

KEARNY MESA LANDING

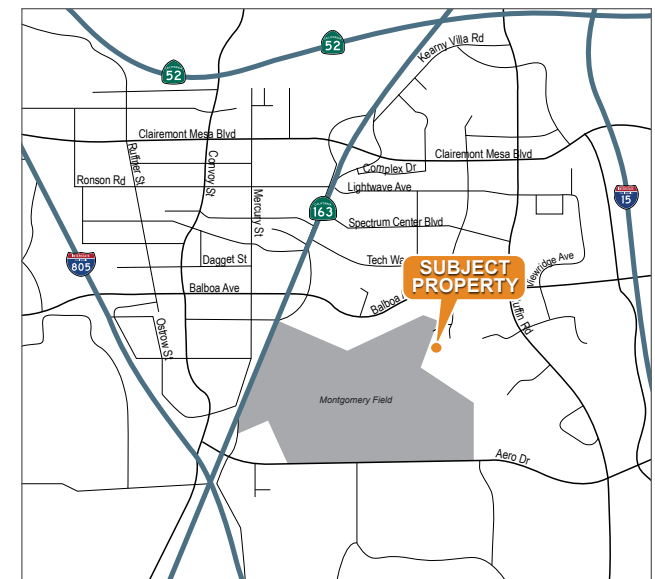


UNDER NEW OWNERSHIP

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

PROPERTY FEATURES

- » Eight building flex project totaling $\pm 155,691$ SF
- » R&D/Industrial space available
- » Units sizes range from $\pm 2,962$ SF to $\pm 16,331$ 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



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SITE PLAN

OCCUPIED
 AVAILABLE



PLANNED IMPROVEMENTS

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

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

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AMENITIES & CORPORATE NEIGHBORS MAP



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FLOOR PLAN

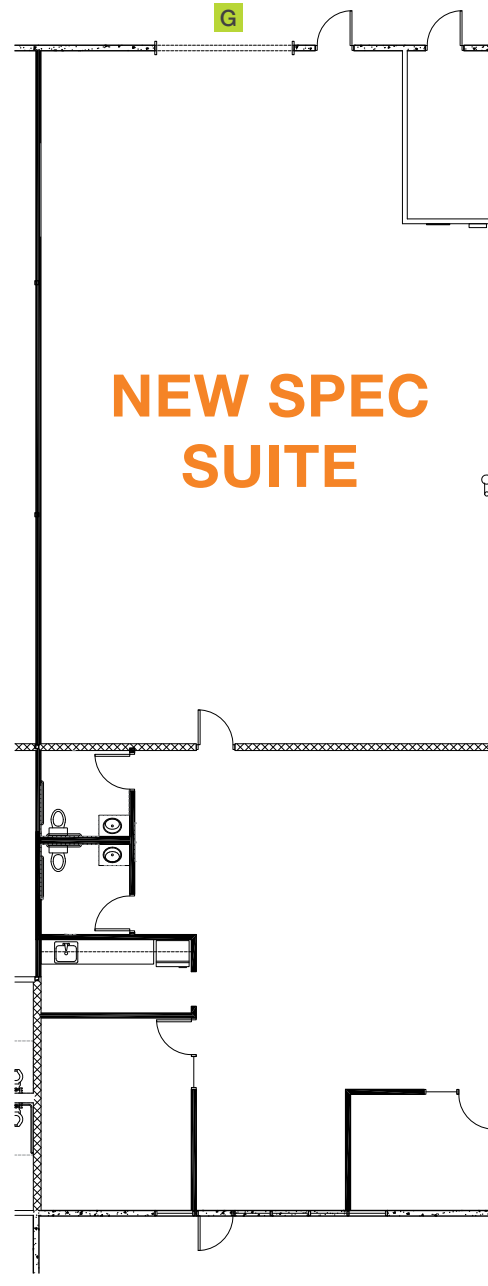
BUILDING 4211

SUITE A

TOTAL SF 3,944

OFFICE % 40%

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



NEW SPEC SUITE



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FLOOR PLAN

BUILDING SUITE TOTAL SF OFFICE % COMMENTS

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