

KEARNY MESA LANDING



UNDER NEW OWNERSHIP

RENOVATIONS UNDERWAY

4205-4247 PONDEROSA AVENUE // SAN DIEGO, CA // 92123

FIRST YEAR TEASER RATES
(First lease signed)

FOR MORE INFORMATION:

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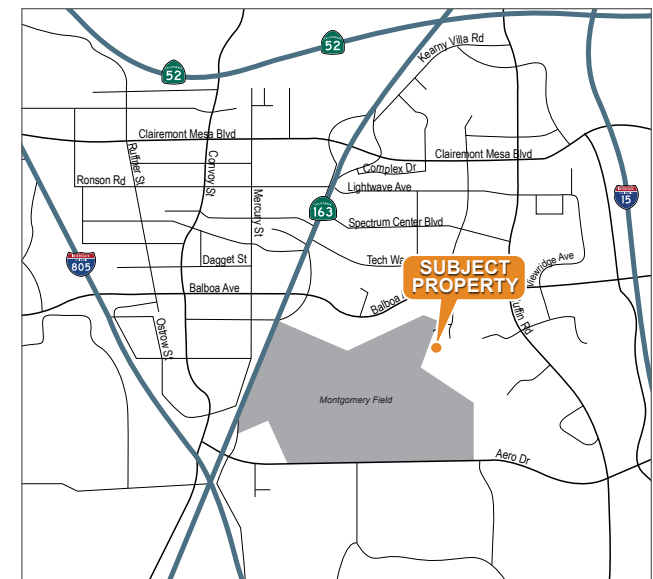
Greg Marx
Associate
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Professionally Owned & Managed by:



PROPERTY FEATURES

- » Eight building flex project totaling ±155,691 SF
- » R&D/Industrial space available
- » Units sizes range from ±2,962 SF to ±16,331 SF
- » 14' - 18' clear height
- » Grade level loading doors
- » 3.4/1,000 parking ratio
- » Easy access to I-15, Hwy 163 and Hwy 805
- » Asking Rate: \$1.45 - \$1.50 NNN



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Voit

REAL ESTATE SERVICES

KEARNY MESA LANDING

SITE PLAN

OCCUPIED
 AVAILABLE



AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	RATE	COMMENTS
4211	A	3,944	40%	\$1.45 NNN First year teaser rate \$1.25 NNN*	Spec suite consisting of 40% office, 60% warehouse; 1 grade level door
4235	Freestanding Building	16,331 (Divisible)	35%	\$1.50 NNN First year teaser rate \$1.35 NNN*	Freestanding building; 35% office, 65% warehouse with 3 grade level doors
4235	A	5,315	40%	\$1.50 NNN First year teaser rate \$1.35 NNN*	Spec suite , 40% office, 60% warehouse with 2 grade level doors
4235	B	6,809	60%	\$1.50 NNN First year teaser rate \$1.35 NNN*	Spec suite 60% office, 40% warehouse with 1 grade level roll up door
4235	C	4,207	50%	\$1.50 NNN First year teaser rate \$1.35 NNN*	Spec suite ; 50% office, 50% warehouse with 1 grade level roll up door

*First Lease signed

PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage
- Roof Repairs
- Spec Suites

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AMENITIES & CORPORATE NEIGHBORS MAP



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FLOOR PLAN

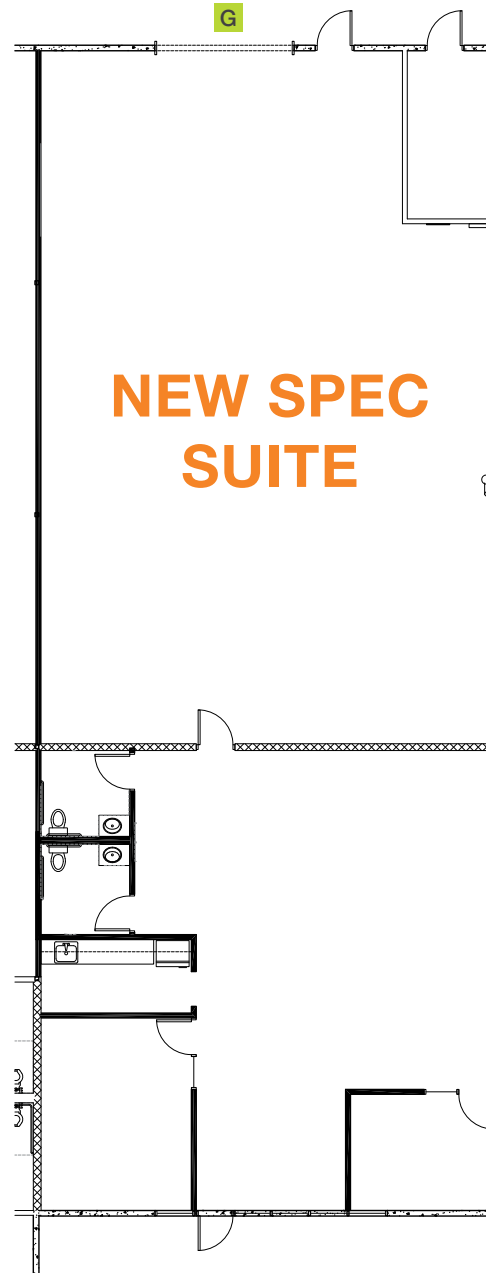
BUILDING 4211

SUITE A

TOTAL SF 3,944

OFFICE % 40%

COMMENTS Spec suite consisting of 40% office, 60% warehouse; 1 grade level door



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FLOOR PLAN

BUILDING SUITE TOTAL SF OFFICE % COMMENTS

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