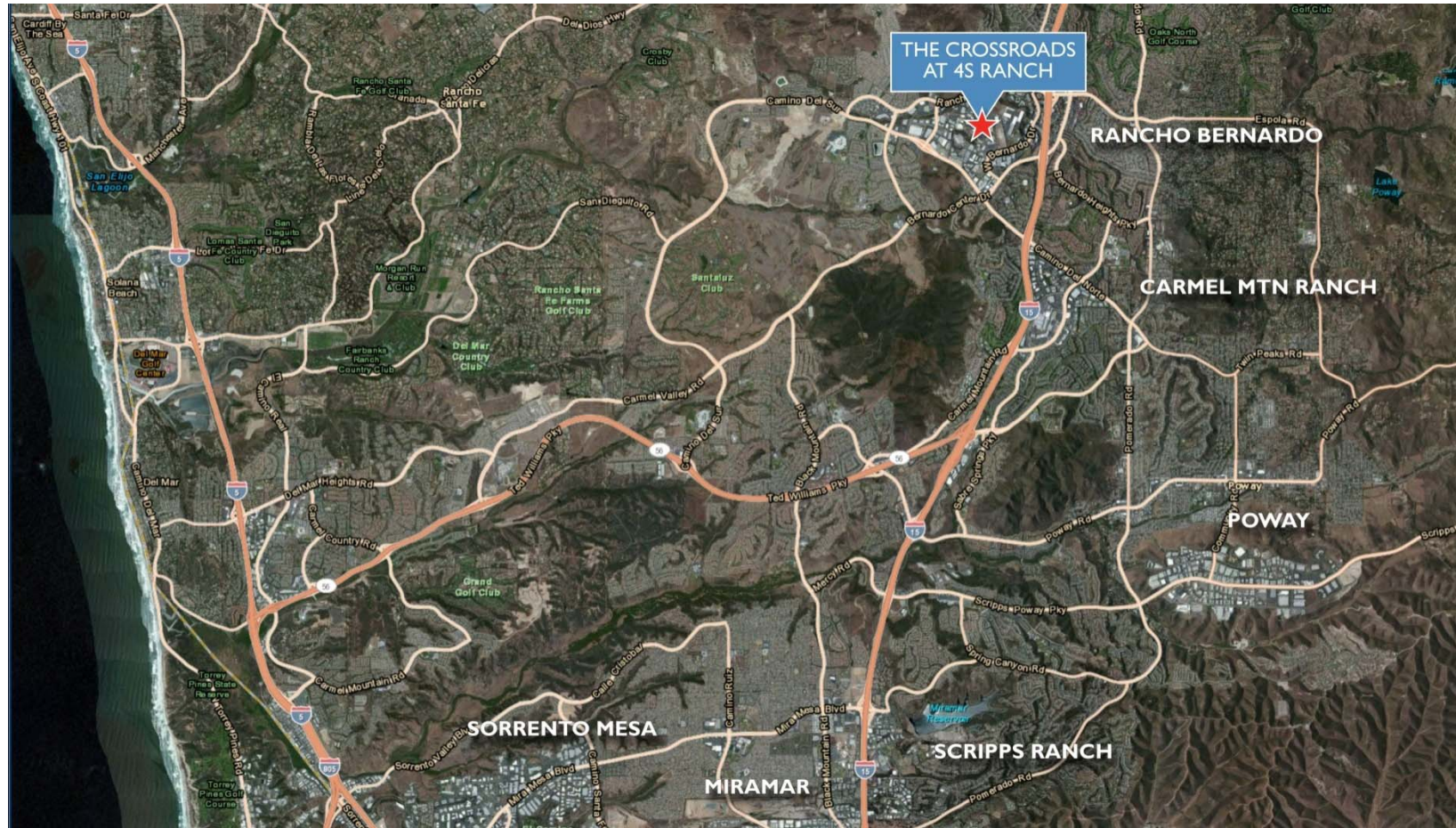


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