

5044 RUFFNER STREET

— FOR LEASE IN KEARNY MESA —



APPROXIMATELY 2,429 SF INDUSTRIAL SPACE AVAILABLE

PROPERTY FEATURES

- Total of approximately 2,429 square feet available
- Approximately 45% office
- Grade level loading door
- 13'-15' clear height
- Monument signage on Ruffner Street
- Right off Clairemont Mesa Boulevard
- Walking distance to retail amenities
- Gas service available
- Cox fiber to the building
- Drive around truck access
- Building exterior recently painted and parking lot repaved
- Minutes to I-805, Hwy-52, and Hwy-163

LEASE RATE

\$1.40 MODIFIED GROSS

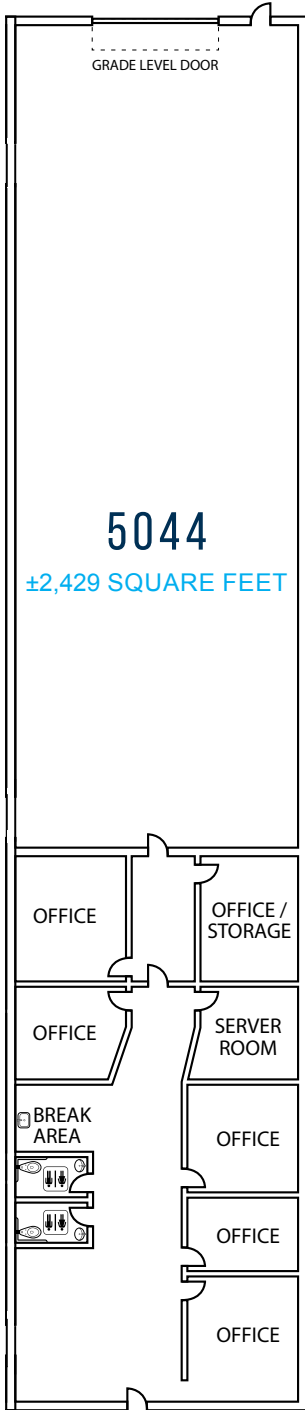


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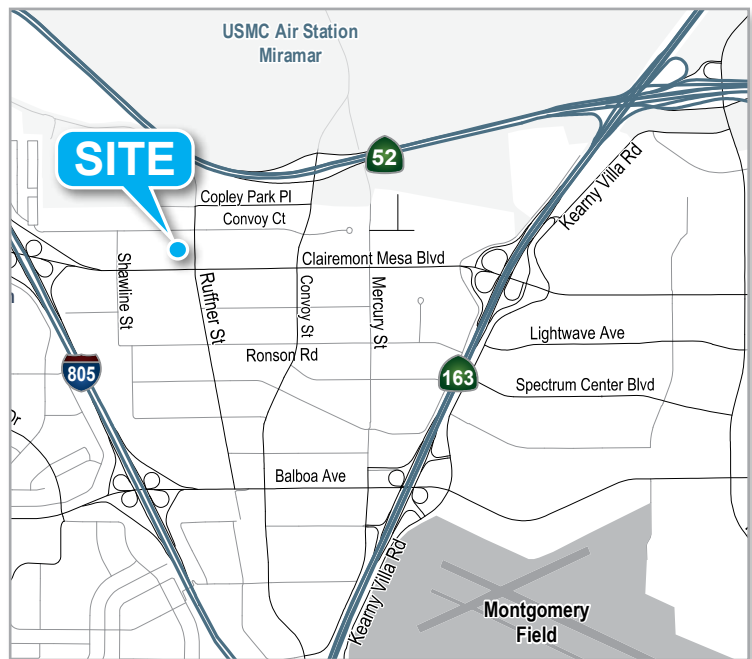
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AVAILABILITY

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- ±2,429 square feet
- 45% of office space
- Bonus mezzanine
- Grade level door (1)
- Kitchenette
- Restrooms (2)



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