



**For Sublease
±13,529 SF**

The Crossroads at 4S Ranch

10946-10948 Willow Court

San Diego, CA 92127

Andy Irwin

Managing Director
+1 858 410 6376
andy.irwin@jll.com
RE License #01302674

Greg Lewis

Managing Director
+1 858 410 1251
greg.lewis@jll.com
RE License #01365602

Jackson Childers

Associate
+1 858 352 2905
jackson.childers@jll.com
RE License #02224366



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Property Features

High image two building warehouse, distribution, manufacturing project located in 4S Ranch

±13,529 SF Available

3 Dock high doors

24' clear height

800 amps/480v power (tenant to verify)

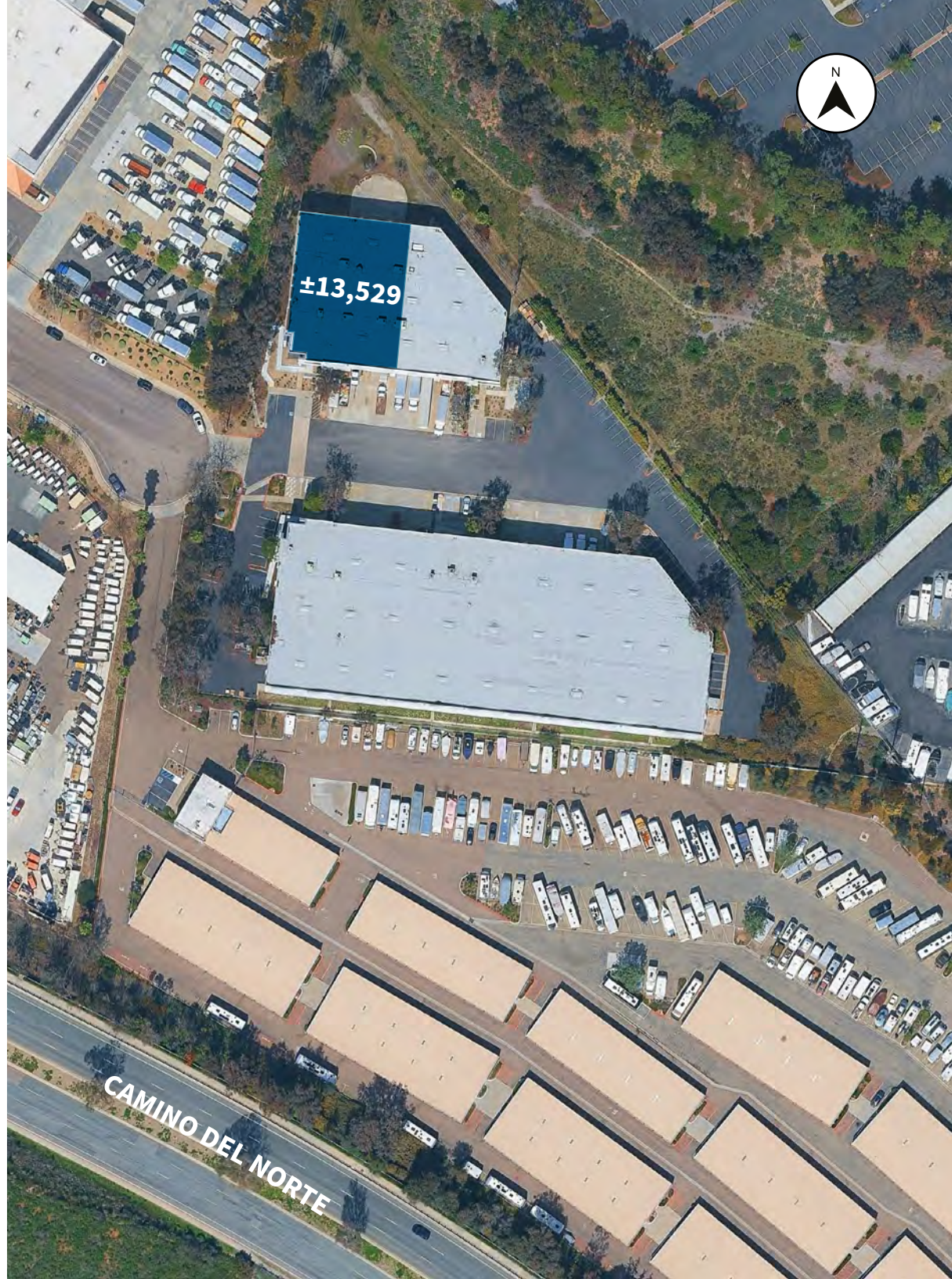
Fully sprinklered

Concrete truck court

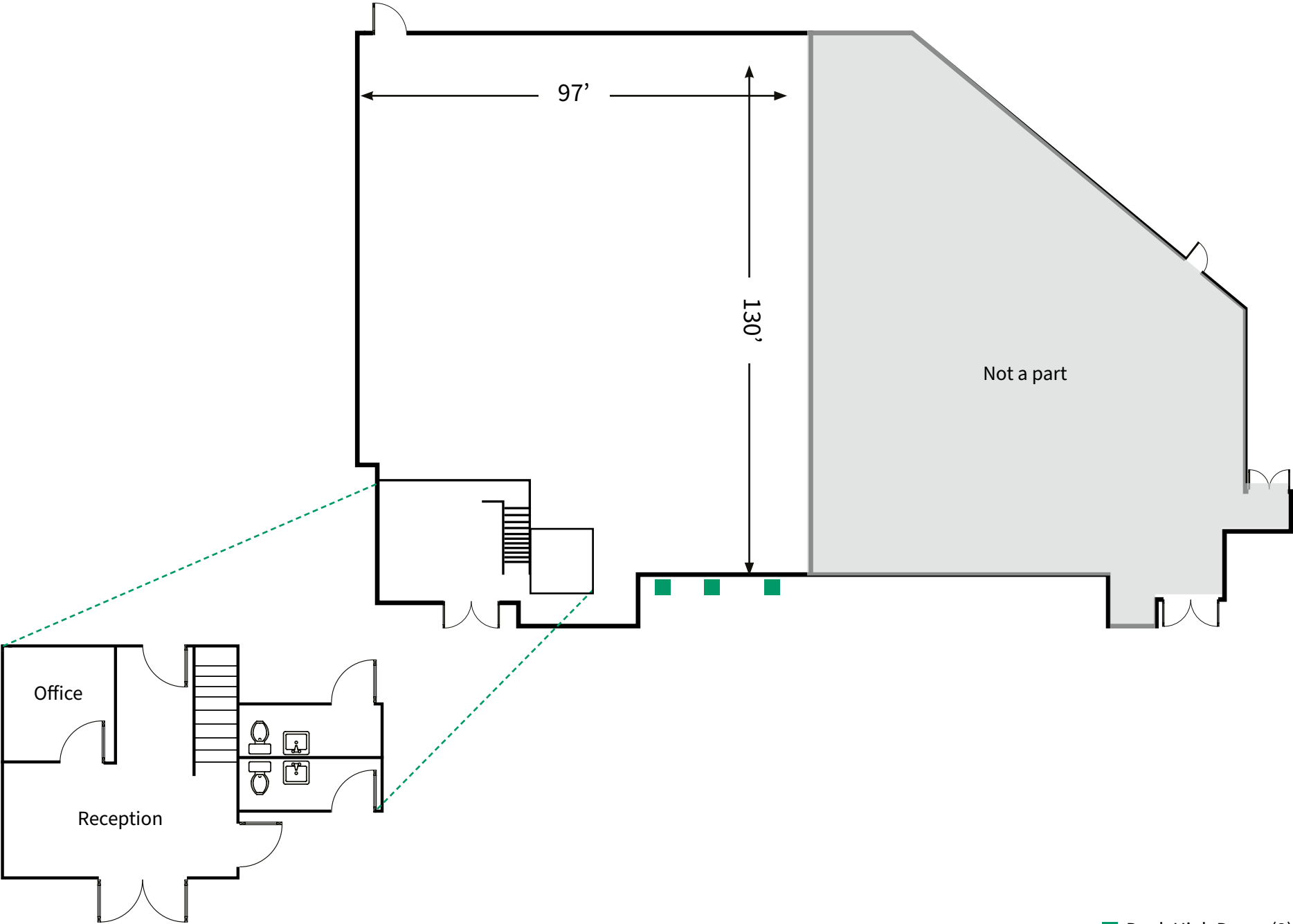
Convenient access to I-15 and Highway 56

Sublease expiration November 30, 2028

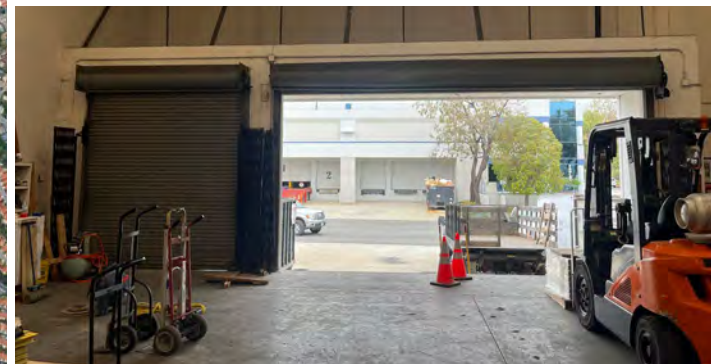
Lease rate: \$1.25 NNN with \$0.24 OpEx



Site & Floor Plan



■ Dock High Doors (3)



Contact

Andy Irwin

Managing Director
+1 858 410 6376
andy.irwin@jll.com
RE License #01302674

Greg Lewis

Managing Director
+1 858 410 1251
greg.lewis@jll.com
RE License #01365602

Jackson Childers

Associate
+1 858 352 2905
jackson.childers@jll.com
RE License #02224366

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 The Property may be withdrawn without notice.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. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

