

**AVAILABLE FOR LEASE**  
**10,075 SF FREESTANDING SHOWROOM/WAREHOUSE BUILDING**  
**FRONTING RUFFIN ROAD**

**5590**

**RUFFIN ROAD**  
**SAN DIEGO, CA 92123**





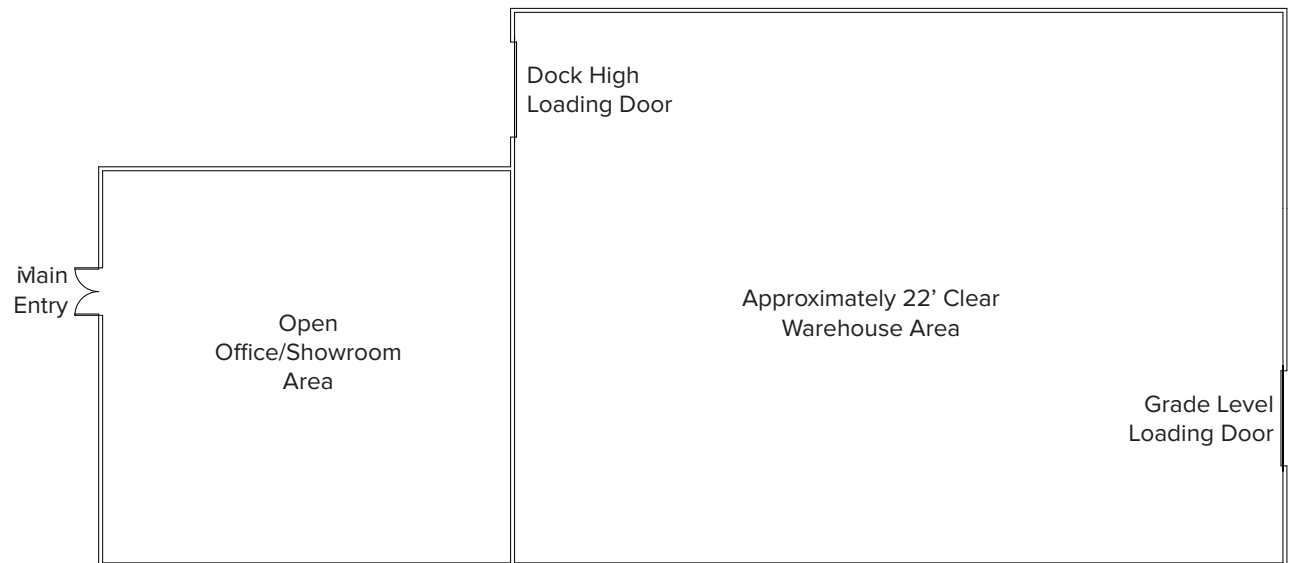
# FOR LEASE

## 10,075 SF FREESTANDING SHOWROOM/WAREHOUSE BUILDING FRONTING RUFFIN ROAD

5590 RUFFIN ROAD, SAN DIEGO, CA 92123

### BUILDING SPECS

- 5590 Ruffin Road, San Diego, CA 92123
- 10,075 SF freestanding building
- Approximately 30% open office/showroom
- Approximately 70% warehouse
- IL-2-1
- One (1) dock high loading door
- One (1) grade level roll up door
- Approximately 22'
- Fronting Ruffin Road
- \$1.75 NNN PSF per Month
- Close proximity to I-15, I-805, Hwy 52 & Hwy 163
- Immediate Highway 52 access





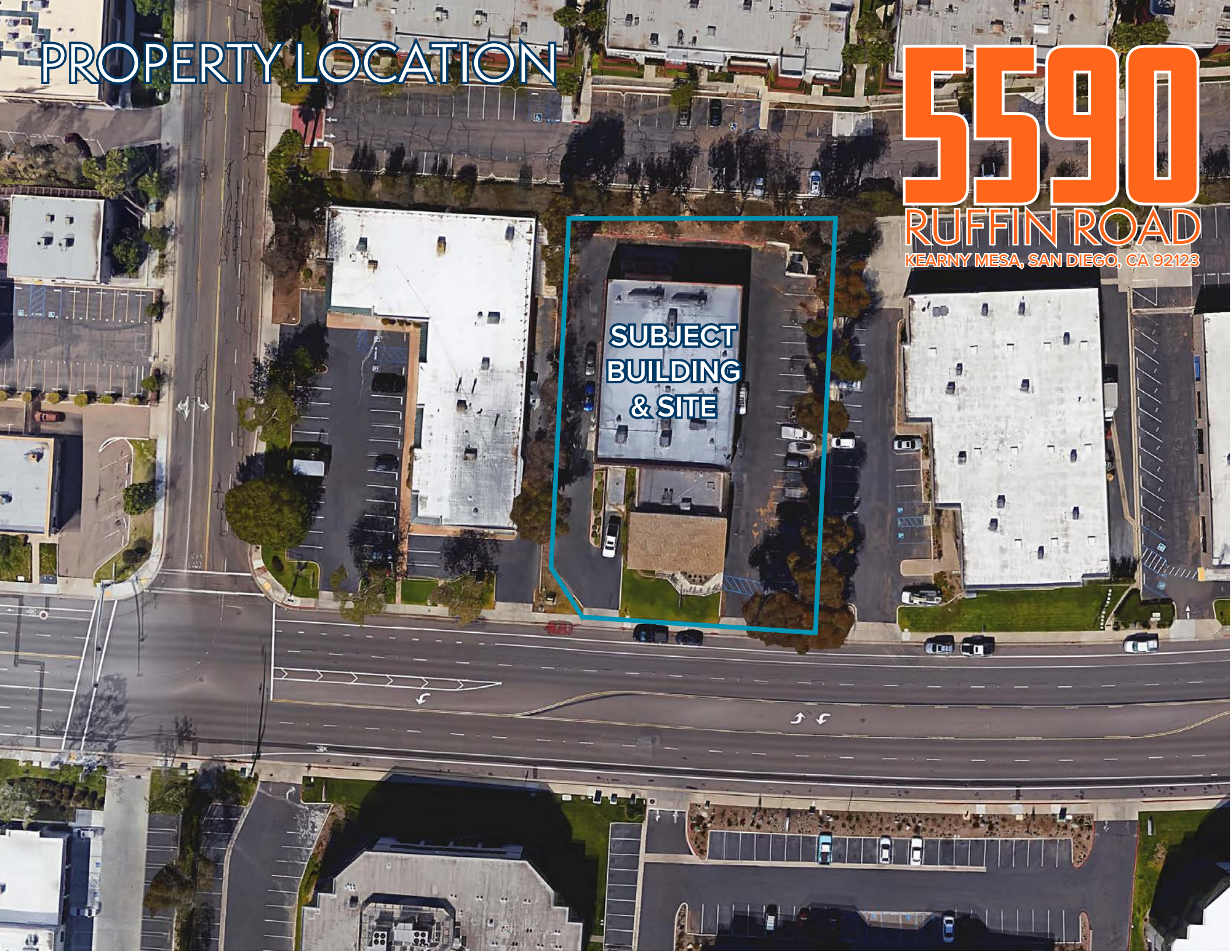
# PROPERTY LOCATION

# 5590

## RUFFIN ROAD

KEARNY MESA, SAN DIEGO, CA 92123

SUBJECT  
BUILDING  
& SITE





# PROPERTY LOCATION

**5590**  
**RUFFIN ROAD**  
KEARNY MESA, SAN DIEGO, CA 92123

LA JOLLA

UTC

TORREY PINES



RUFFIN ROAD

CLAIREMONT MESA BLVD

