

**NEW RENOVATIONS COMPLETE  
FLEXIBLE BUILDING DESIGN**

Can accommodate Distribution,  
Manufacturing, and R&D uses



9151 REHCO ROAD



FOR LEASE | 68,999 SF AVAILABLE  
DIVISIBLE TO 24,062 SF - 44,937 SF  
FREESTANDING INDUSTRIAL/R&D BUILDING  
PRIME, CENTRAL SAN DIEGO LOCATION





# 9151 REHCO ROAD

RARE, FREESTANDING INDUSTRIAL/R&D BUILDING  
IN PRIME CLASS-A CENTRAL SAN DIEGO LOCATION

---

JLL and Colliers are pleased to present 9151 Rehco Road—a contemporary, newly renovated distribution, manufacturing, and R&D facility, offering a total of 68,999 SF that is divisible to 24,000 SF - 44,937 SF spaces of immediate leasing availability.

**Contact Brokers for Lease Rate**

68,999 SF Available  
Divisible: 24,062 SF - 44,937 SF



Newly Renovated  
As of September 2023



8 Dock-High Doors  
3 Grade-Level Doors (2 Oversized)



±22'-24'  
Warehouse Clear Height



Fenced Yard  
Potential



New Roof &  
Skylights in 2023



Lot Size:  
4.72 Acres



Natural  
Gas



2 Separate Electric Meters  
2,000 AMPS (208V) & 2,500 AMPS (480V)  
3-Phase Power (*to be verified*)



IL-2-1  
City of San Diego  
Industrial Zoning



Fully  
Sprinklered



Superior Class A  
Location



Central San Diego Location  
Miramar/Sorrento Mesa



Easy Access to I-805 Freeway  
Via Camino Santa Fe



Available Immediately  
*Contact Broker for Lease Rate*



## PROPERTY FEATURES AND LOCATION

### Miramar/Sorrento Mesa: Hub for Market-Leading Industrial and Life Science Giants

Discover this exceptional opportunity at 9151 Rehco Road. Situated in the thriving Miramar/Sorrento Mesa area and surrounded by trailblazing companies in industrial and life sciences, this property is a prized asset in a perfect location. Its proximity to industry leaders and central position makes it an ideal choice for those seeking a strategic business location.

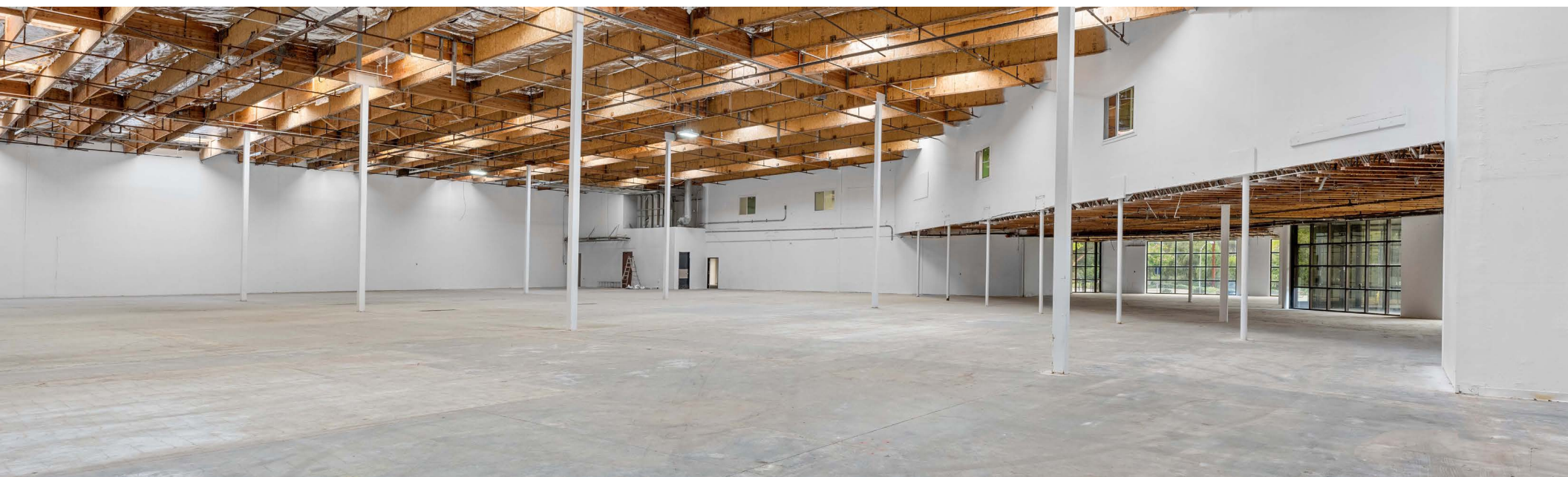
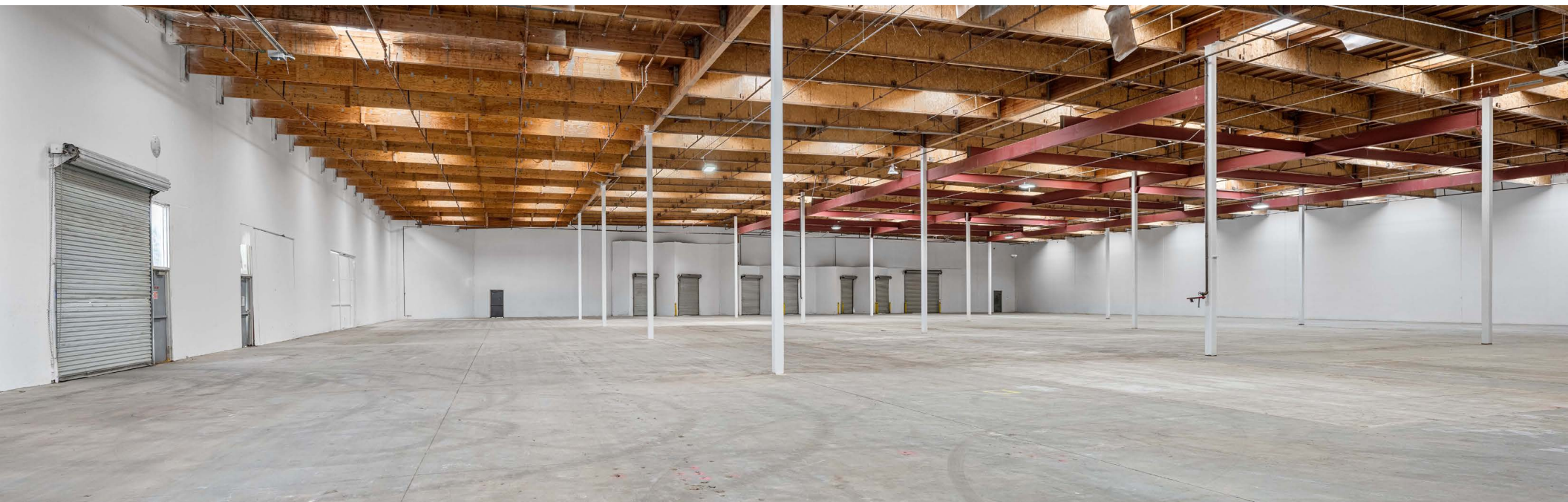










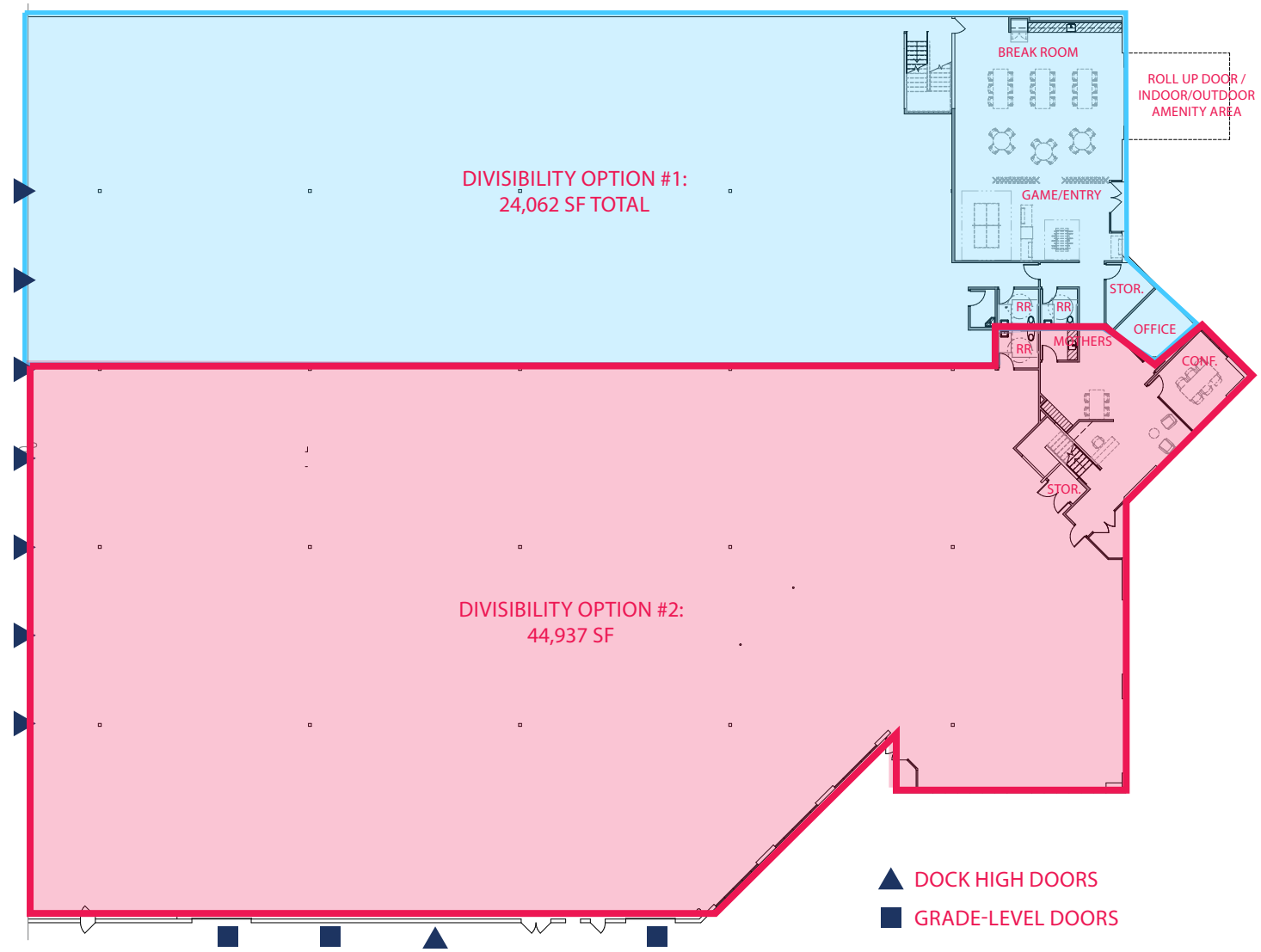


# WAREHOUSE FLOORPLAN

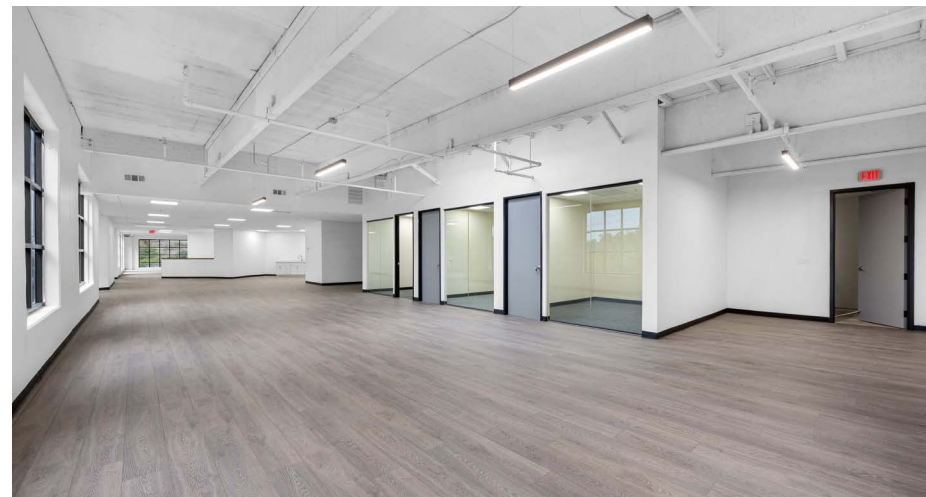
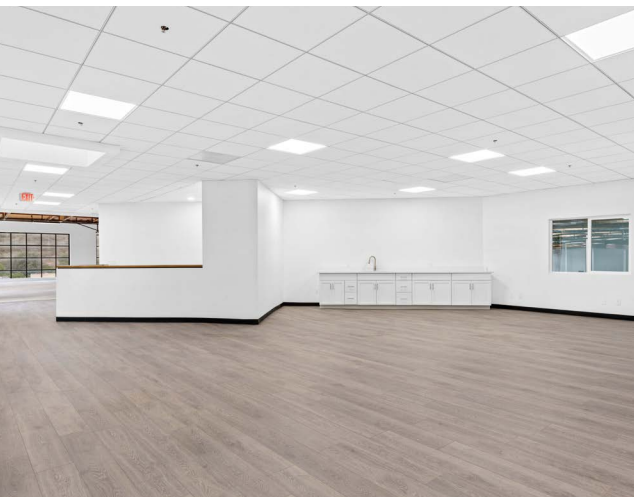
68,999 SF  
FREESTANDING BLDG  
(ABILITY TO FENCE/SECURE SITE)

8 DOCK-HIGH DOORS  
3 GRADE-LEVEL DOORS  
(2 OVERSIZED)

±22'-24' WAREHOUSE  
CLEAR HEIGHT







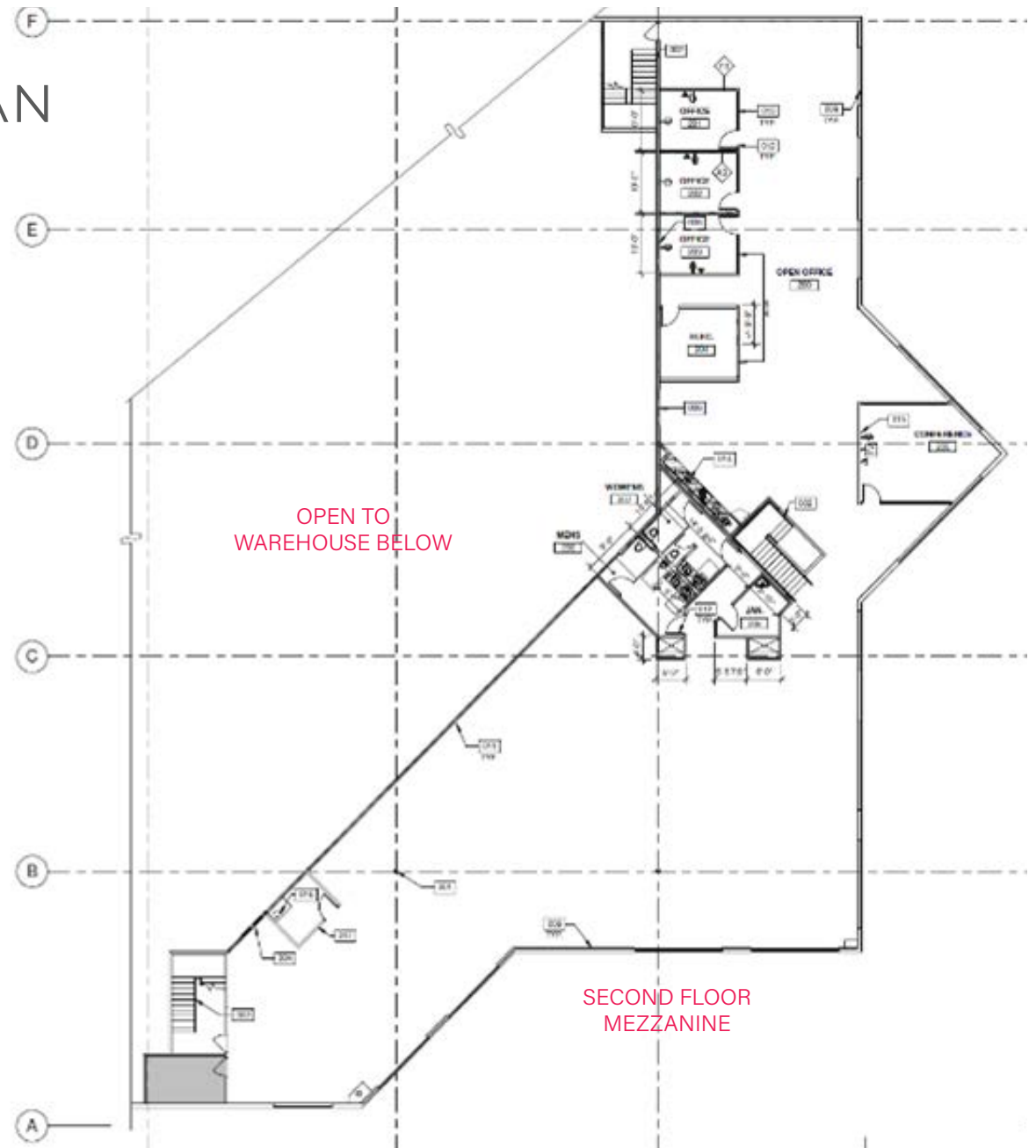


# MEZZANINE FLOORPLAN

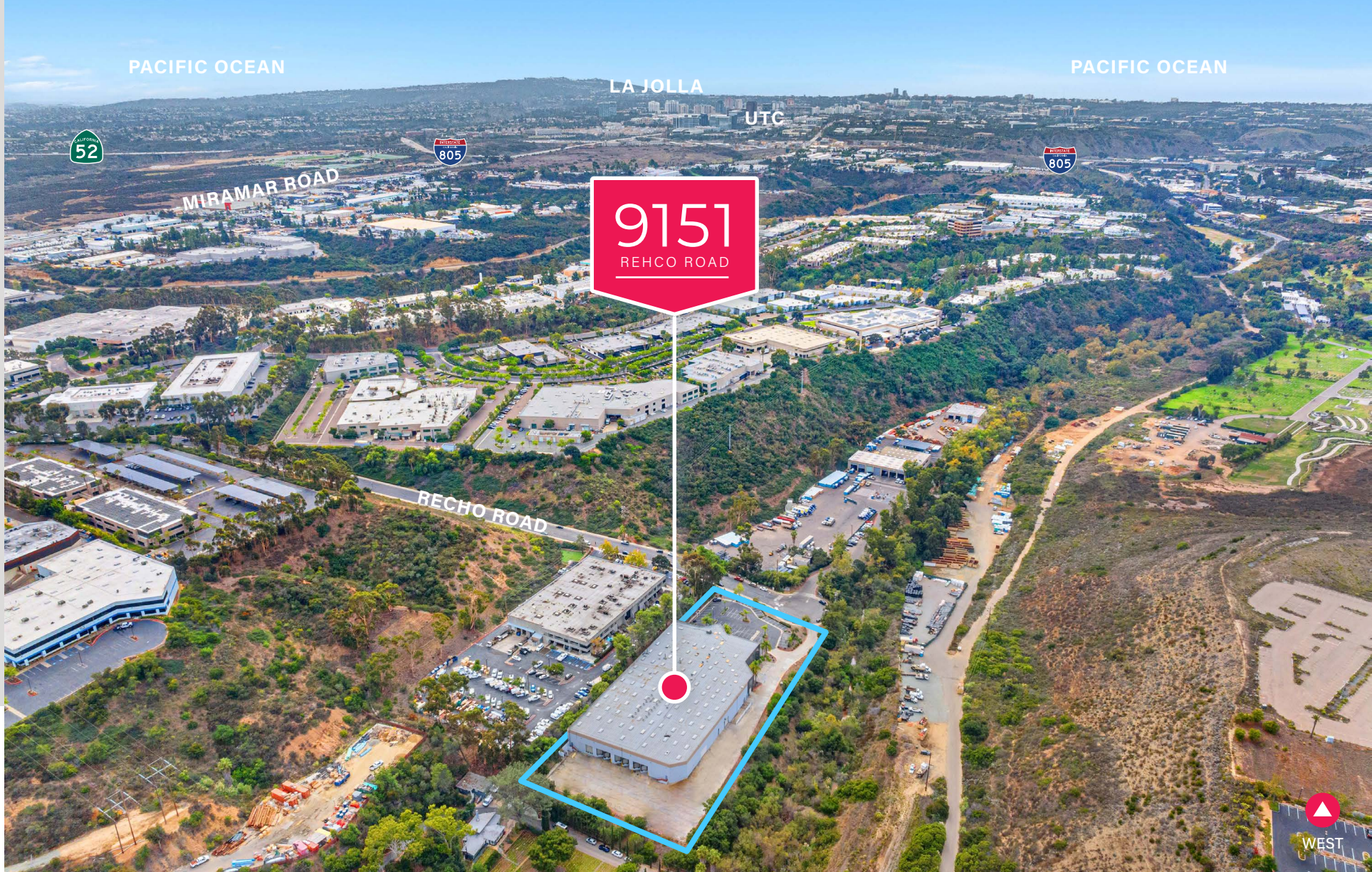
COMPLETELY  
RENOVATED (2023)

FUNCTIONAL  
OFFICE SPACE

±X SF  
OFFICE SPACE





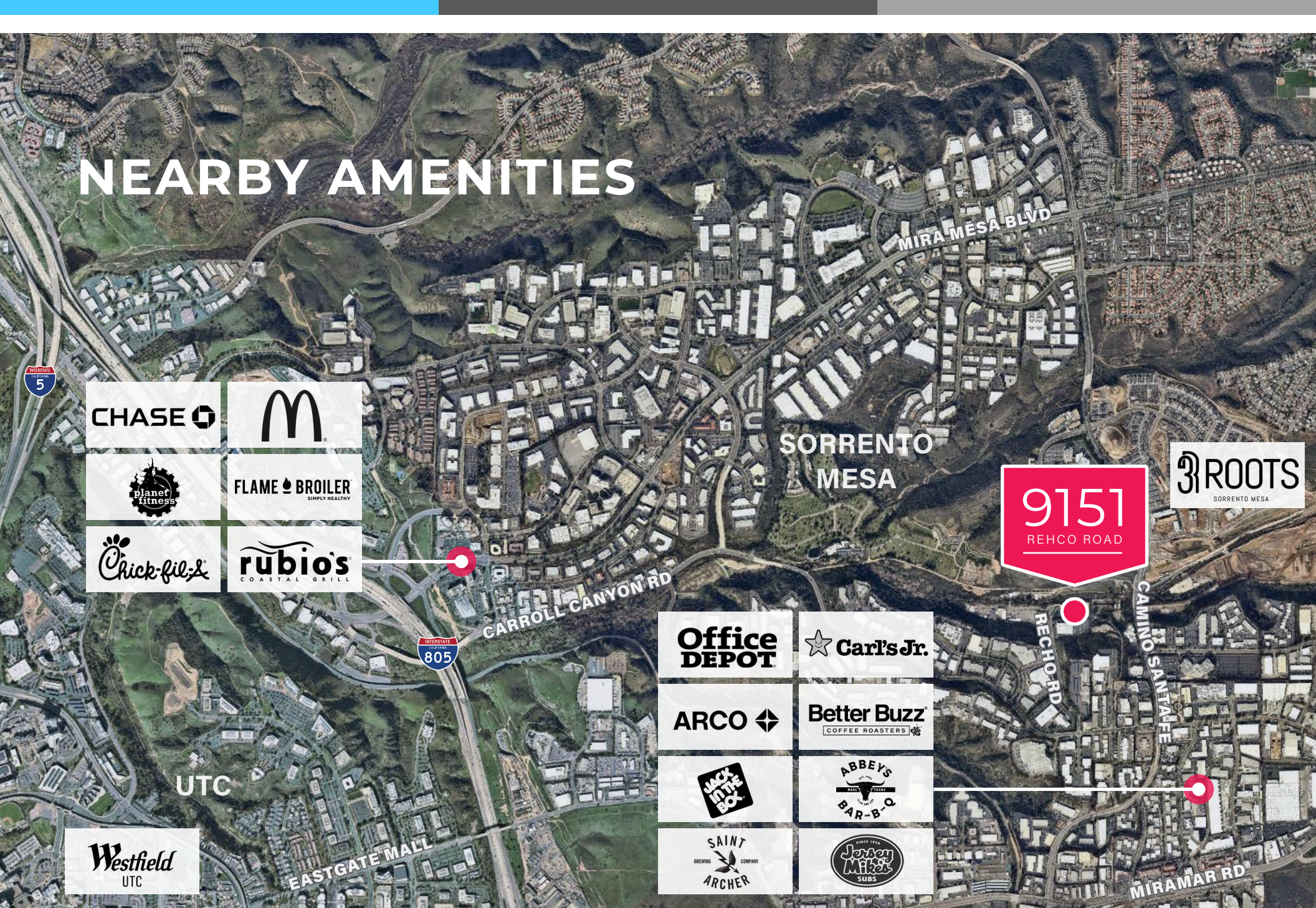








# NEARBY AMENITIES



CHASE



FLAME BROILER  
SIMPLY HEALTHY



RUBIO'S  
COASTAL GRILL

SORRENTO  
MESA

9151  
REHCO ROAD

3ROOTS

SORRENTO MESA

Office  
DEPOT

★ Carl's Jr.

ARCO

Better Buzz  
COFFEE ROASTERS



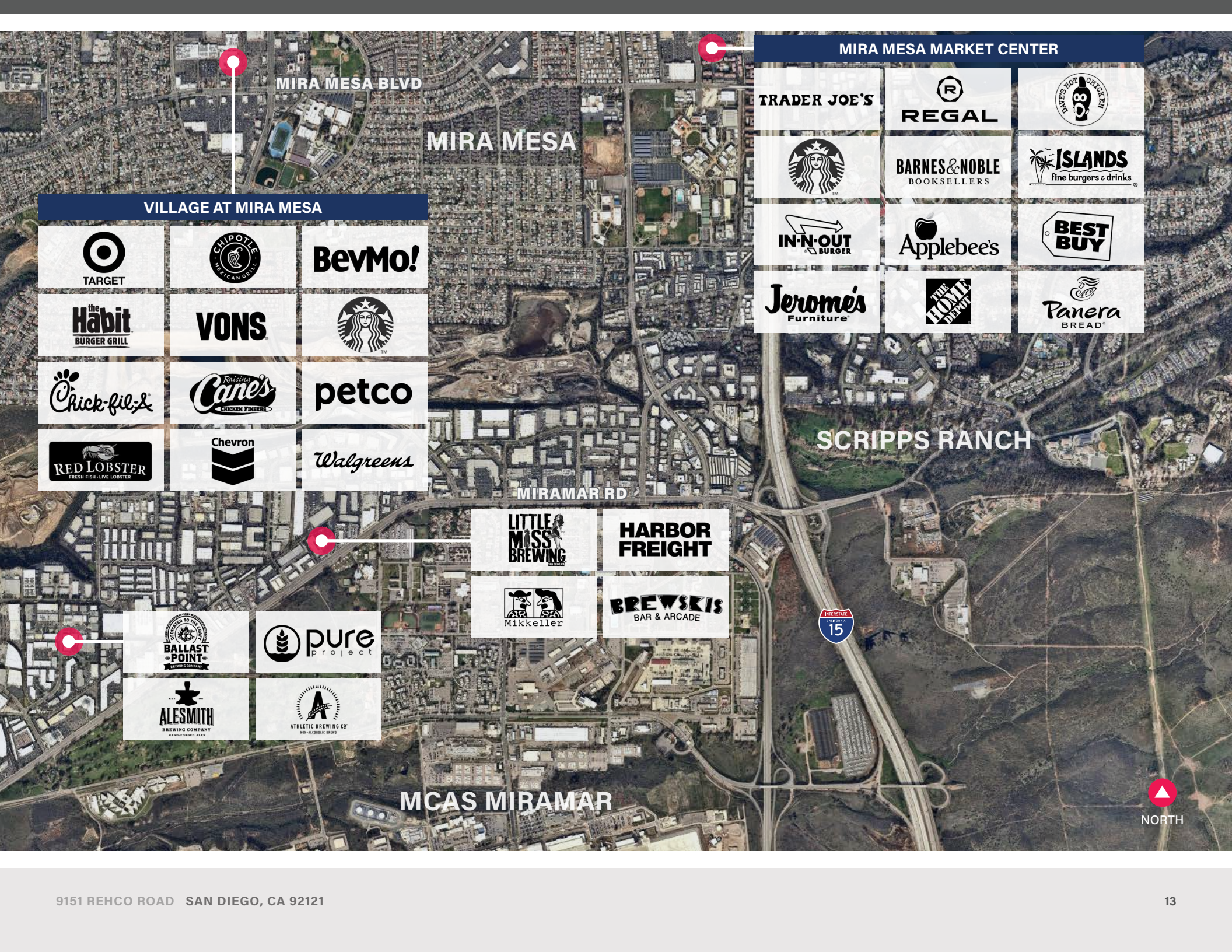
Westfield  
UTC

EASTGATE MALL

UTC

MIRAMAR RD





MIRA MESA BLVD

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



TARGET



BevMo!



the Habit  
BURGER GRILL

VONS



petco



RED LOBSTER  
FRESH FISH • LIVE LOBSTER



Walgreens

TRADER JOE'S



REGAL



BARNES & NOBLE  
BOOKSELLERS



SCRIPPS RANCH

MIRAMAR RD



HARBOR  
FREIGHT



BREWSKIS  
BAR & ARCADE

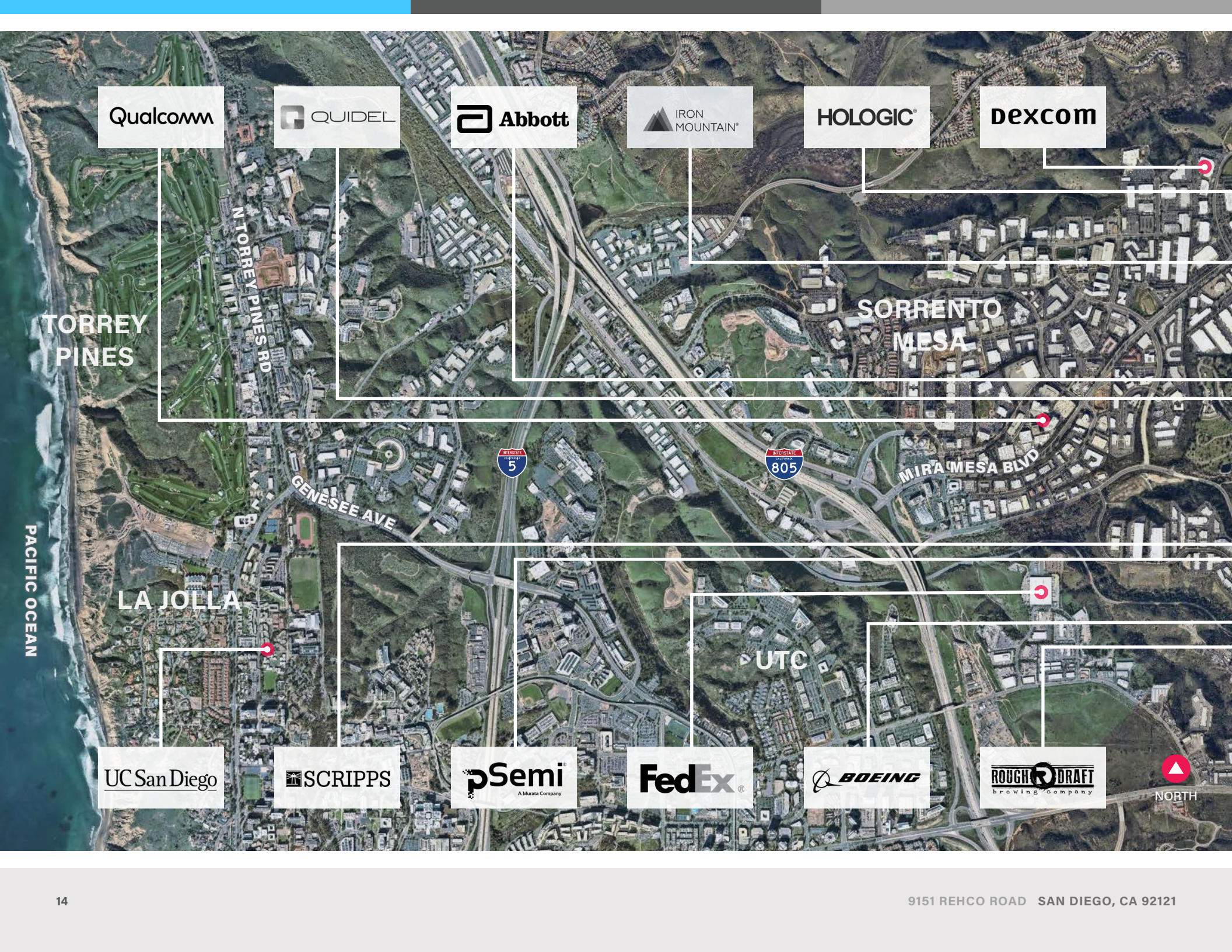


MCAS MIRAMAR



NORTH





Qualcomm

QUIDEL

Abbott

IRON MOUNTAIN®

HOLOGIC®

Dexcom

TORREY PINES

SORRENTO MESA

PACIFIC OCEAN

LA JOLLA

UC San Diego

SCRIPPS

pSemi  
A Murata Company

FedEx®

BOEING

ROUGH DRAFT  
brewing company

NORTH







This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.



# 9151 REHCO ROAD | FOR LEASE

JOE ANDERSON  
Senior Managing Director  
+1 858 410 6360  
[joe.anderson@jll.com](mailto:joe.anderson@jll.com)  
Lic. #01509782

GREG MOORE  
Vice President  
+1 916 494 8081  
[greg.moore@jll.com](mailto:greg.moore@jll.com)  
Lic. #02068852

EVAN MCDONALD, SIOR  
Executive Vice President  
+1 858 677 5339  
[evan.mcdonald@colliers.com](mailto:evan.mcdonald@colliers.com)  
Lic. # 01813359

