

10965-10967 VIA FRONTERA

SAN DIEGO, CA

± 39,764 SF FLEX/MANUFACTURING BUILDING AVAILABLE

10967



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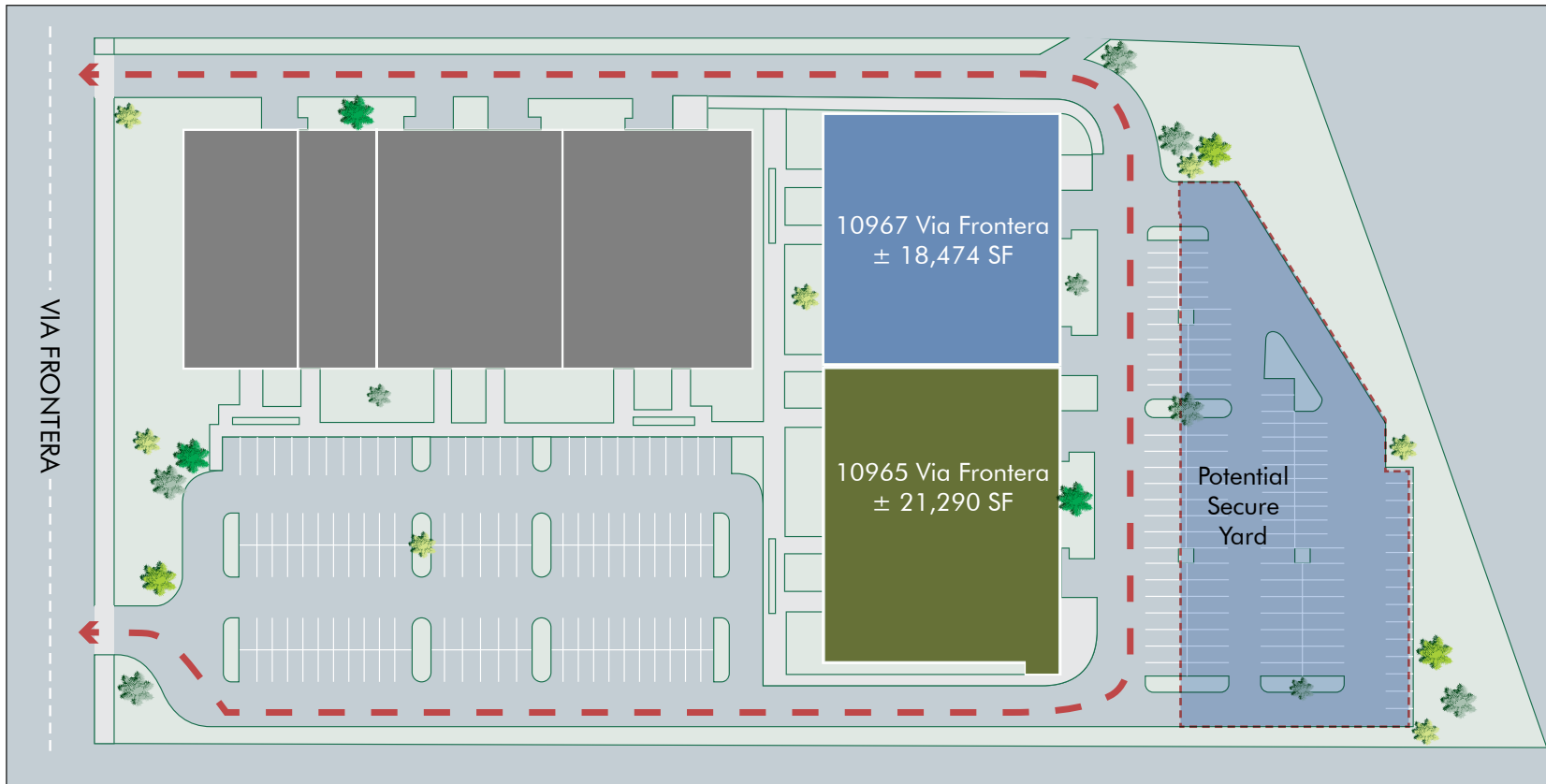
San Diego, CA 92127

± 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

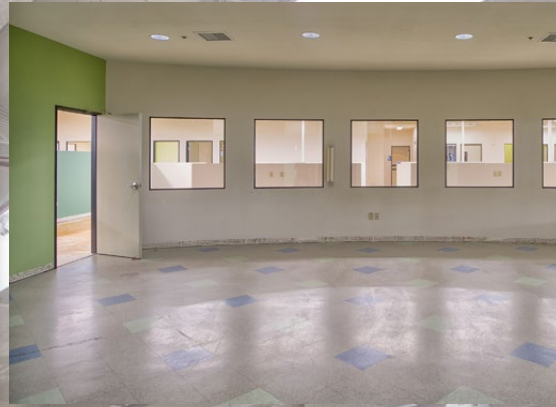


10965-10967 Via Frontera Siteplan



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

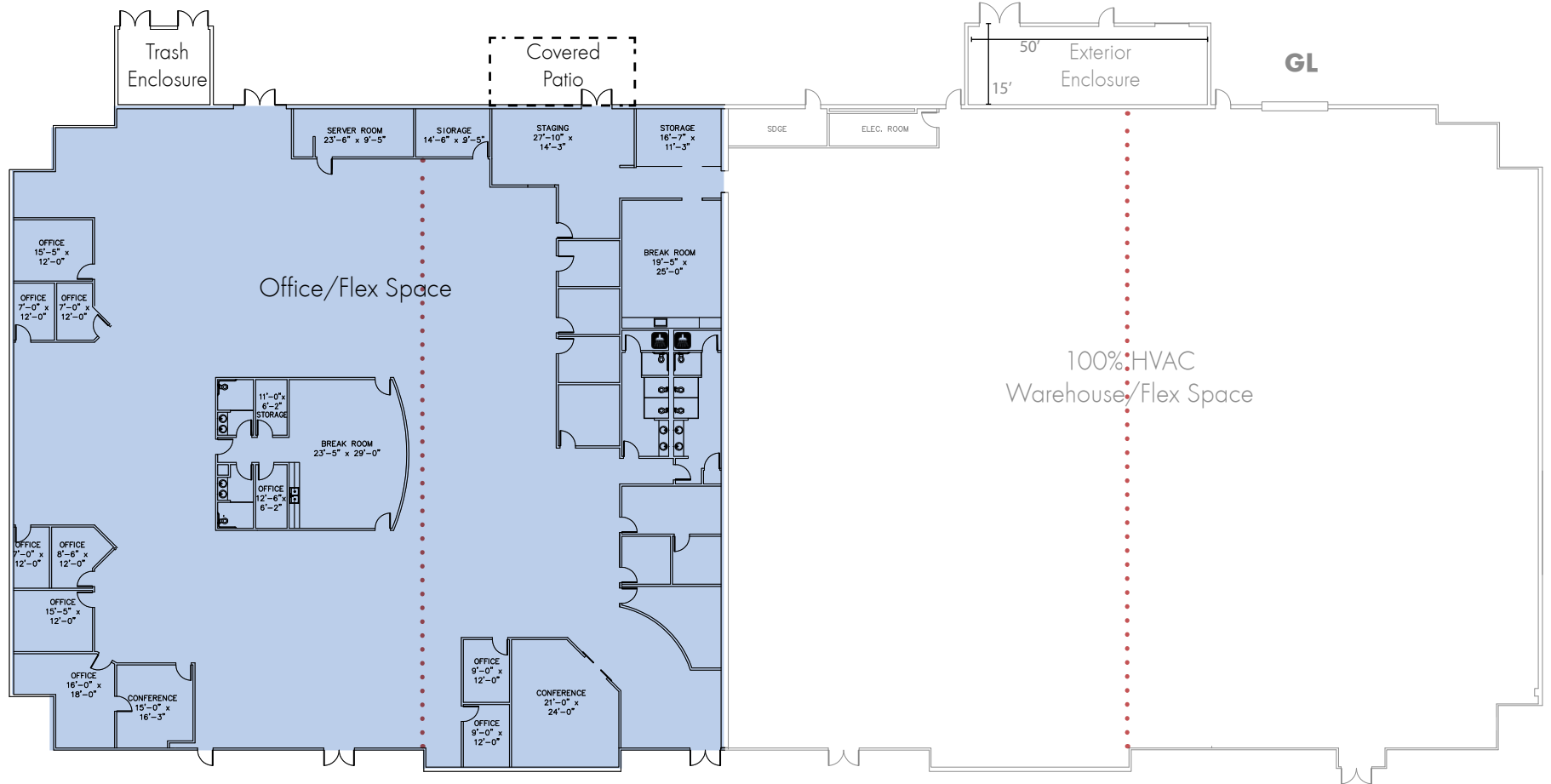


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10965-10967 Via Frontera Existing Floorplan

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

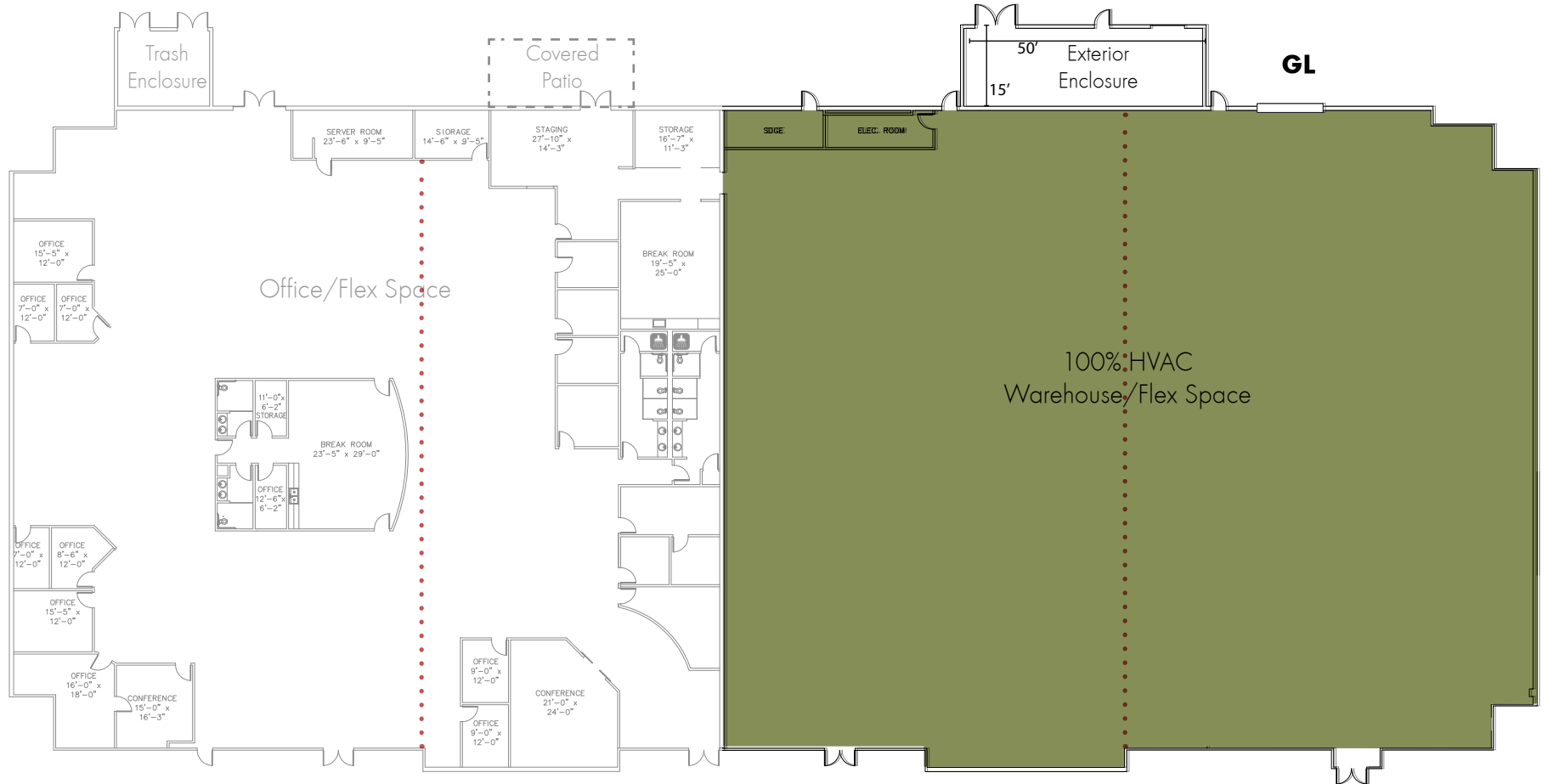


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10965-10967 Via Frontera Existing Floorplan

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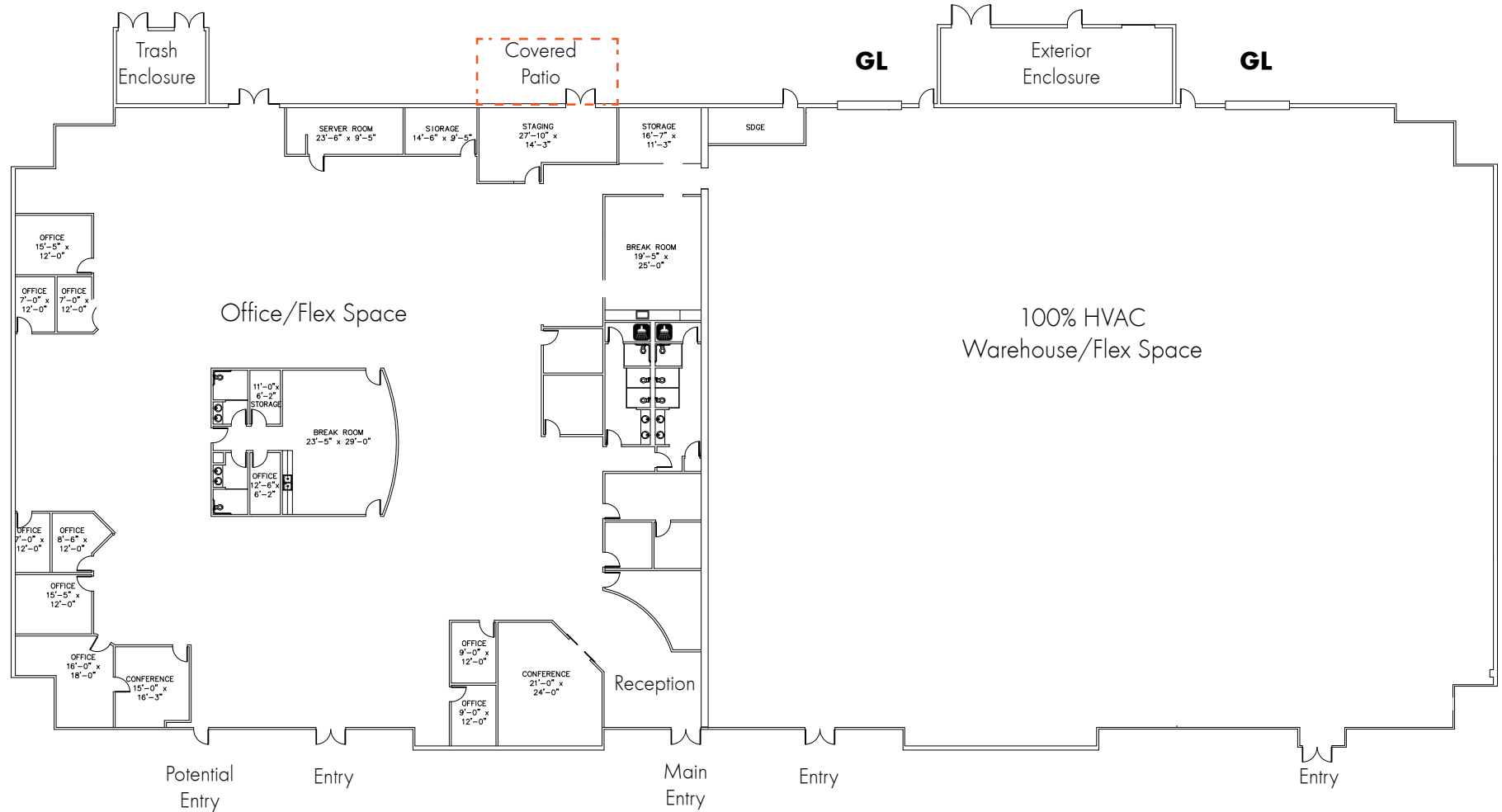
..... POTENTIAL DEMISING



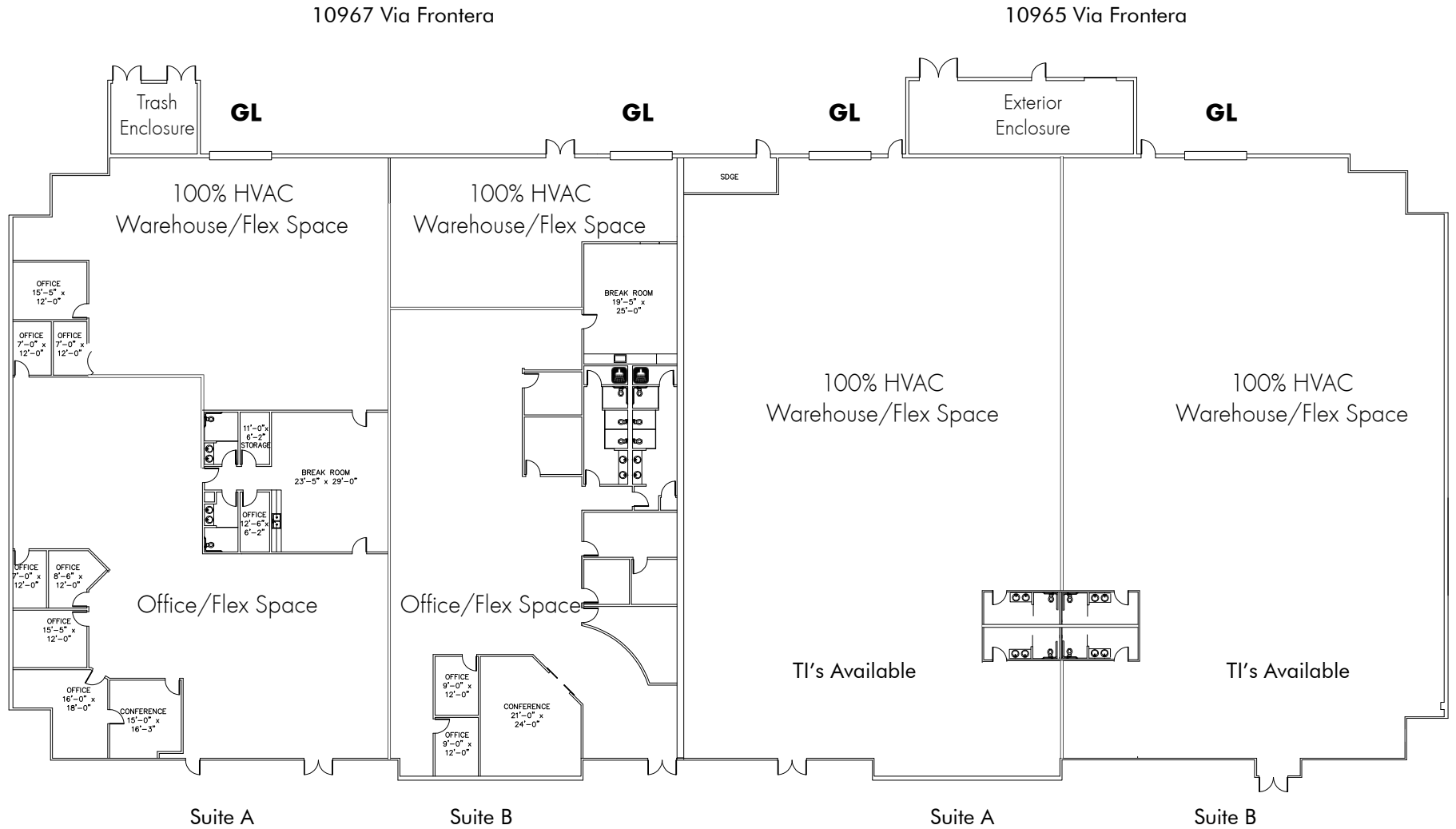
10965-10967 Via Frontera Full Building Conceptual Floorplan

10967 Via Frontera | ± 18,474 SF

10965 Via Frontera | ± 21,290 SF



10965-10967 Via Frontera Multi-Tenant Conceptual Floorplan



VIA FRONTERA

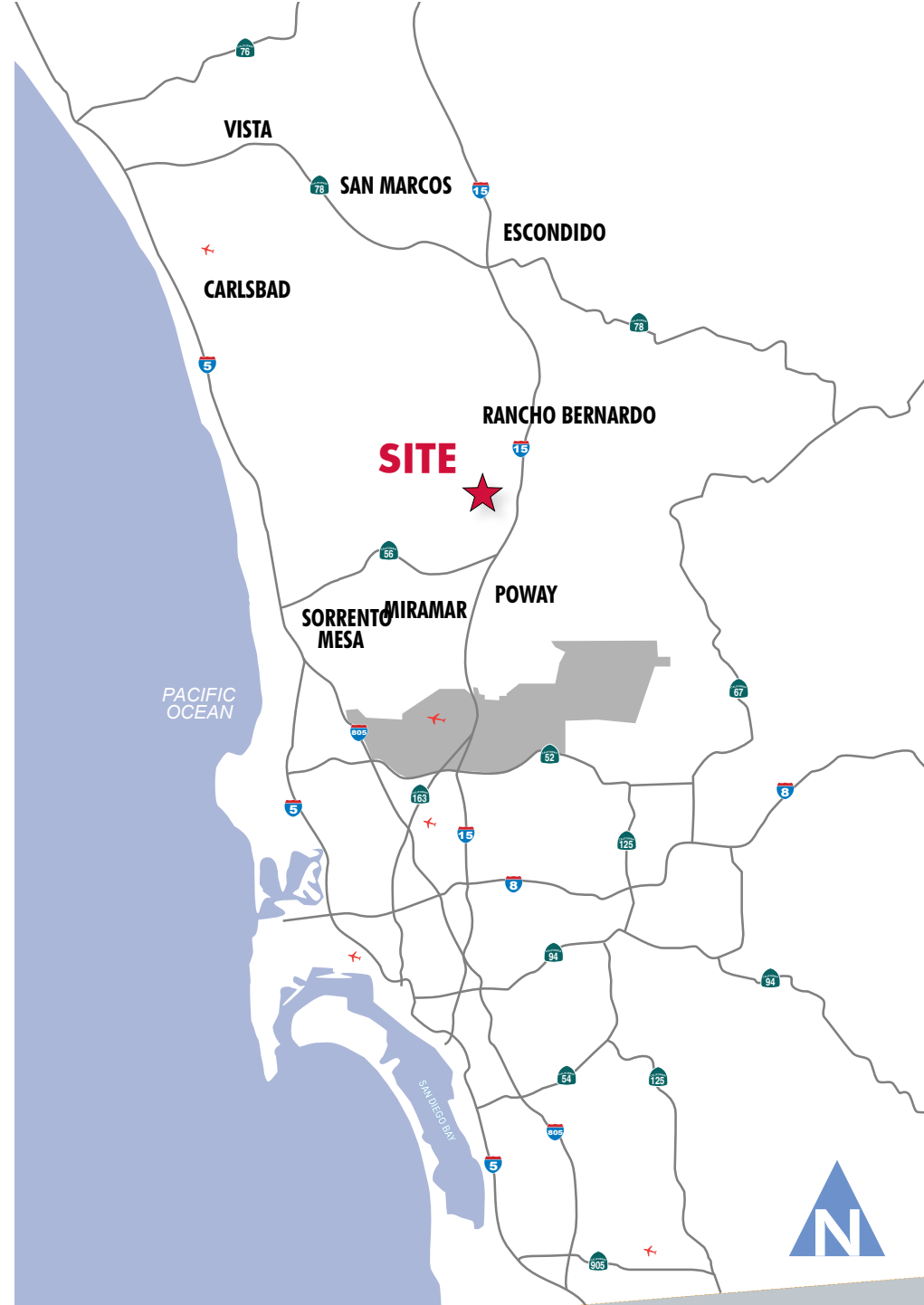
10965 Via Frontera
± 21,290 SF

10967 Via Frontera
± 18,474 SF

Potential
Secure
Yard



10965-10967 Via Frontera Location



10965-10967 VIA FRONTERA

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