

**FOR LEASE**

# McGrath Highlands Industrial Center

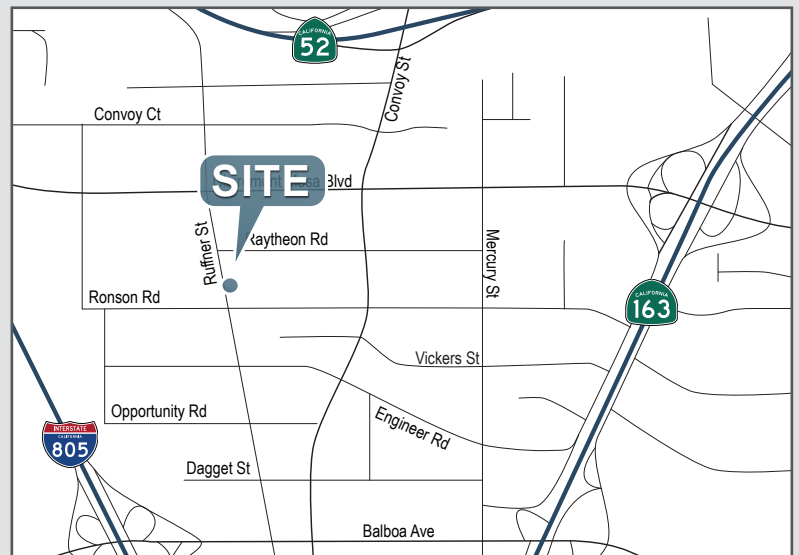
Ruffner Street | Raytheon Road | Ronson Road



**4% BROKERS FEE FOR LEASES OF 3+ YEARS**

## FEATURES

- Three buildings totaling ±52,800 SF
- Bay sizes from ±4,800 SF and up
- 16' clearance
- Grade level truck doors
- Outstanding freeway access
- Automotive uses allowed
- 4% commission bonus
- Availabilites & floor plans on reverse side



**RANDY LACHANCE, SIOR**

Senior Vice President  
rlachance@voitco.com  
858.458.3374  
Lic. #00969674

**GLEN VOLK, SIOR**

Senior Vice President  
gvolk@voitco.com  
858.458.3370  
Lic. #00859621

**JON DANTON**

Senior Associate  
jdanton@voitco.com  
858.458.3376  
Lic. #01800488

4747 Executive Dr., Suite 800, San Diego, CA 92121  
858.453.0505 | 858.408.3976 Fax | Lic #01333376 | [www.voidco.com](http://www.voidco.com)






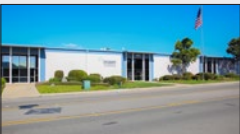
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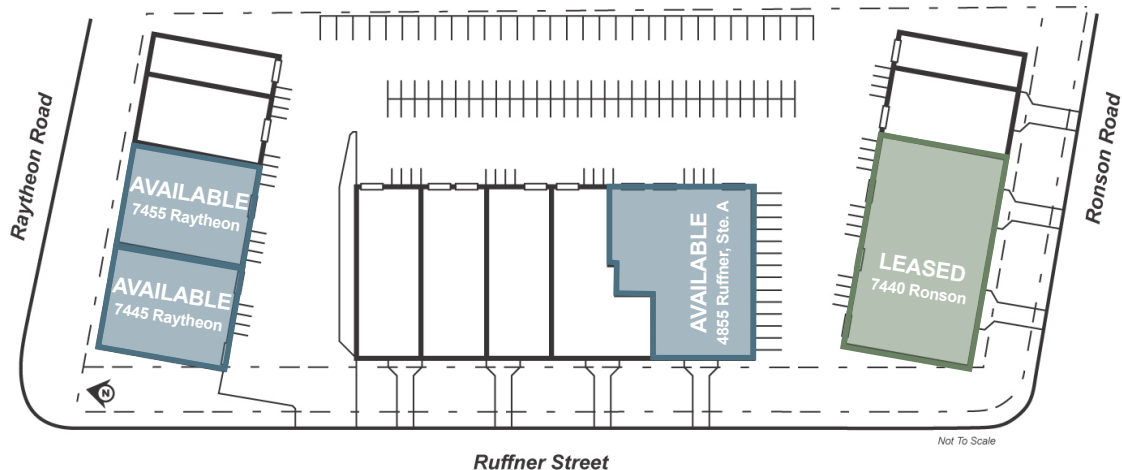
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## Availabilities

	Size	Loading	Rent	Comments
<b>7445 RAYTHEON ROAD*</b>				
	±4,800 SF	2 Grade Level (10' x 14')	\$0.75 NNN (NNN=\$0.29)	Corner location; HVAC maintenance & repairs included in NNN; fenced yard possible for additional rent
<b>7455 RAYTHEON ROAD*</b>				
	±4,800 SF	1 Grade Level (10' x 14')	\$0.73 NNN (NNN=\$0.29)	25% office; oversized grade level truck door
<b>7440 RONSON ROAD</b>				
	±9,600 SF	3 Grade Level (10' x 14')	\$0.70 NNN (NNN=\$0.29)	Shell condition; corner unit with great visibility; divisible
<b>LEASED</b>				
<b>4855 RUFFNER STREET, SUITE A</b>				
	±7,007 SF	3 Grade Level (10' x 14')	\$0.80 NNN (NNN=\$0.29)	65% office; street visibility; corner/end unit

\*Can be combined



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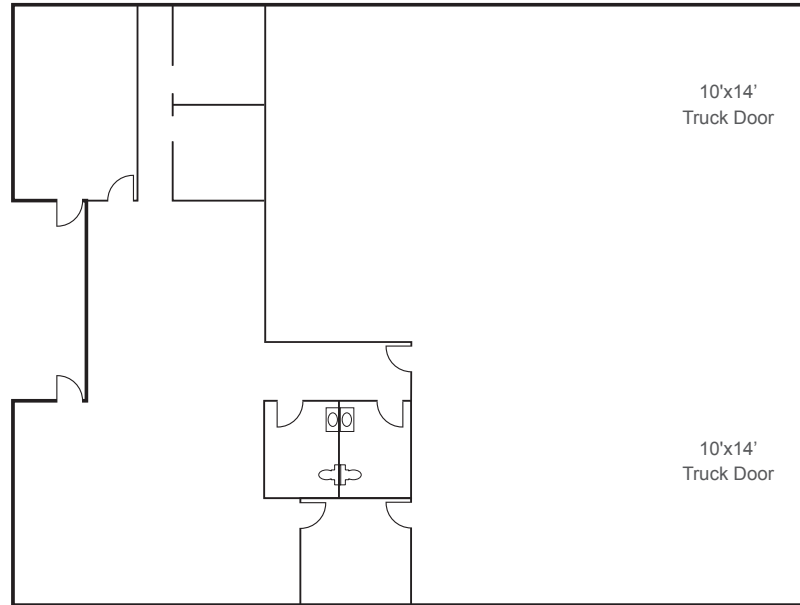
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Ruffner Street | Raytheon Road | Ronson Road

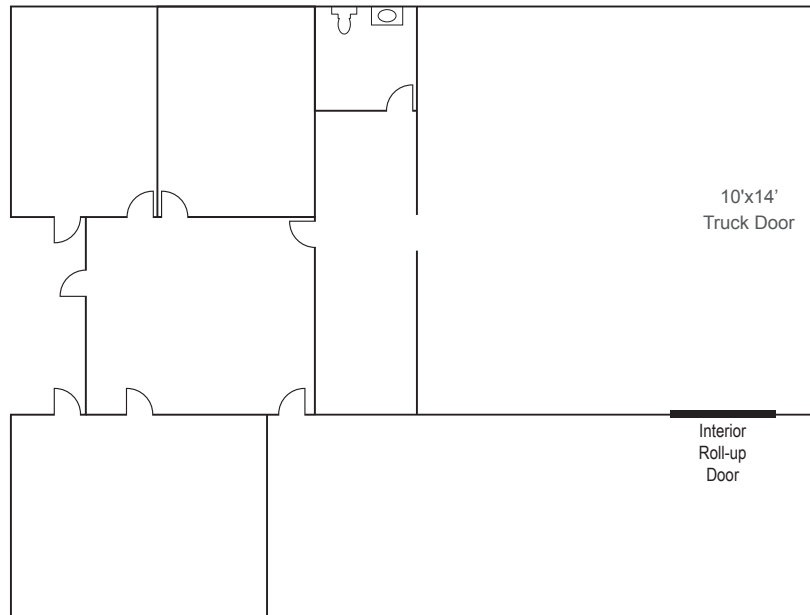
## 7445 Raytheon Road

4,800 SF  
30% Office  
2 Truck Doors



## 7455 Raytheon Road

4,800 SF  
25% Office  
1 Truck Door



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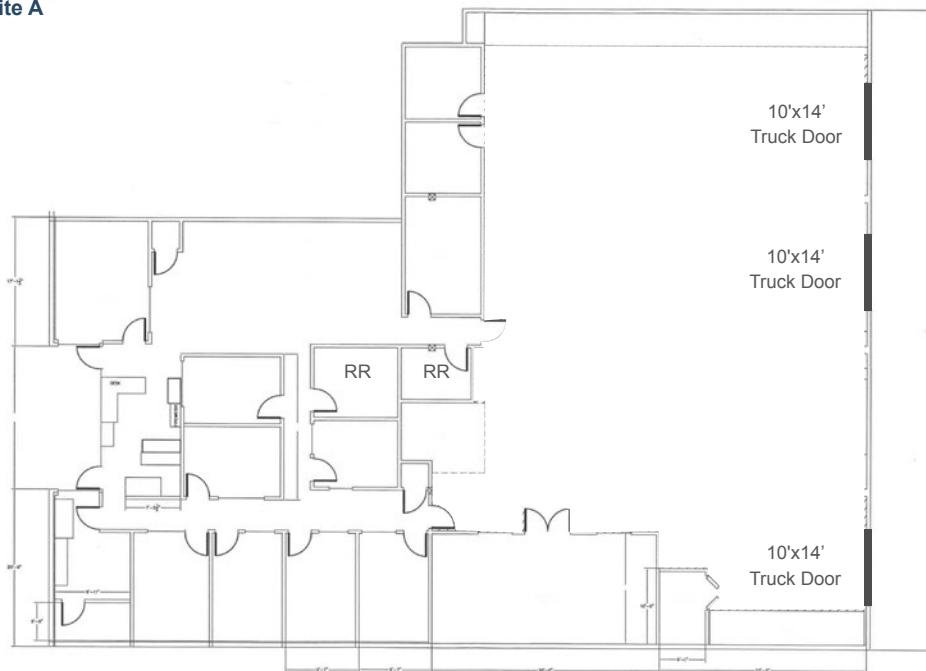
## 7440 Ronson Road

9,600 SF  
Shell Condition  
3 Truck Doors



## 4855 Ruffner Street, Suite A

7,007 SF  
50% Improved  
3 Truck Doors



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