

# 18 55

DORNOCH COURT

20k - 25k SF  
Sublease

2-3 Year  
Lease Term!

## ± 20,000 to 25,000 SF For Sublease Functional Warehouse / Distribution Space



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[Click Here For  
Video Tour](#)

# 18 55

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## Building Features

± 20,000 - 25,000 SF For Sublease | Available Now



26' - 28' Clear Height



Major Project & Space  
Renovations in 2021



Additional Trailer Parking



87,460 SF



Access to 2-3 loading doors,  
subject to mutually agreed  
plan



60' x 40'  
Column Spacing



Heavy Power - 2,000 Amps  
277 / 480v, expandable to  
7,775 Amps (to be verified)



Easy Access To  
SR-905 / I-5 / I-805 / SR-11



ESFR Sprinklers



Location In The Foreign  
Trade Zone



2.0 / 1,000 SF Parking Ratio



Fenced Yard, Secure  
Truck Court



Below-Market Asking Rate:  
\$1.15/SF NNN



Lease Expiration Date:  
10/31/2029



Potential For  
C-T PAT Certification



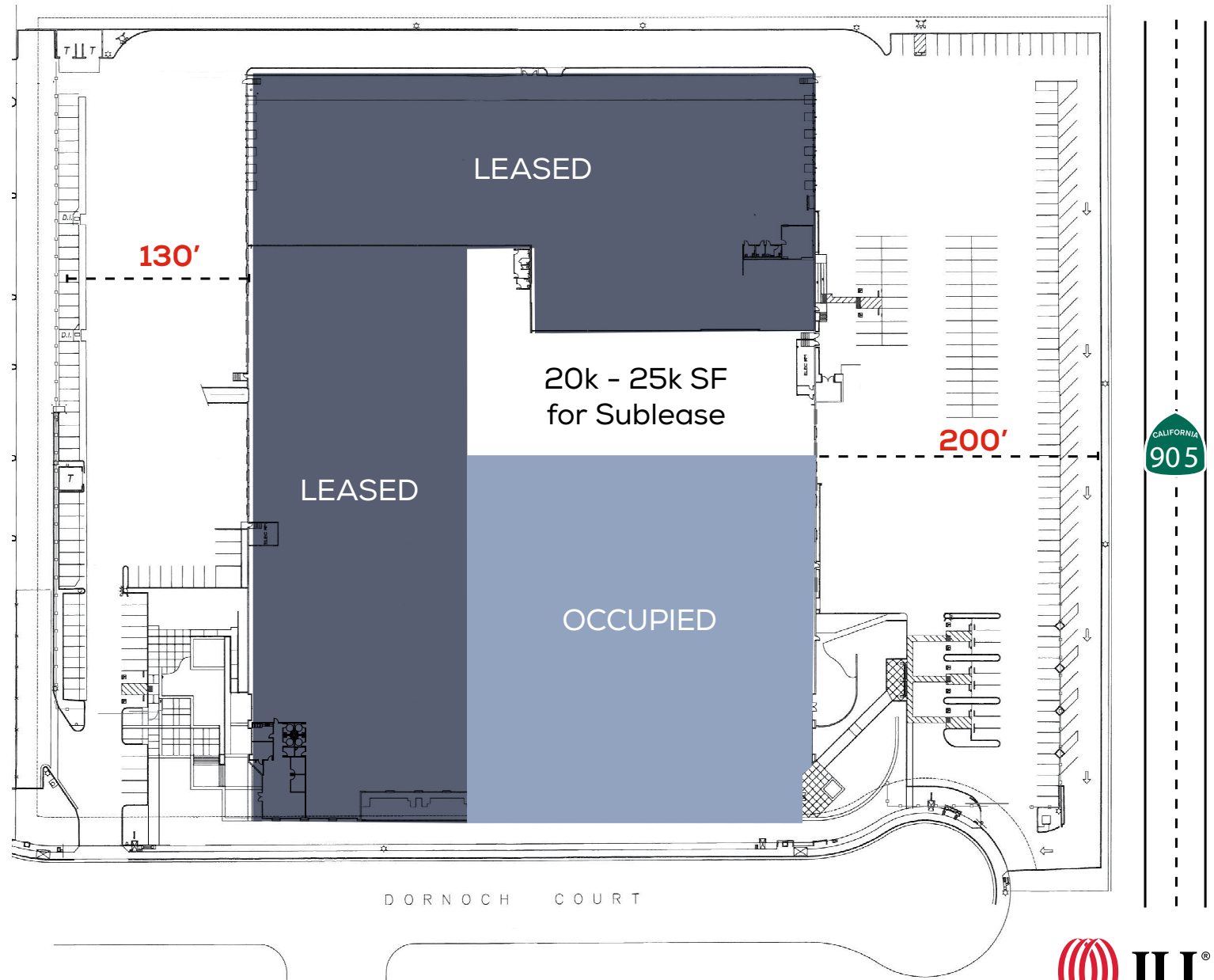
Labor potentially available  
at additional cost



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## Site Plan

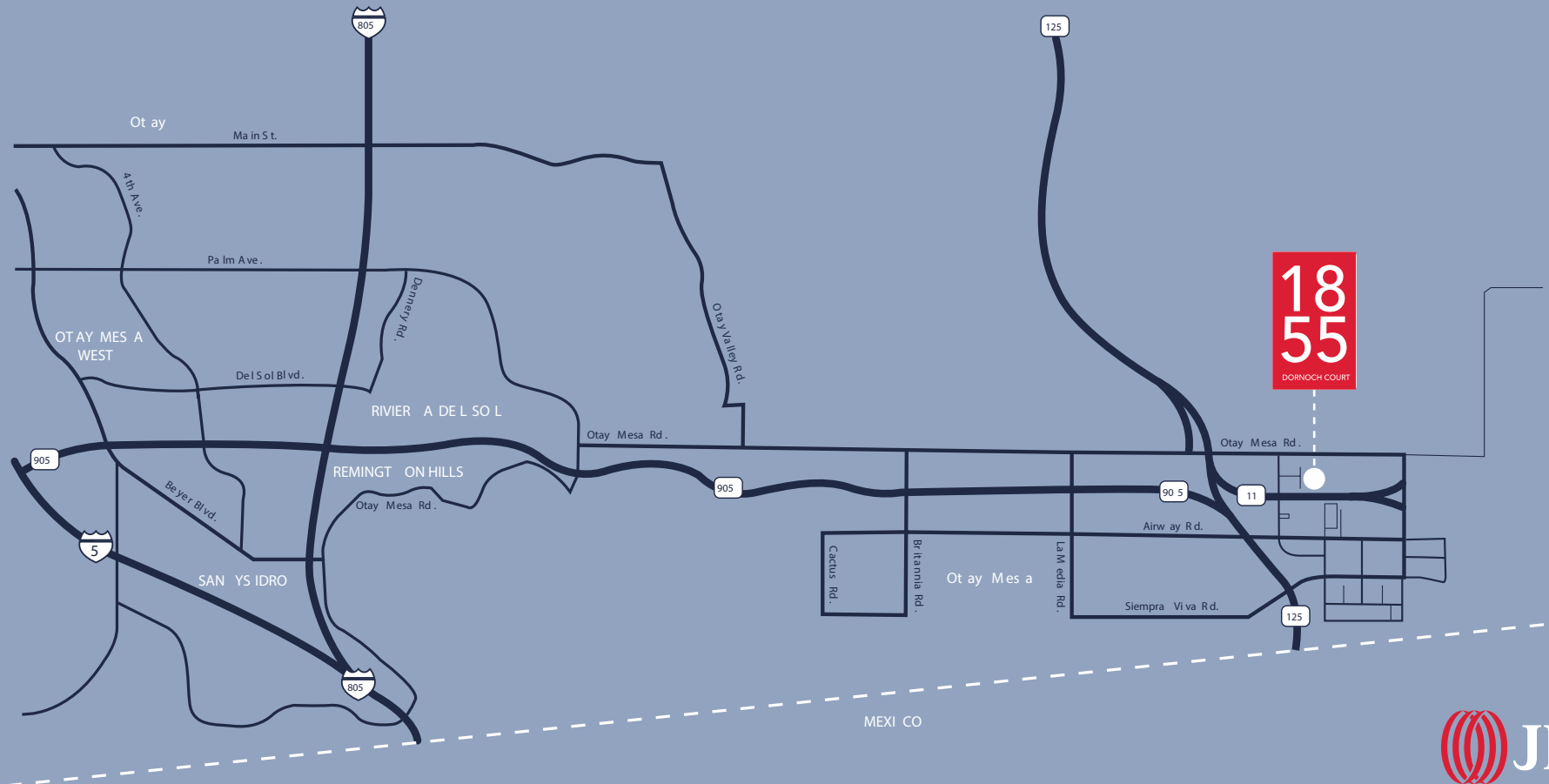


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## Location Features

- Direct freeway access from 3 off-ramps (SR 905 @ La Media, SR905 @ Siempre Viva Road, and SR 11 @ Enrico Fermi)
- Freeway frontage
- Located in the Foreign Trade Zone (FTZ)
- Improved Infrastructure with SR-905, SR-125, and SR-11
- South San Diego County abundant labor supply





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Pacific Ocean

Coronado

San Diego Intl Airport  
Downtown San Diego

BAE SYSTEMS

UTC Aerospace Systems

INTERSTATE  
5

GENERAL DYNAMICS

Solar Turbines  
A Caterpillar Company

BAE SYSTEMS

SPAWAR

INTERSTATE  
805

plantronics

OM  
Owens  
Illinois

GENERAL DYNAMICS

Brown Field  
Airport

Honeywell

Johnson & Johnson

Cross Border  
Terminal

MAD  
ENGINE

Airway Rd

BD

BOSE

ups

WHALEN

CALIFORNIA  
125

CALIFORNIA  
905

METTLER TOLEDO  
BALBOA  
Water Group

Otay Mesa Rd

CALIFORNIA  
905

Panasonic

CALIFORNIA  
11

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JLL®

Future  
Amazon

FedEx

SHARP

FedEx

MAD  
ENGINE

IRON MOUNTAIN

GENERAL DYNAMICS

TJ Intl  
Airport

Otay Mesa  
Port of Entry

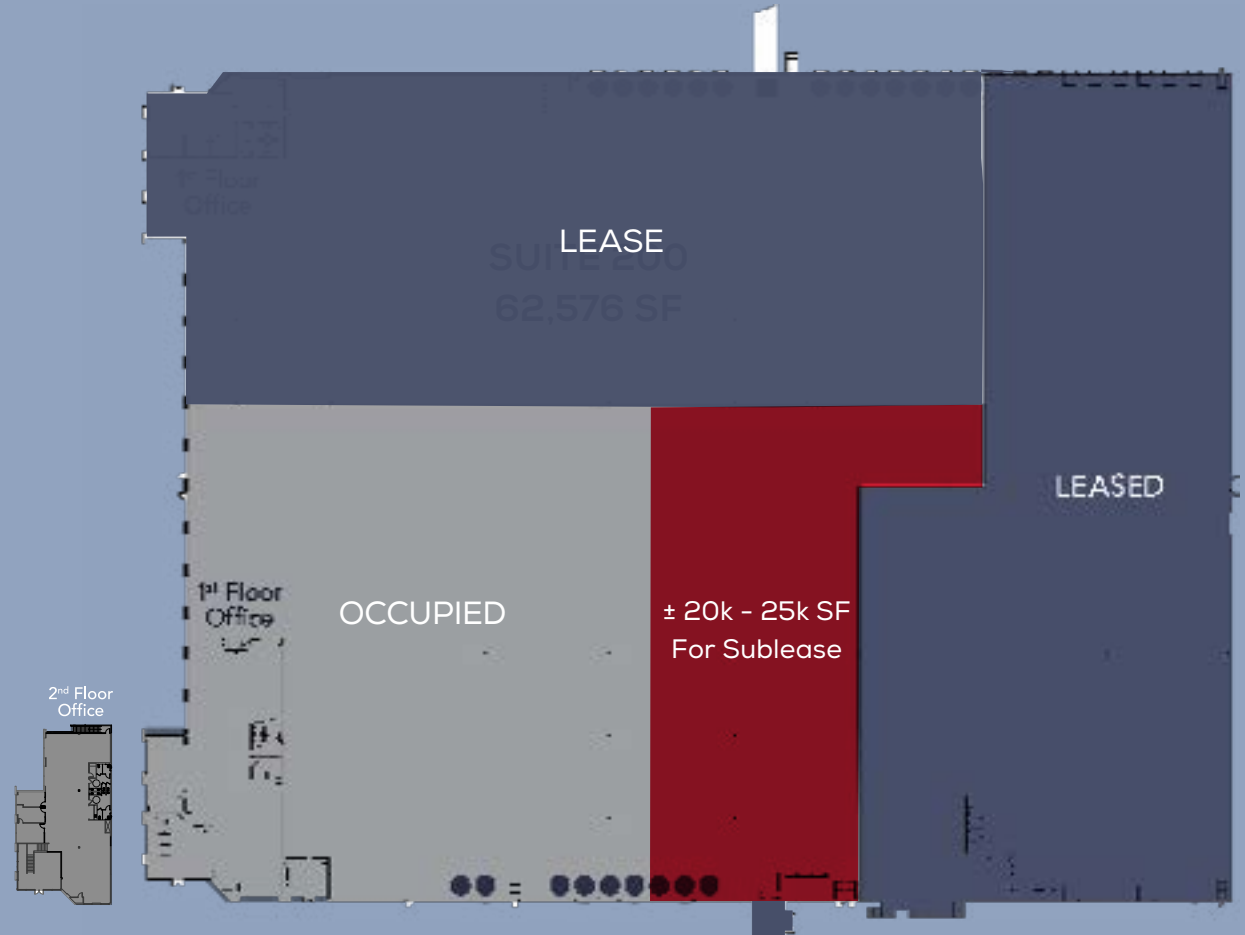
International Border

International Border

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|              |                |
|--------------|----------------|
| Total size   | ± 20k - 25k SF |
| Dock doors   | 2-3            |
| Clear Height | 26' - 28'      |
| Sprinklers   | ESFR           |



Dock high doors





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26' - 28' Clear Height



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Newly Renovated Office





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