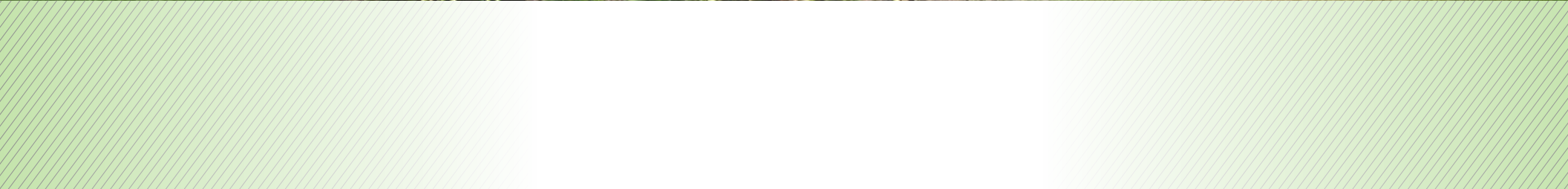


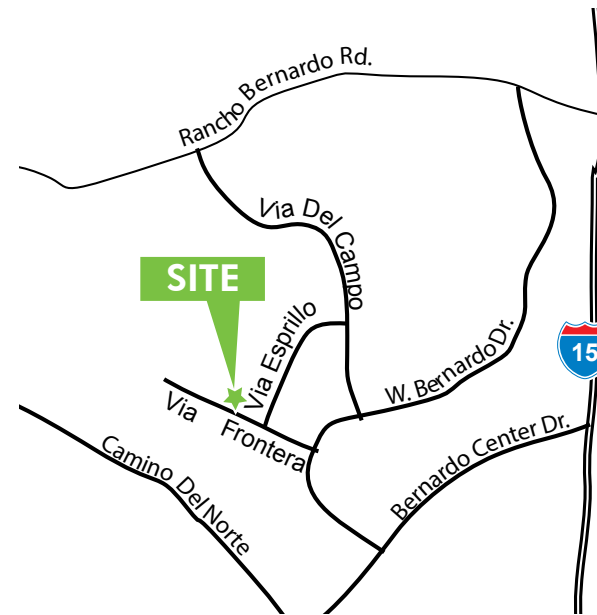
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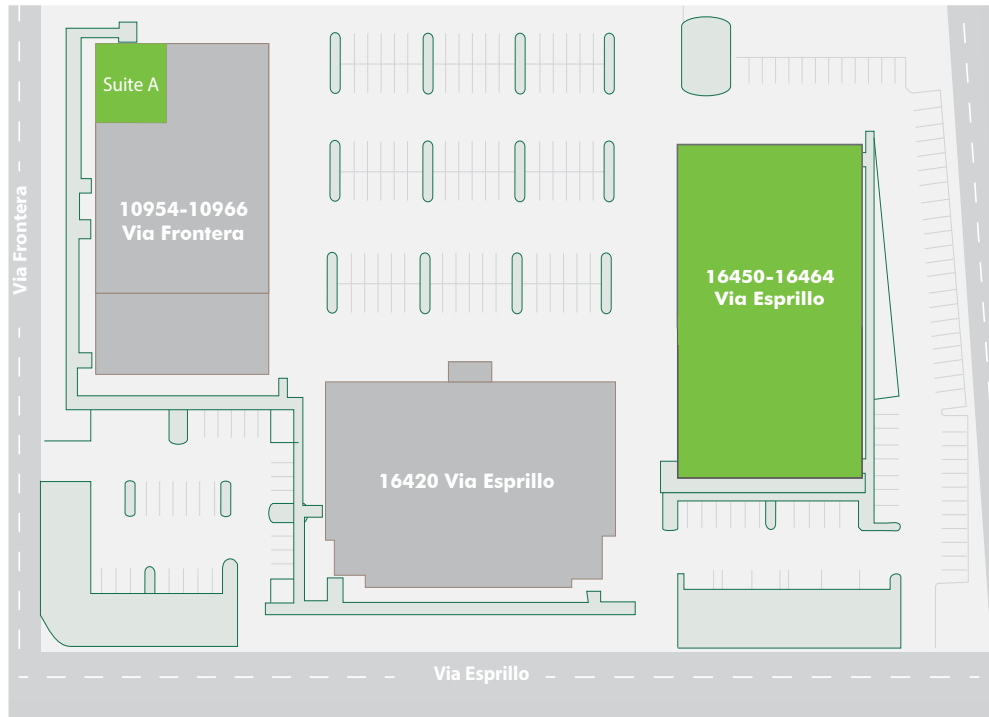
10954-10966 VIA FRONTERA | 16450 - 16464 VIA
ESPRILLO SAN DIEGO, CALIFORNIA 92127



PROJECT FEATURES

-  + Approximately 74,572 SF Business Park
-  + Flex/ R&D / Warehouse spaces
-  + 3.3/1,000 parking ratio (potentially expandable)
-  + Flexibility for a variety of uses
-  + Single story buildings
-  + Fiber optic services potentially available by AT&T
-  + Some suites are fire sprinklered
-  + Street frontage on Via Frontera & Via Esprillo
-  + Strong, private, local ownership
-  + Zoning IP-2-1



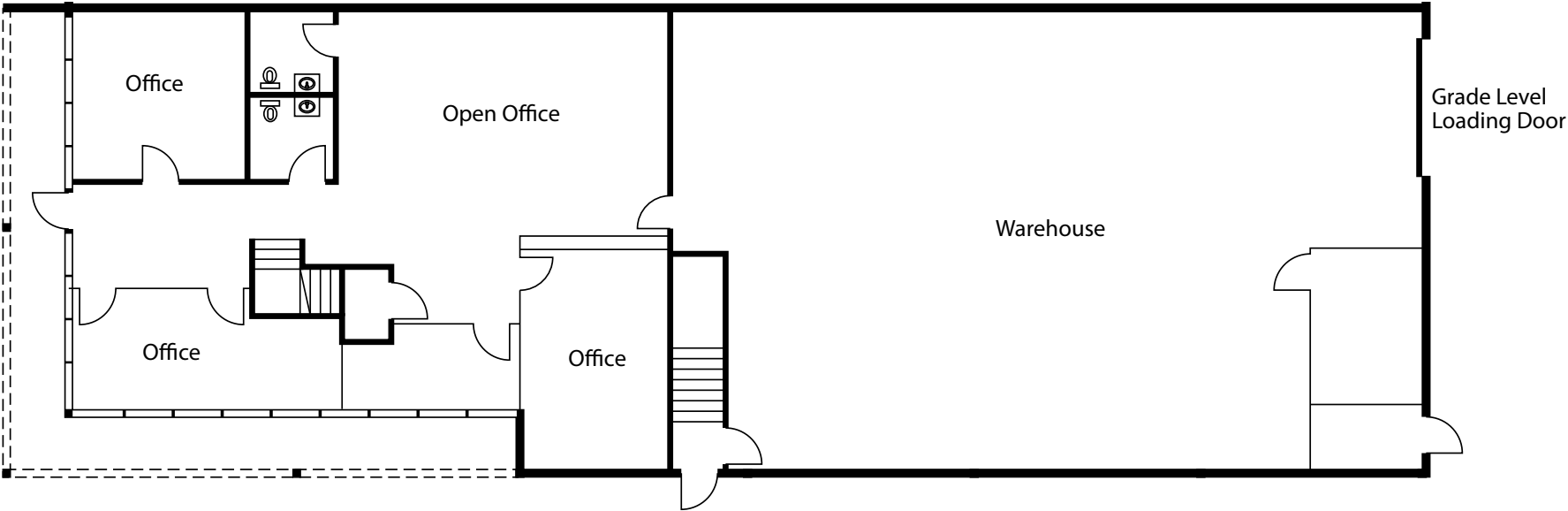


Availability

ADDRESS	SF	RATE	COMMENTS
10966 Via Frontera Suite A	4,221 SF	\$1.25/SF/Mo. Net of Expenses (NNNs ±\$0.33/SF)	End Unit. Approx. 40% Office/ 60% warehouse, (3) private offices, open office area, (2) restrooms, and (1) grade level loading door. Available June 1, 2018.
16450-16464 Via Esprillo	±24,933 SF (Divisible to ±11,045 - ±13,888 SF)		

Existing Floor Plan

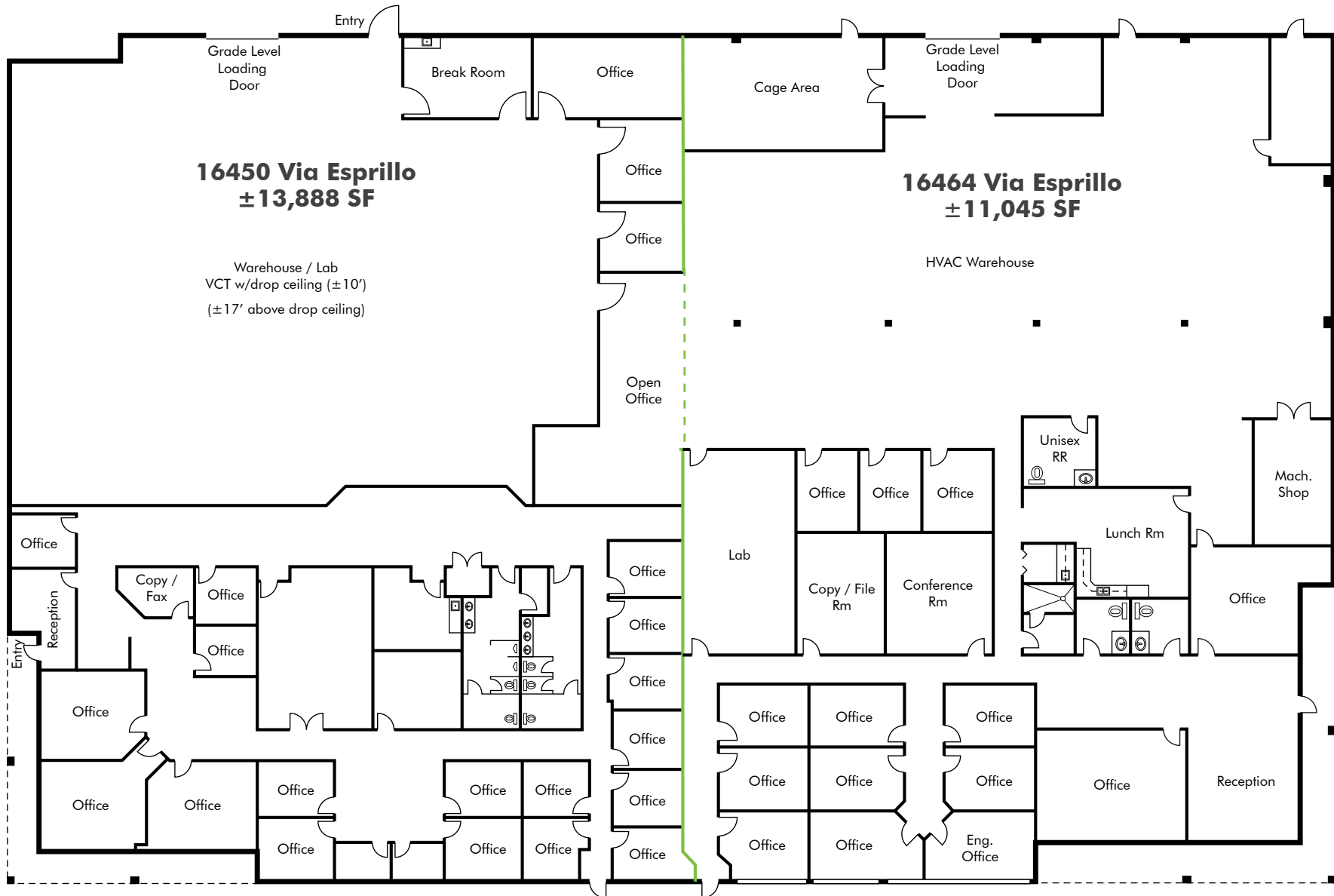
10966 Via Frontera
Suite A
± 4,221 SF



Existing Floor Plan

Entire Building is ±24,933 SF (Divisible to ±11,045 - ±13,888 SF)

16450-16464 Via Esprillo





**16450 - 16464 VIA ESPRILLO
SAN DIEGO, CALIFORNIA 92127**

