

10054

OLD GROVE RD

SAN DIEGO, CA

- » NEW OWNERSHIP
- » MAJOR RENOVATIONS UNDERWAY

**FIRST TIME AVAILABLE FOR LEASE:
88,244 SQUARE FOOT, FREESTANDING INDUSTRIAL BUILDING**

*Rendering shown is for illustration purposes only, actual product may differ

ANOTHER QUALITY PROJECT BY



CAP|ROCK
PARTNERS

CBRE



PROPERTY FEATURES



LOCATION

- Central San Diego freeway accessible site
- Prominent Scripps Ranch location
- Easy access to amenities including numerous restaurants and retail centers



BUILDING AND SITE

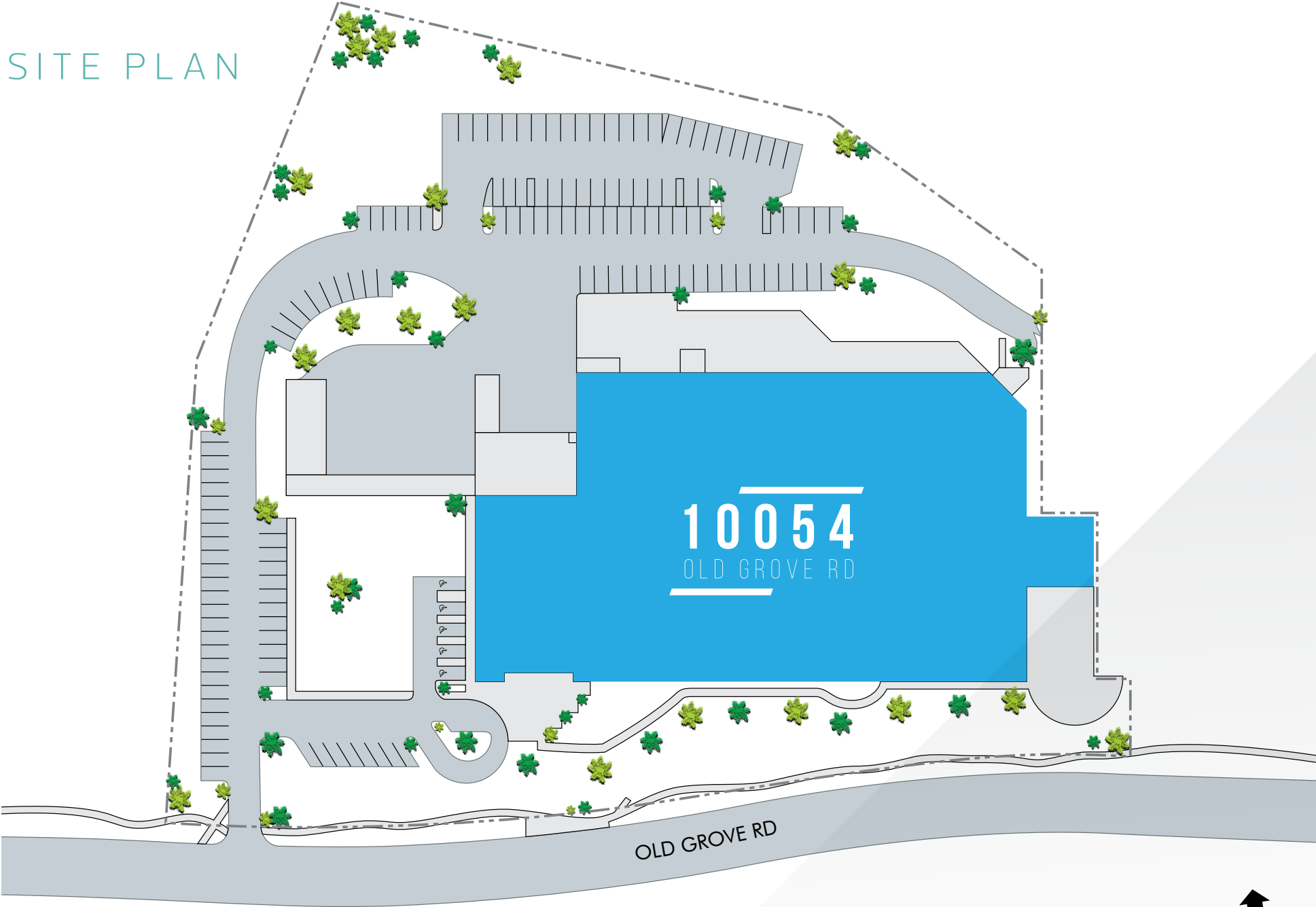
- **± 88,244 RSF** Freestanding Industrial

Office: 23,896 RSF
Warehouse: 64,348 RSF

- 5.4 acre nicely landscaped site
- Secured yard and truck parking area
- 1.6/1,000 parking
- Zoned IP-2-1, City of San Diego
- 4,000 amps @ 277/480v
- 30' clear height
- 5 dock high loading doors
- 4 grade level loading doors
- 24' x 40' column spacing
- Fully sprinklered .45 GPM / 3,000 SF
- Newly installed motion sensed LED lighting

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SITE PLAN



FLOOR PLANS

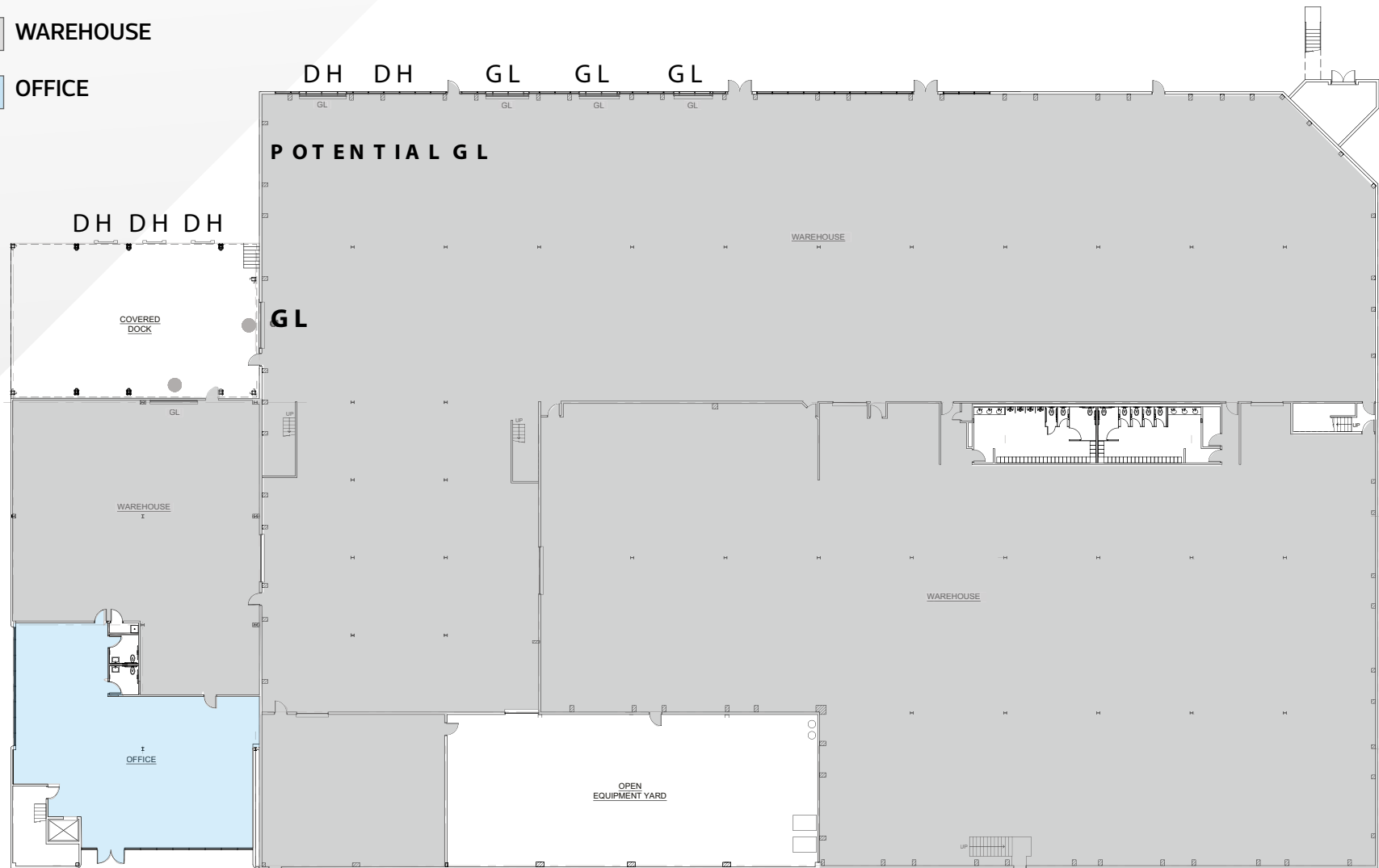
1ST FLOOR

±64,348 SF

KEY PLAN

WAREHOUSE

OFFICE



FLOOR PLANS

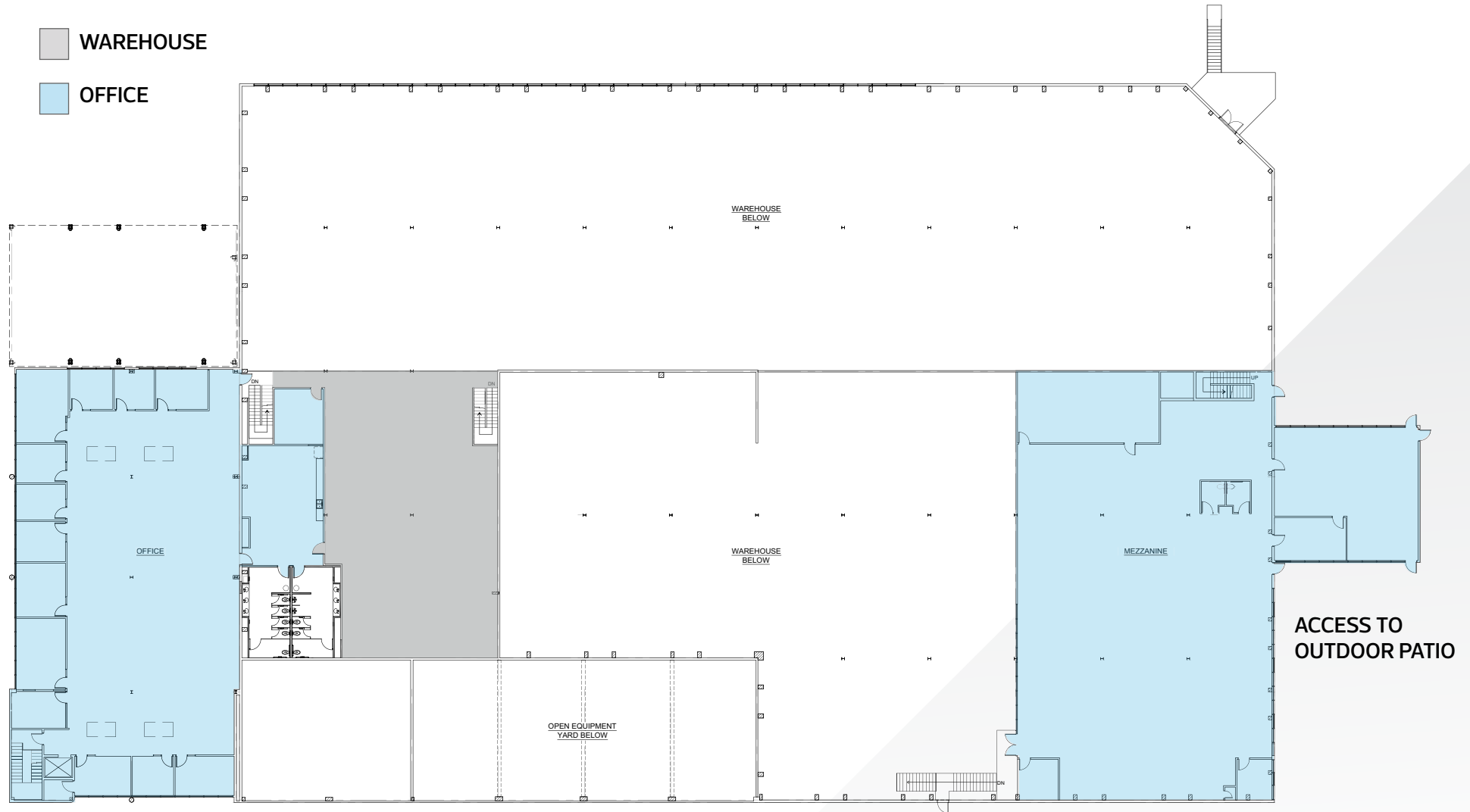
2ND FLOOR

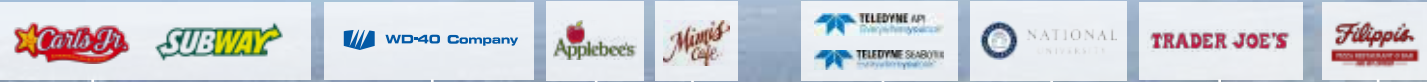
±23,896 SF

KEY PLAN

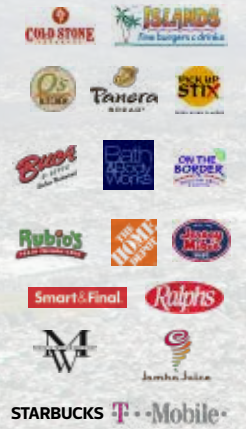
WAREHOUSE

OFFICE





MIRA MESA MARKETPLACE (487K SF RETAIL CENTER)



FUTURE EXTENSION OF CARROLL CANYON RD TO SERVE NEW MASTER PLANNED COMMUNITIES (STONE CREEK, AMONG OTHERS PROPOSED)

STONE CREEK DEVELOPMENT

MIRAMAR COLLEGE

FUTURE CARROLL CANYON RETAIL

EUCALYPTUS SQUARE

10054 OLD GROVE RD

BALLAST POINT BREWERY

SCRIPPS MESA RETAIL CENTER

TREENA ST

SCRIPPS RANCH HIGH SCHOOL

CARROLL CANYON RD

WILLOW CREEK RD

MIRA MESA BLVD





LOCATION & AREA AMENITIES

- Conveniently located off the I-15 freeway
- Provides abundant services that accommodates various banking, shopping, and personal needs.
- Easily accessible restaurants, cafes, and craft breweries.
- Tranquil, low density business park in close proximity to Lake Miramar
- Mature, tree-lined neighborhood with access to parks, jogging/walking trails and open space nature settings

Area food choices include:

- Ballast Point Brewing Company
- Jamba Juice
- Starbucks
- Carl's Jr.
- Rubio's Fresh Mexican Grill
- Trader Joe's
- Filippi's
- Todo Sushi
- Applebees
- Mimi's Cafe
- Chez Nous



25 minutes

TO SAN DIEGO INTERNATIONAL AIRPORT

20 minutes

TO INTERSTATE 5 AND THE PACIFIC OCEAN

3 minutes

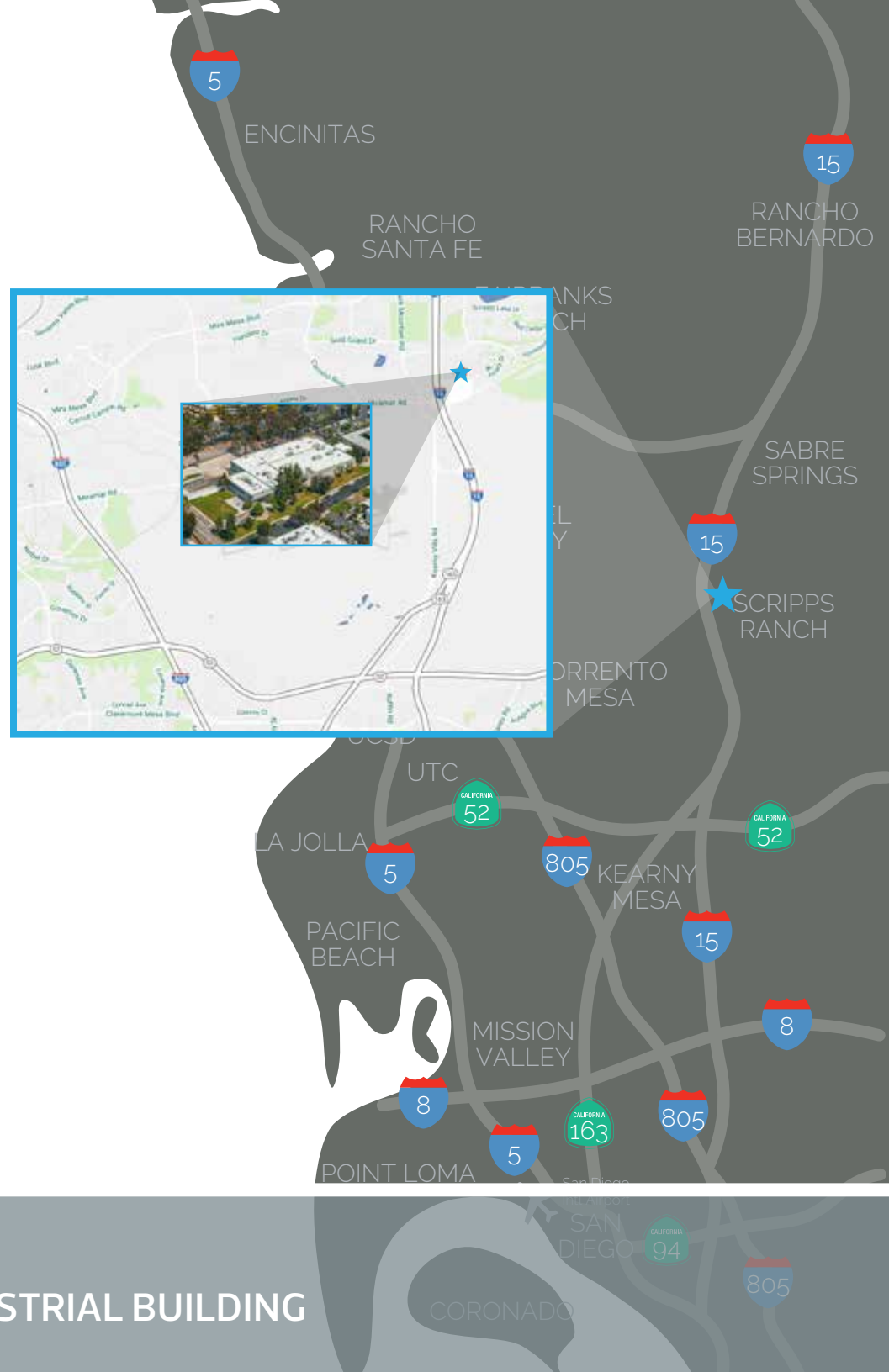
TO INTERSTATE 15

20 minutes

TO DOWNTOWN SAN DIEGO

30 minutes

TO US-MEXICO BORDER



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OLD GROVE RD

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