

10965-10967 VIA FRONTERA

SAN DIEGO, CA

± 39,764 SF FLEX/MANUFACTURING BUILDING AVAILABLE

10967



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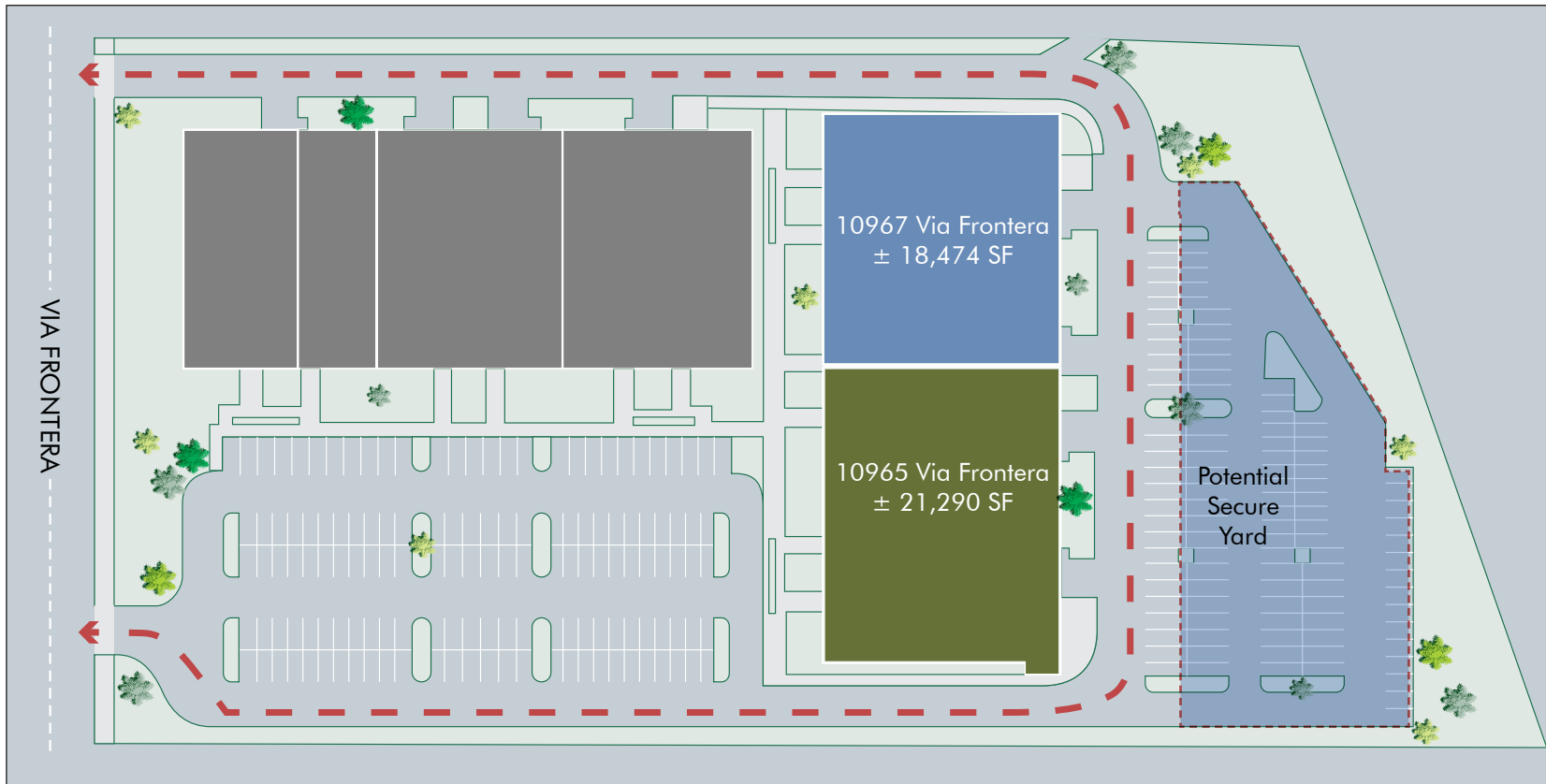
San Diego, CA 92127

± 39,764 SF FLEX/MANUFACTURING SPACE

- ◆ Free-standing, Single-story Flex/Manufacturing Building
- ◆ Lease Rate from \$1.15/SF NNN
- ◆ 100% Climate Controlled
- ◆ Space from ±10,000 to 39,764 SF
- ◆ Potential uses include: R&D, Tech Manufacturing, Assembly, Warehouse and Office
- ◆ Heavy Power: 2,400 Amps, 3-Phase, 4-Wire
- ◆ Gas to Building
- ◆ Potential Secure Storage/Yard Area
- ◆ 14' to 16' Clear Height
- ◆ ± 2.9/1,000 SF parking ratio
- ◆ Grade-Level Loading
- ◆ Monument Signage
- ◆ Extensive Glassline
- ◆ Excellent Truck Access



10965-10967 Via Frontera Siteplan



TRUCK ACCESS





10967 Via Frontera

- ± 18,474 SF OFFICE/FLEX SPACE
- TWELVE (12) OFFICES
- TWO (2) CONFERENCE ROOMS
- TWO (2) BREAK ROOMS
- LARGE RECEPTION AREA
- POTENTIAL GRADE-LEVEL LOADING
- RESTROOMS WITH SHOWERS
- WAREHOUSE/STAGING AREA

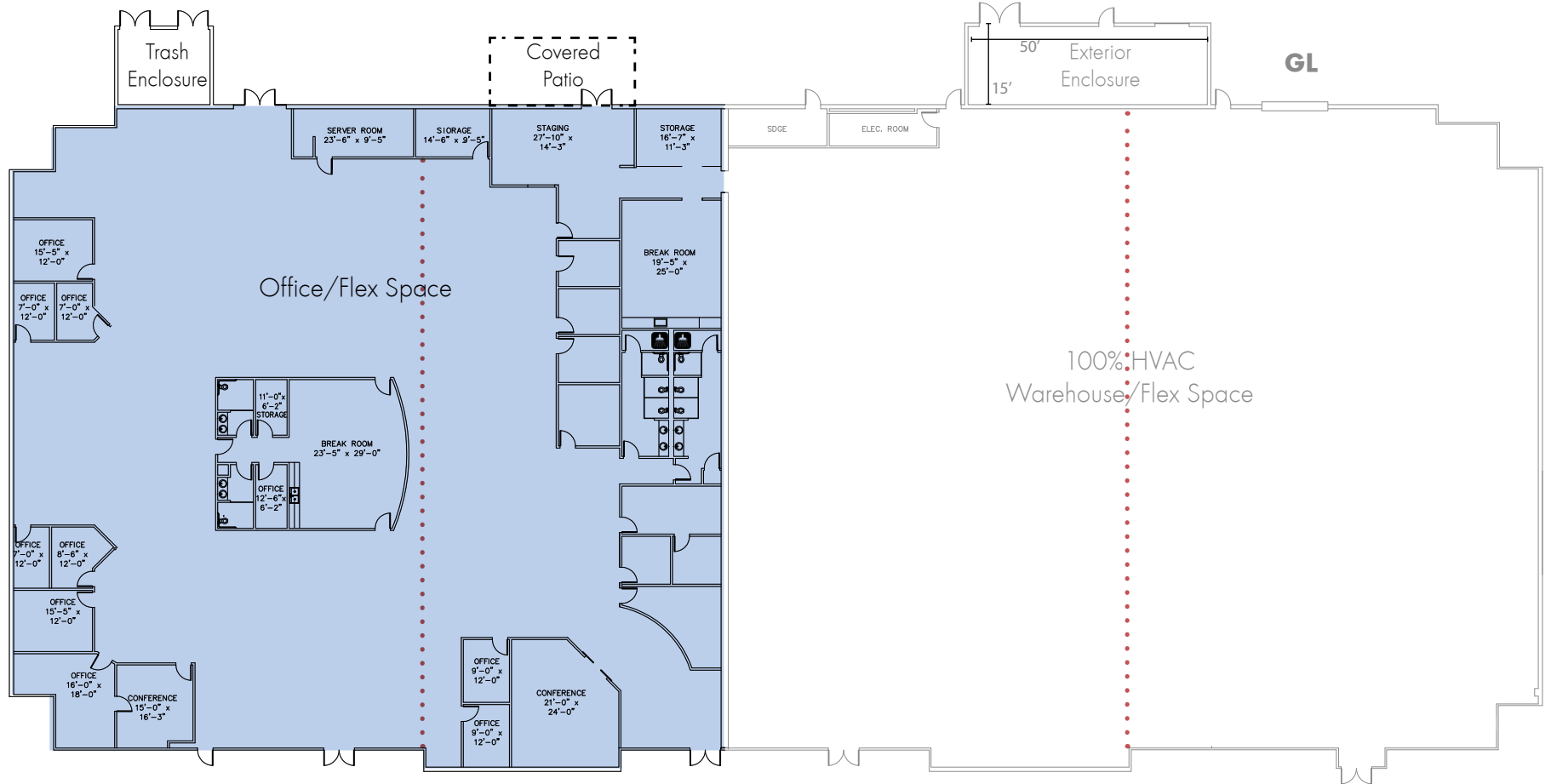


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10965-10967 Via Frontera Existing Floorplan

10967 Via Frontera | ± 18,474 SF

10965 Via Frontera | ± 21,290 SF



..... POTENTIAL DEMISING





10965 Via Frontera

- ± 21,290 SF
- 100% HVAC
- WAREHOUSE/FLEX SPACE
- ONE (1) GRADE-LEVEL DOOR
(Potential to add additional)
- EXTERIOR STORAGE ENCLOSURE
- READY FOR TI'S

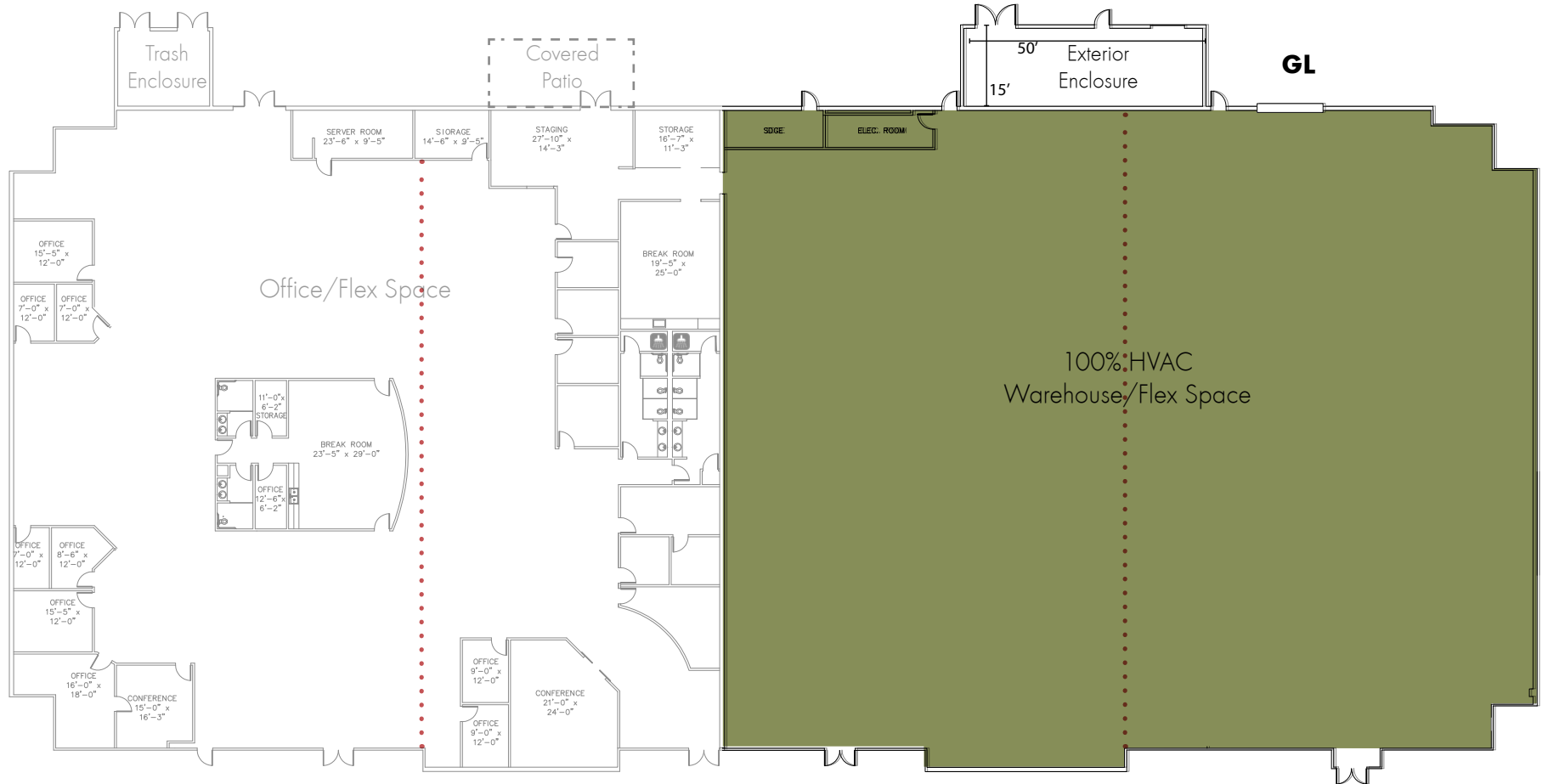


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10965-10967 Via Frontera Existing Floorplan

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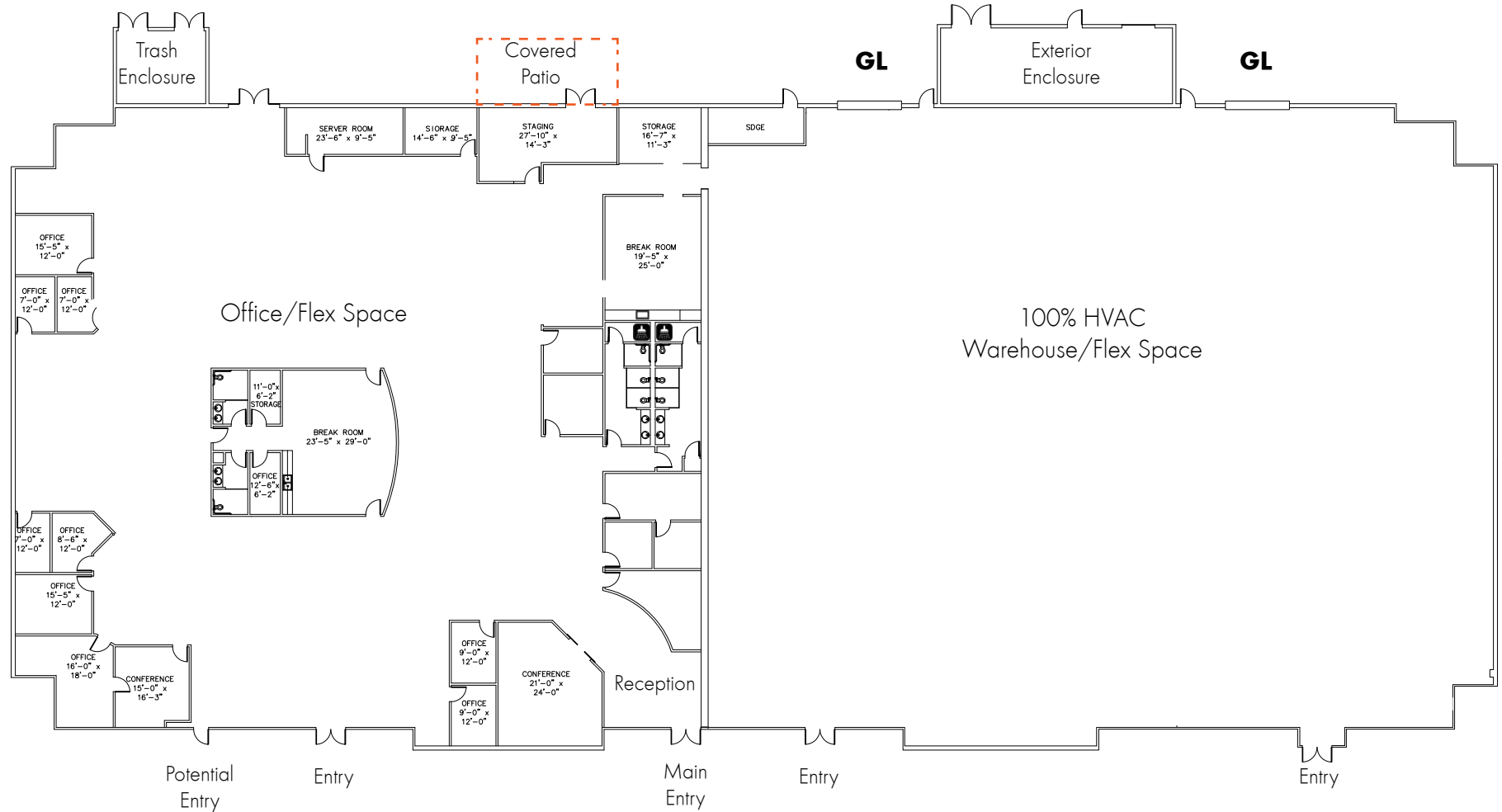
..... POTENTIAL DEMISING



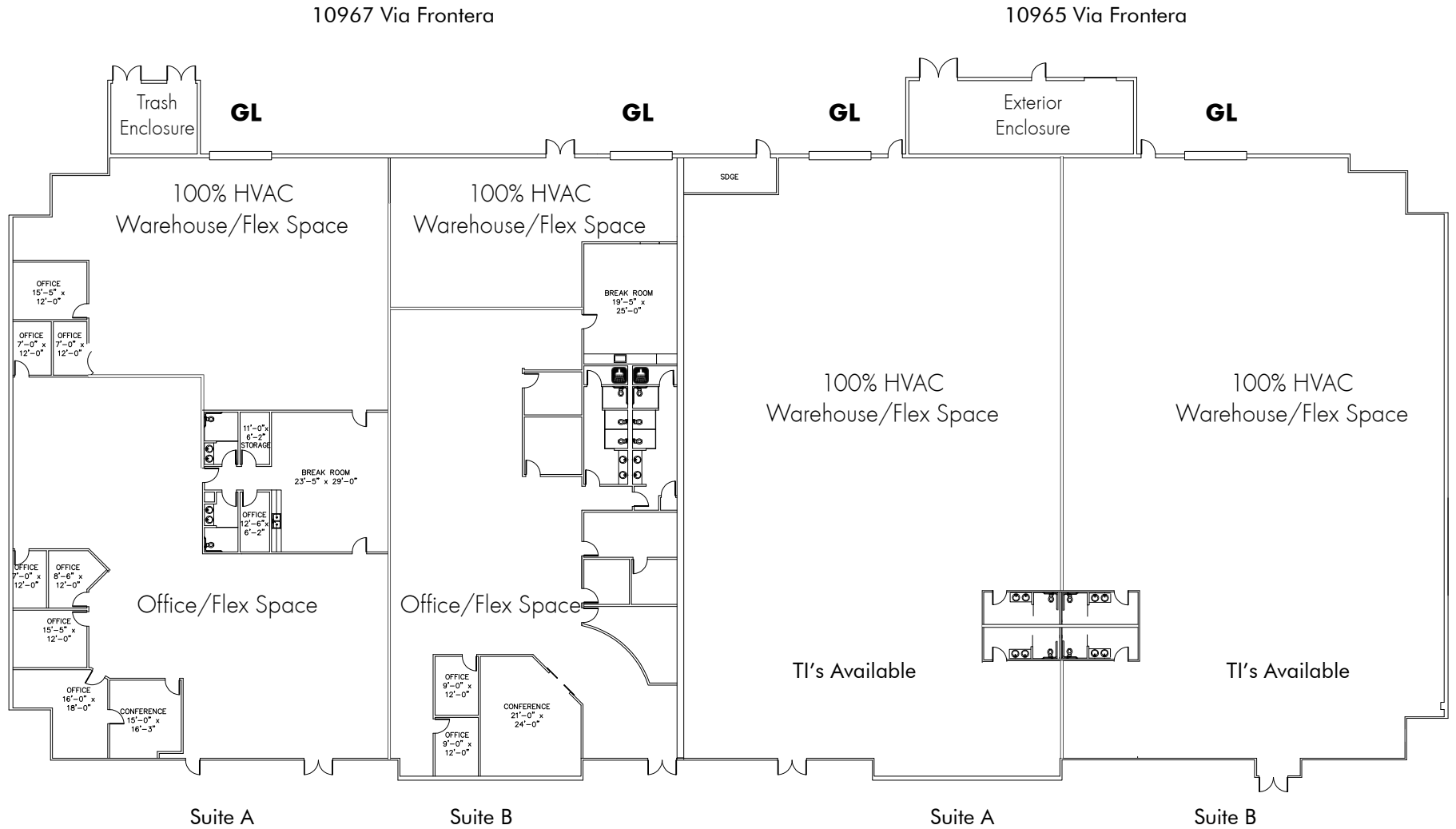
10965-10967 Via Frontera Full Building Conceptual Floorplan

10967 Via Frontera | ± 18,474 SF

10965 Via Frontera | ± 21,290 SF



10965-10967 Via Frontera Multi-Tenant Conceptual Floorplan



VIA FRONTERA

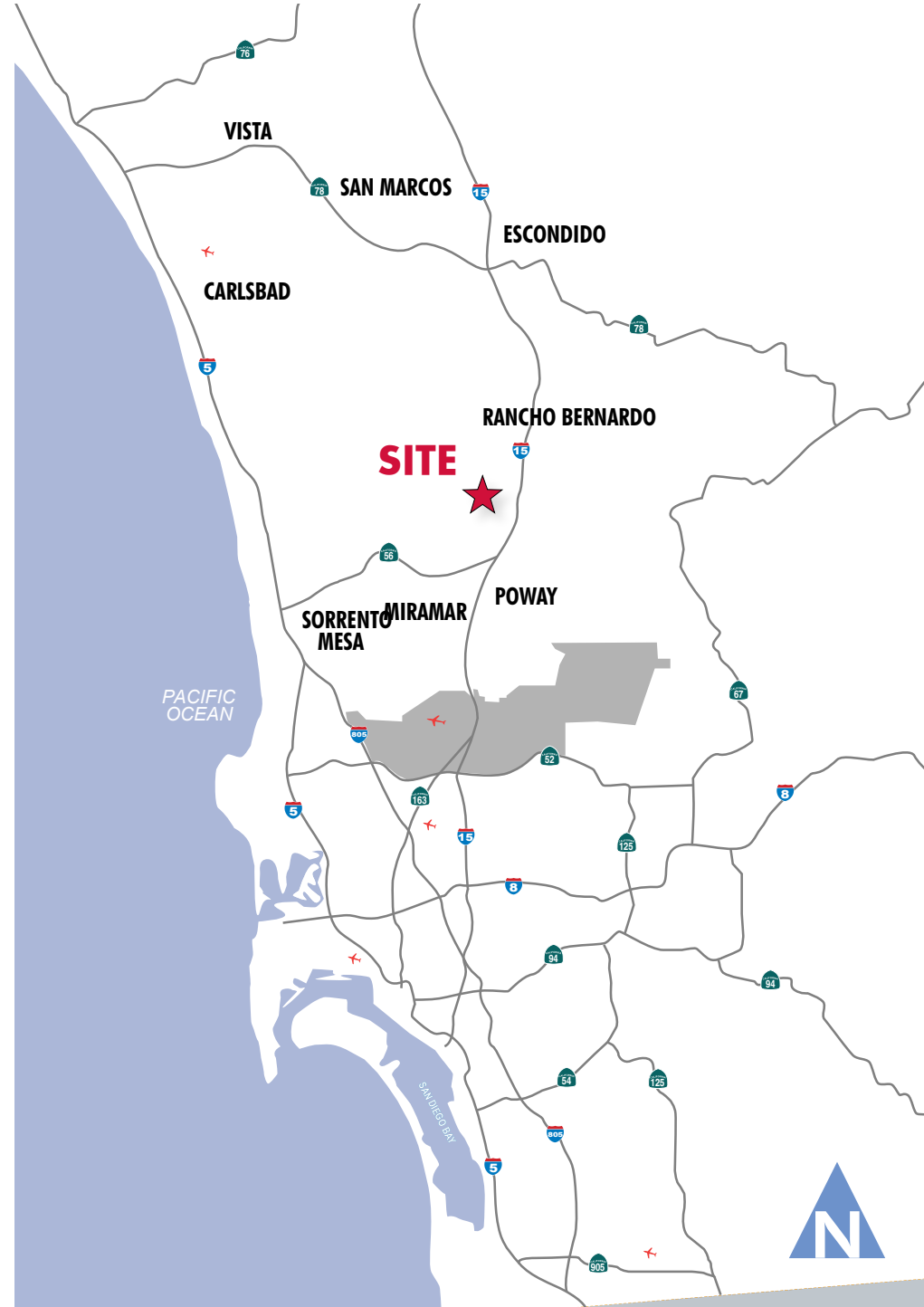
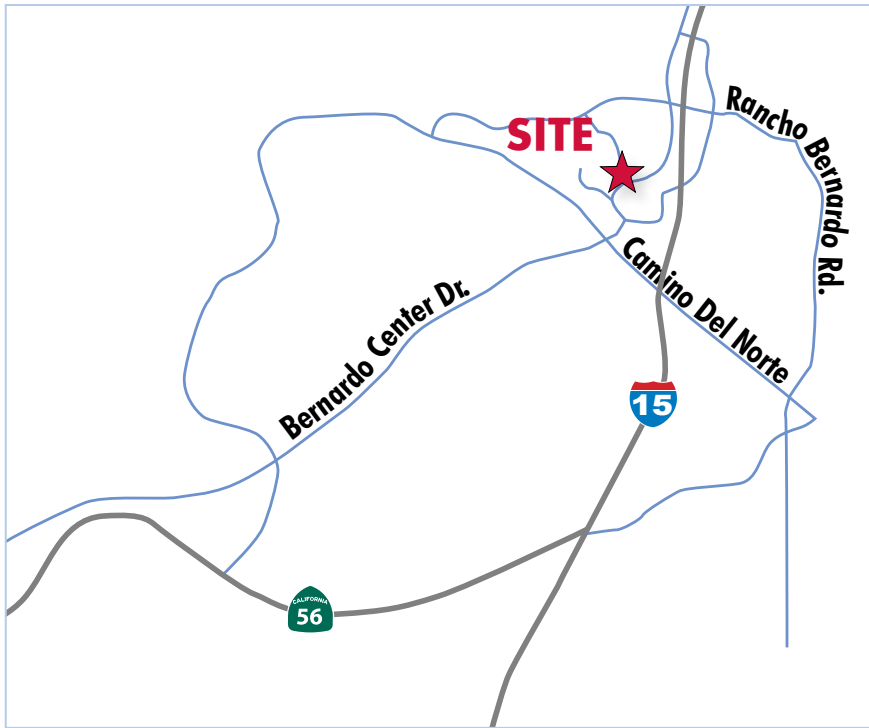
10965 Via Frontera
± 21,290 SF

10967 Via Frontera
± 18,474 SF

Potential
Secure
Yard



10965-10967 Via Frontera Location



10965-10967 VIA FRONTERA

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.