

6650

NANCY RIDGE DRIVE

SAN DIEGO, CA 92121

AVAILABLE FOR LEASE

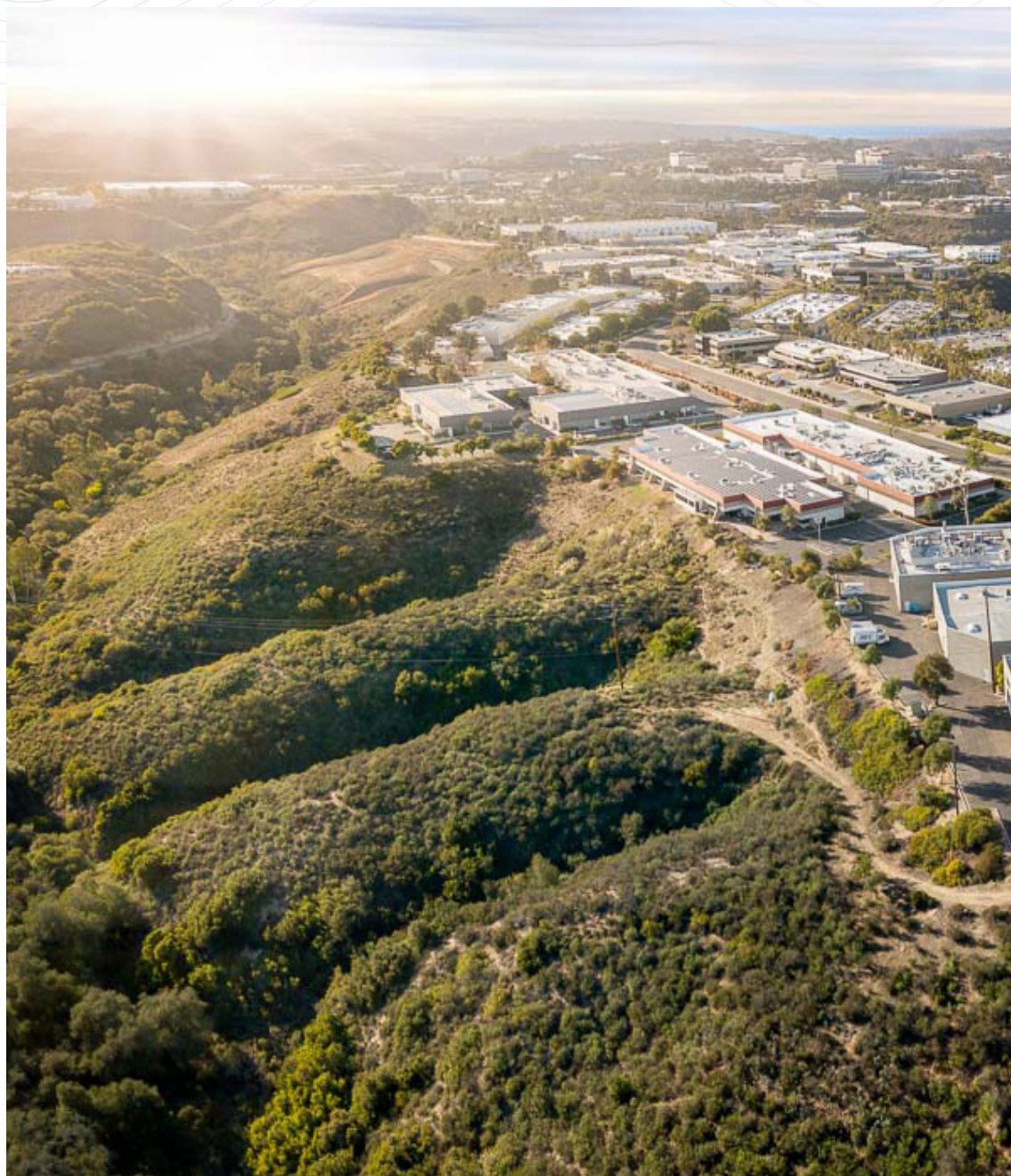
24,200 SF



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

PROPERTY OVERVIEW

Address	6650 Nancy Ridge Drive San Diego, CA 92121
Available	July 2026
Submarket	Sorrento Mesa
SF	24,200 SF
Zoning	IL-2-1 (Light Industrial)
Acres	1.41
Floors	Level 1 - 17,694 SF Mezzanine - 6,357 SF Mechanical - 149 SF
Year Built	1998
Utilities	Water & Sewer: City of San Diego Gas & Electric: SDG&E
Space Breakdown	40% Office/Mezzanine: 9,680 SF 60% Lab: <u>14,520 SF</u> Total 24,200 SF
Parking	68 spaces / 2.81 per 1,000 SF NRA
Power	1200A 277/480V
Loading	Grade (double door)





17,694 SF | Lab & Office
149 SF | Mechanical

First Floor | Floor Plan

BUILDING FEATURES

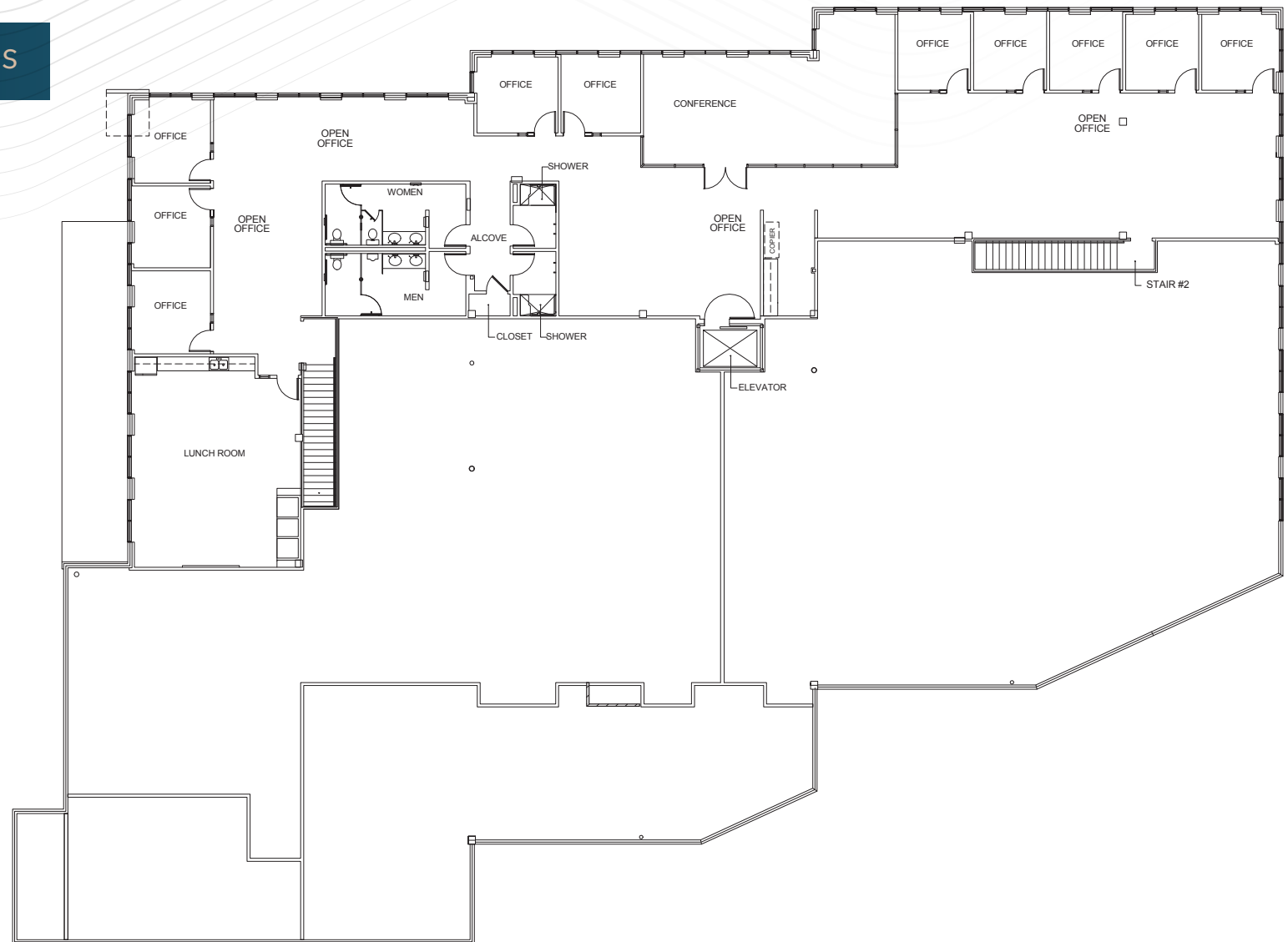
- 17,694 SF
- Available July 2026
- Lobby & Reception Area
- Conference Room
- 2 Private Offices
- Open Office Area
- Break Room
- Lab Areas
- Multiple Cold Storage Rooms
- Freezer Room
- Microscopy & MicroForm Rooms
- Glass wash & Laundry
- Dedicated Storage & Supply Rooms
- Server Room & Mechanical Room
- 2 Double Door Loading Areas
- Restrooms



Second Floor | Floor Plan

BUILDING FEATURES

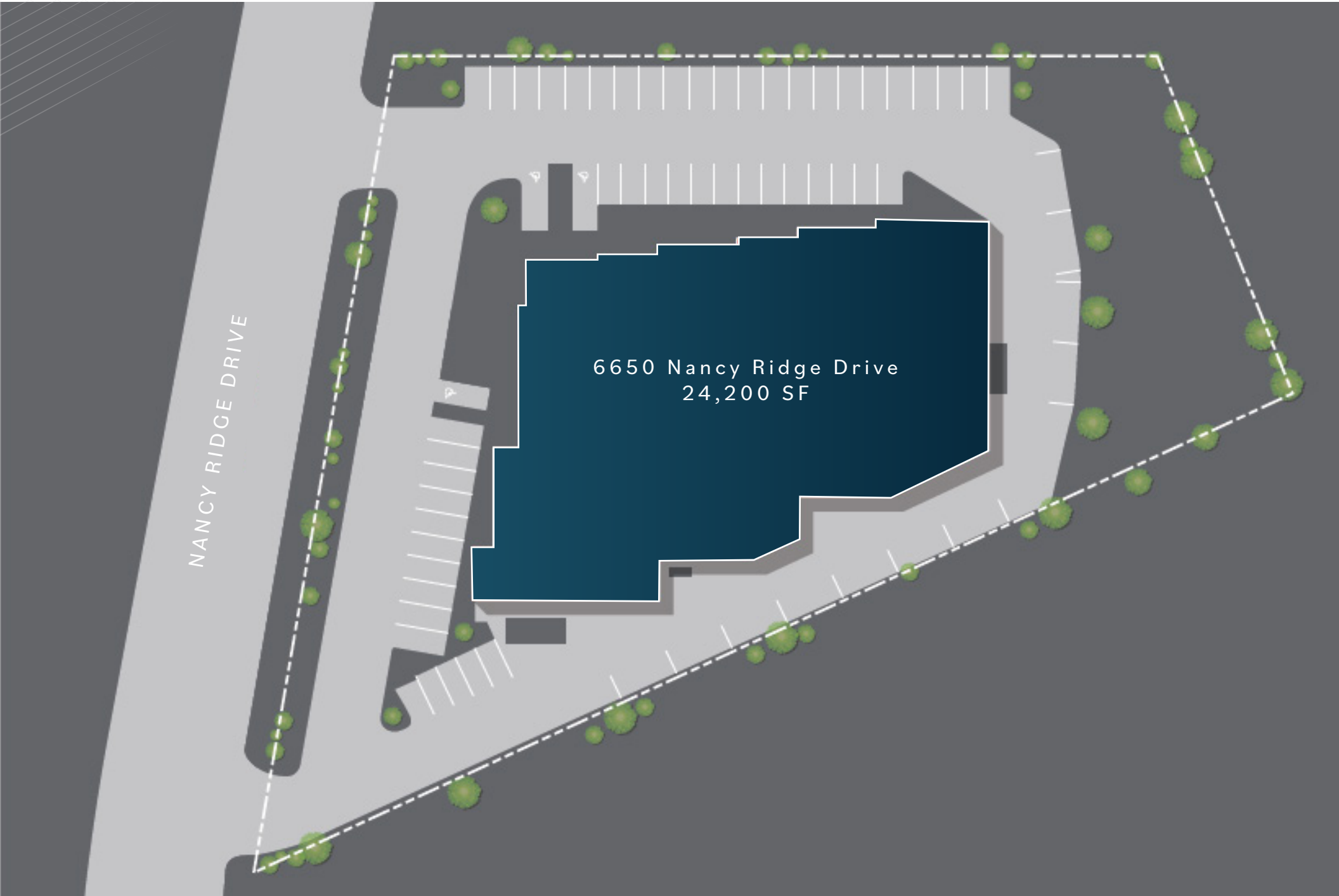
- 6,357 SF
- 10 Private Offices
- Conference Room
- Break Area
- Restrooms
- Showers





NANCY RIDGE DRIVE

6650 Nancy Ridge Drive
24,200 SF



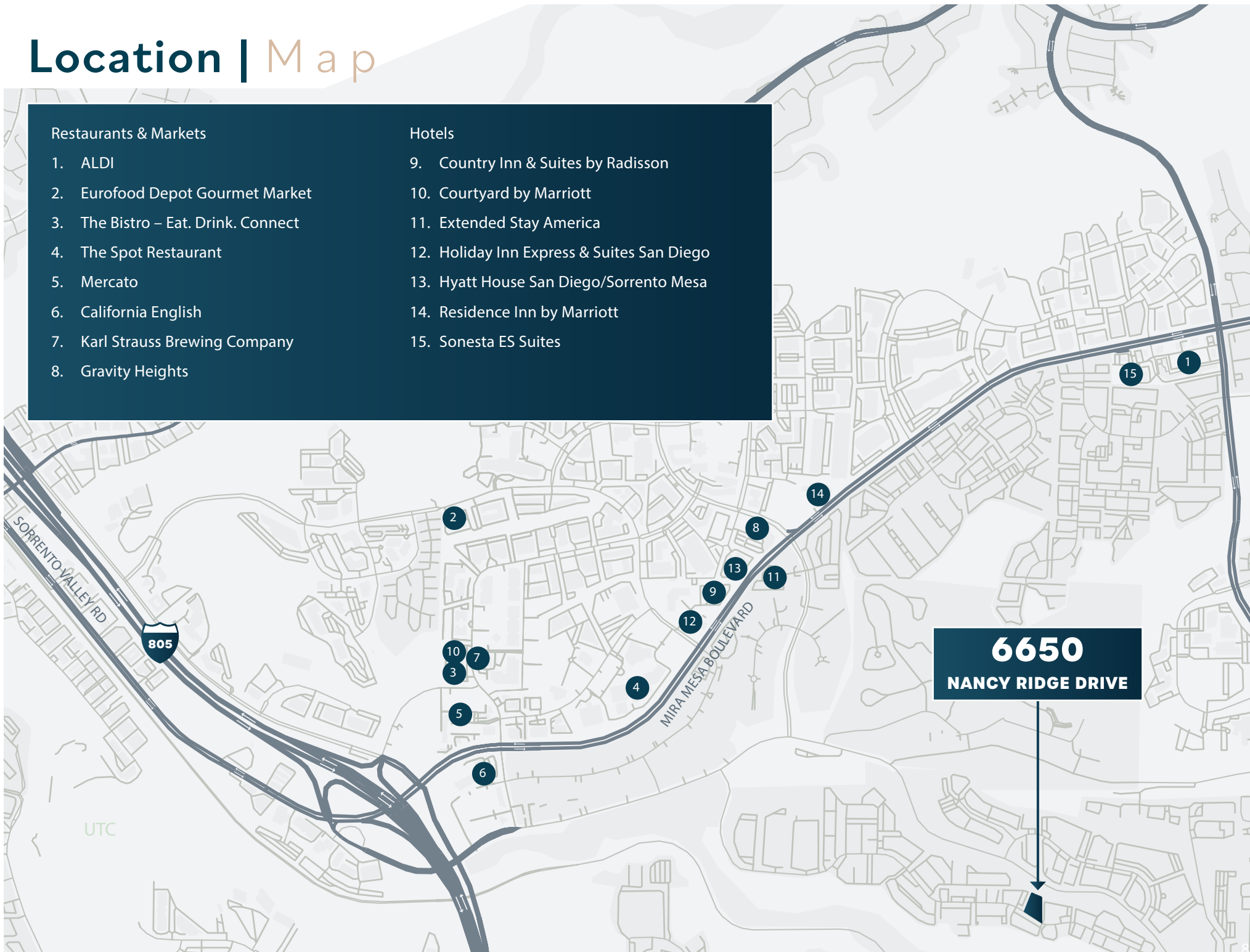
Location | Map

Restaurants & Markets

1. ALDI
2. Eurofood Depot Gourmet Market
3. The Bistro – Eat. Drink. Connect
4. The Spot Restaurant
5. Mercato
6. California English
7. Karl Strauss Brewing Company
8. Gravity Heights

Hotels

9. Country Inn & Suites by Radisson
10. Courtyard by Marriott
11. Extended Stay America
12. Holiday Inn Express & Suites San Diego
13. Hyatt House San Diego/Sorrento Mesa
14. Residence Inn by Marriott
15. Sonesta ES Suites





FOR MORE INFORMATION, CONTACT

Tim Olson

Senior Managing Director
tim.olson@jll.com
+1 858 410 1253
RE license #01364117

Tony Russell

Senior Managing Director
tony.russell@jll.com
+1 858 410 1213
RE license #01275372

Greg Moore

Vice President
greg.moore@jll.com
+1 858 410 6367
RE license #02068852

Carly Ross

Associate
carly.ross@jll.com
+1 858 352 2911
RE license #02157346

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