



**SCRIPPS
TECH** | **LOT 3**



Murphy
Development Company



± 60k - 90k SF
Industrial/Flex Space Available

Property Overview



Efficient Design

Scripps Tech | Lot 3 will offer a flexible design that can be customized to suit a multitude of tenant-specific needs. Whether the need is extensive manufacturing space, state-of-the-art research and development labs, or a sophisticated engineering environment, Scripps Tech | Lot 3 can accommodate the requirement.



State-of-the-Art Development

Murphy Development Company builds state-of-the-art buildings with Class A corporate image. Since its establishment in 1984, the company has master planned and developed more than 10,000,000 square feet of projects throughout San Diego County.



Prime Location

Scripps Ranch is a strategic central location, accessible to a wide range of employees, commuting from anywhere in San Diego County. Less than one mile from the I-15 freeway in the geographic center of San Diego, the campus is surrounded by a rich amenity base.



Amenities

Discover a unique work experience with inviting outdoor seating areas. Embrace fresh air and natural surroundings while brainstorming ideas or conducting meetings, fostering creativity and collaboration with direct access to Evan's Pond.



Evans Pond

▲ Grade level door

Site Plan without docks



Proposed Building
86,000 SF

Entry

Entry

Entry

Outdoor
amenity
area

Retaining wall

Retaining wall

Biobasin

Meanley Drive

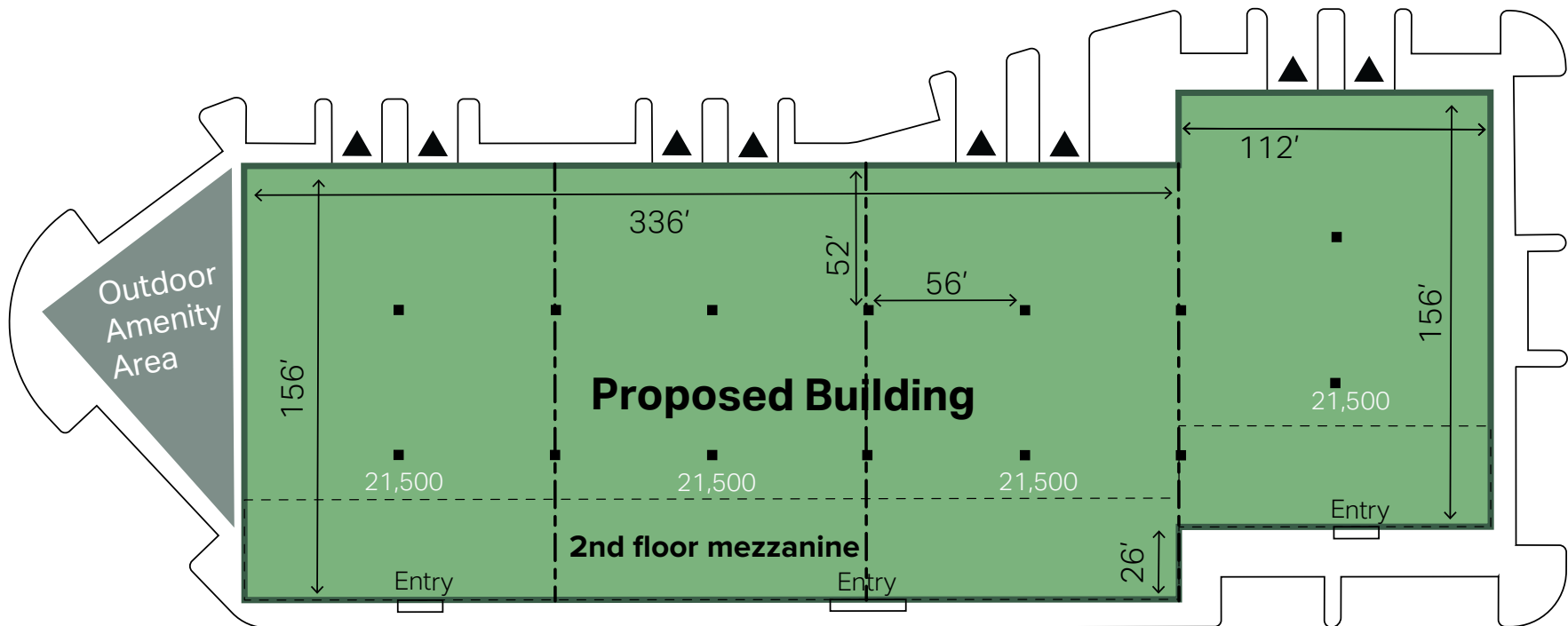
Floor plan without docks

86,000 SF

First Floor: 69,888 SF
Mezzanine: 16,112 SF
Total Building: 86,000 SF
Divisible to: 21,500 SF
Clear Height: 32'

Power: ±4,000 AMPS
Grade Level Doors: 8
Sprinklers: ESFR
Column Spacing: 52' X 56'
Parking: 2.60/1000

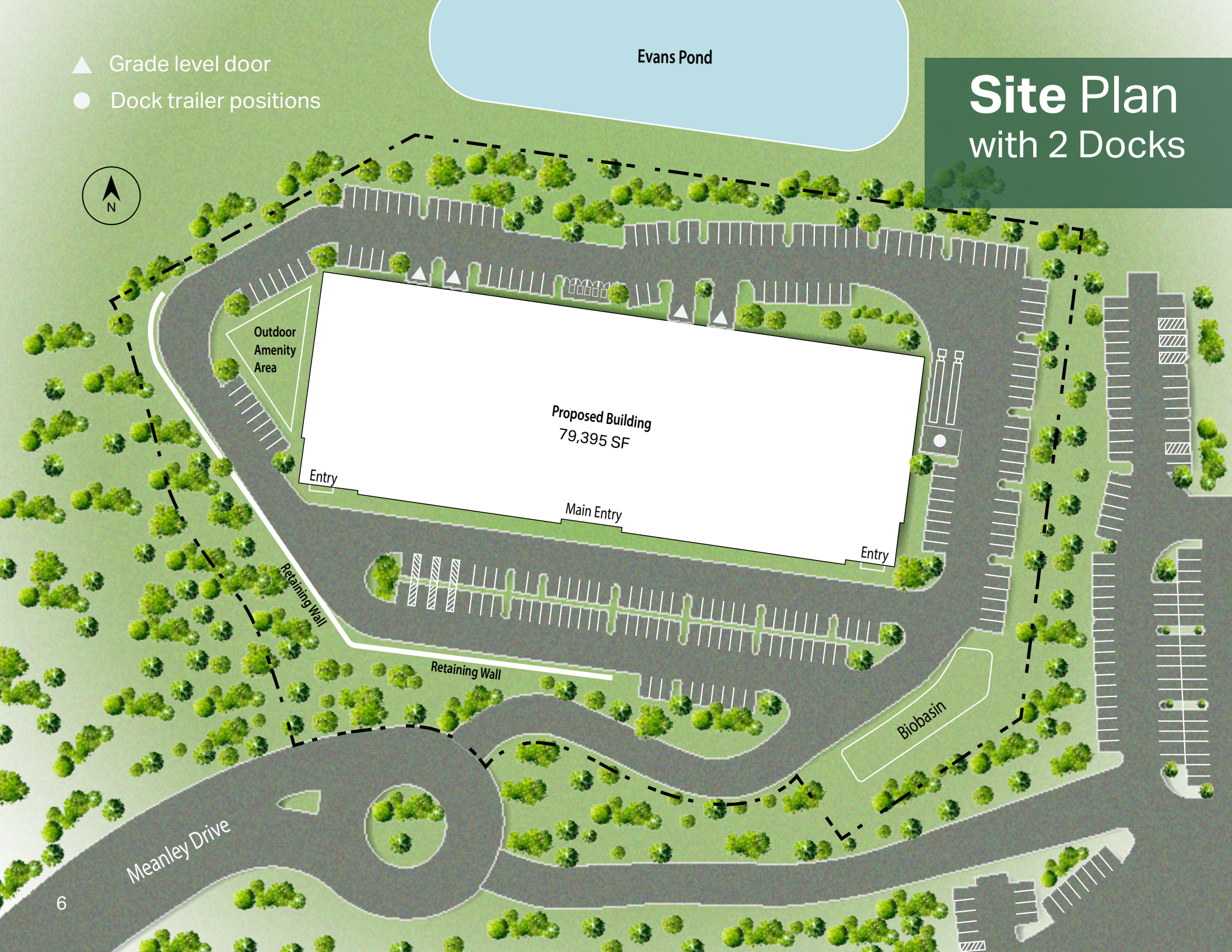
▲ Grade level door



Evans Pond

Site Plan with 2 Docks

- ▲ Grade level door
- Dock trailer positions



Proposed Building
79,395 SF

Entry

Main Entry

Entry

Retaining Wall

Retaining Wall

Biobasin

Meanley Drive

Floor Plan With 2 Docks

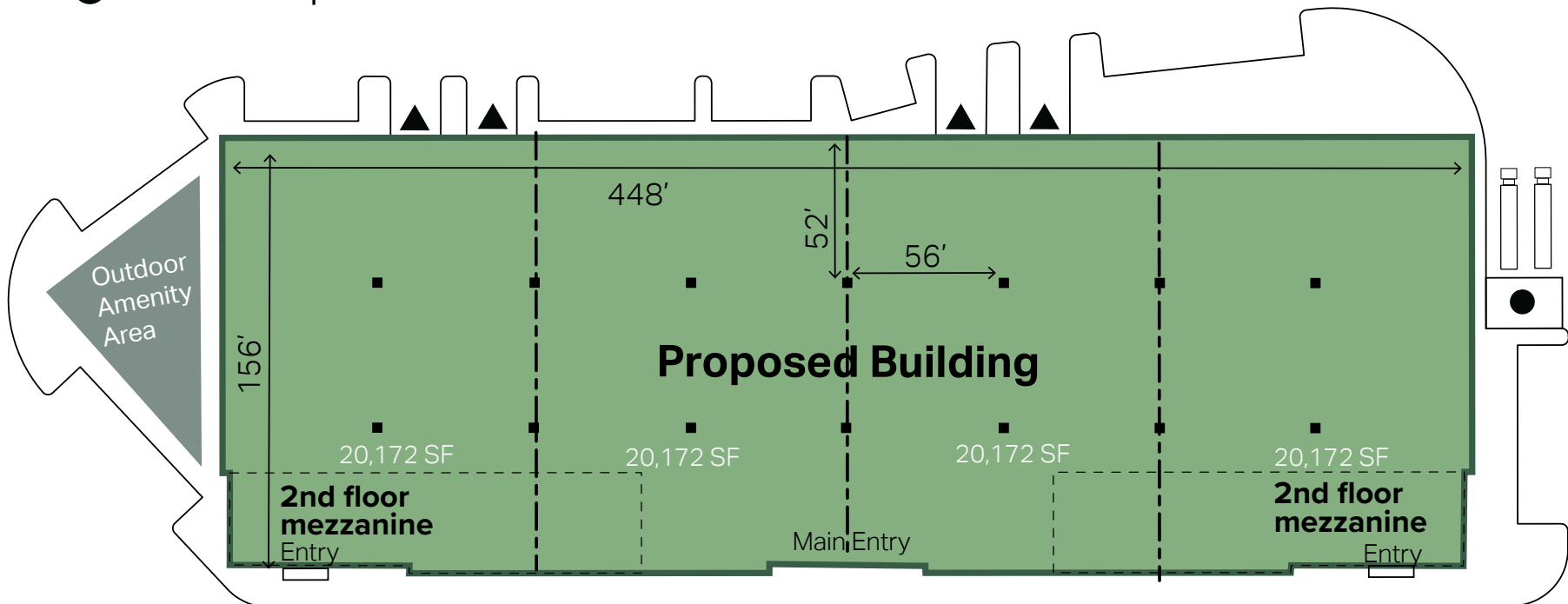
79,395 SF

First Floor: 69,125 SF
Mezzanine: 10,270 SF
Total Building: 79,395 SF
Divisible to: 19,849 SF
Clear Height: 32'
Power: ±4,000 AMPS

Grade Level Doors: 4
Dock High Trailer Positions: 2
 (shared if multi-tenant)
Sprinklers: ESFR
Column Spacing: 52' X 56'
Parking: 2.59/1000

▲ Grade level door

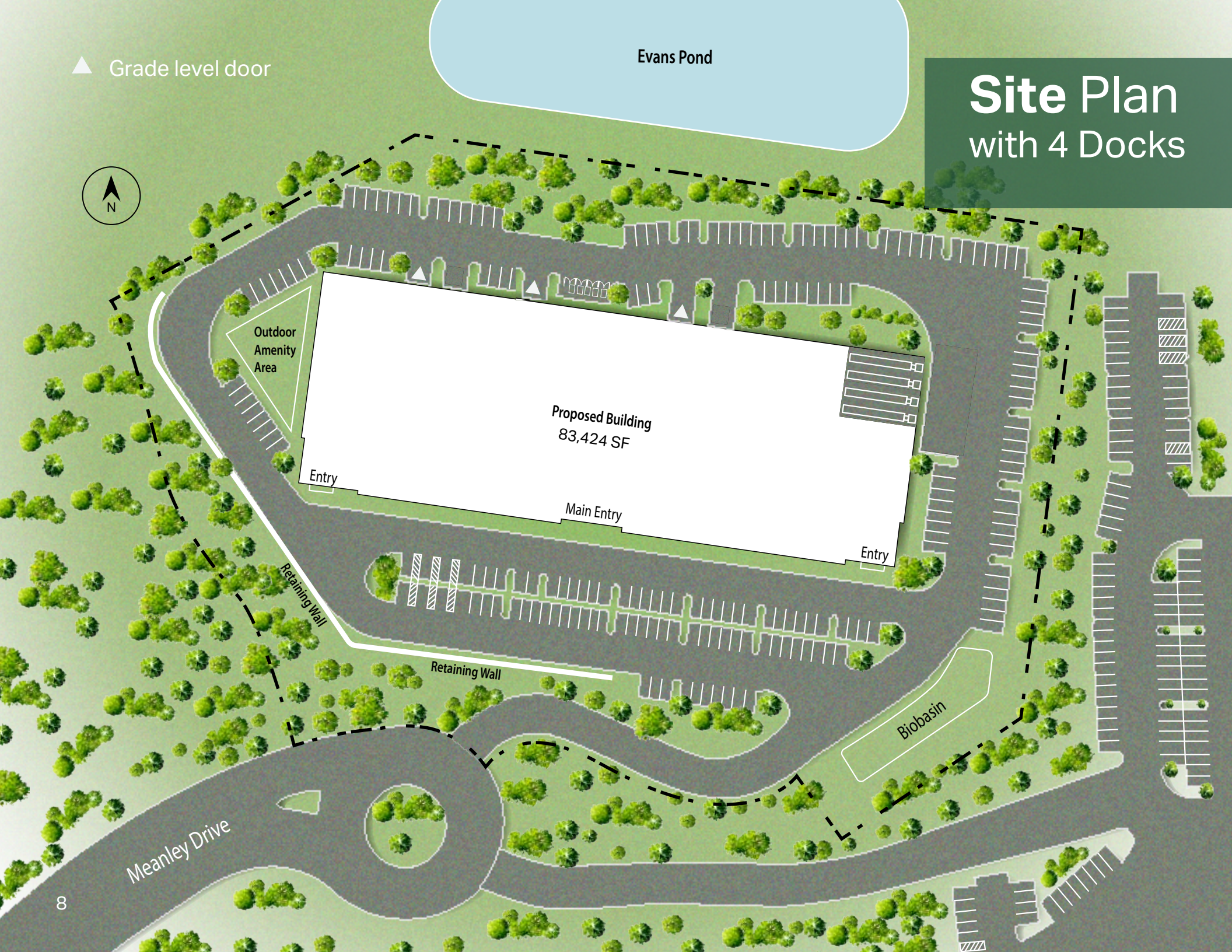
● Dock trailer positions



Evans Pond

Site Plan with 4 Docks

▲ Grade level door



Outdoor
Amenity
Area

Proposed Building
83,424 SF

Entry

Main Entry

Entry

Retaining Wall

Retaining Wall

Biobasin

Meanley Drive

8

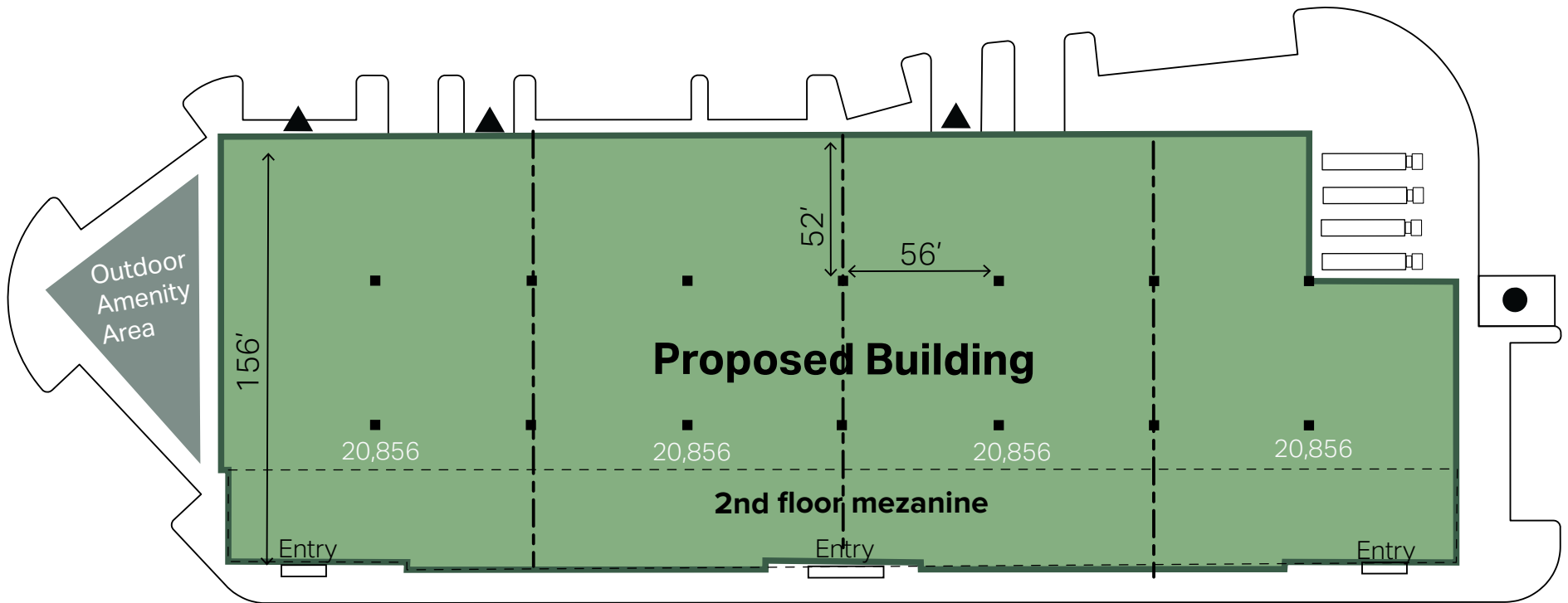
Floor Plan With 4 Docks

83,424 SF

First Floor: 66,213 SF
Mezzanine: 17,211 SF
Total Building: 83,424 SF
Divisible to: 20,856 SF
Clear Height: 32'
Power: ±4,000 AMPS

Grade Level Doors: 3
Dock High Trailer Positions: 4
 (shared if multi-tenant)
Sprinklers: ESFR
Column Spacing: 52' X 56'
Parking: 2.59/1000

▲ Grade level door





Mira Mesa Market Center
±500,000 SF



Lake Miramar

Evans Pond



SCRIPPS
TECH | LOT 3



Retail
Aerial



PROGRESSIVE

KRATOS
DEFENSE & SECURITY SOLUTIONS

 **SCRIPPS
TECH** | LOT 3



 **MISSION**
FEDERAL CREDIT UNION

 **TELEDYNE
TECHNOLOGIES**
INCORPORATED

 **arrowhead**
pharmaceuticals

**NAVY
FEDERAL**
Credit Union

werfen

WD-40
COMPANY

**Corporate
Neighbors**

Minutes from Anywhere



**SCRIPPS
TECH | LOT 3**



San Diego
International Airport

Construction Timeline



DAY 1
Site work begins



DAY 120
Walls tilted



DAY 180
Roof on



DAY 270
Base building



Joe Anderson

RE Lic. #01509782

+1 858 410 6360

joe.anderson@jll.com

Andy Irwin

RE Lic. #01302674

+1 858 410 6376

andy.irwin@jll.com

Tim Olson

RE Lic #01364117

+1 858 410 1253

tim.olson@jll.com

Greg Moore

RE Lic #02068852

+1 858 410 6367

greg.moore@jll.com

Murphy
Development Company



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.