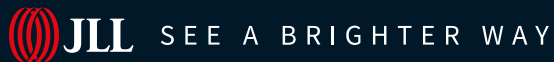




For sublease

50,000 SF Warehouse Space

6154 Nancy Ridge Drive, San Diego, CA, 92121



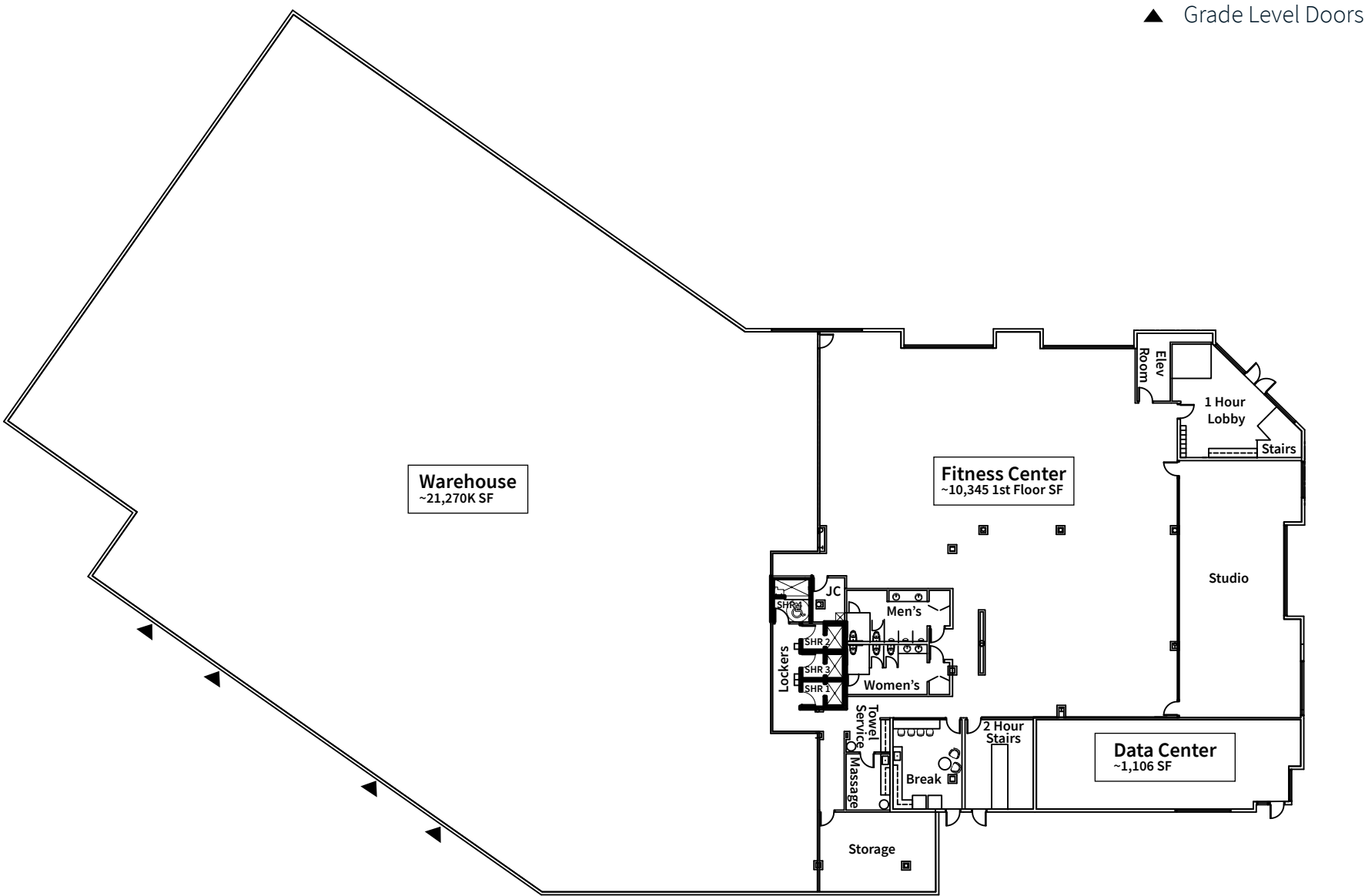
Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

Property overview

Building size	±50,000 SF
	• Warehouse: ±30,000 SF • Office/Flex: ±20,000 SF
Clear height	Approximately 29' in warehouse
Grade level loading doors	4
Power	1,200 Amps of 480 volt 3-Phase with additional 2,000 Amps available via solar (tenant to verify)
Parking	1.48/1,000 SF
Features	• Back-up Generator available • Fire sprinklers • Natural Gas available • Fitness center with showers and lockers
Estimated NNN's	\$1.09/SF/Month
Asking rate	Contact broker
Master lease exp.	May 31, 2027



Floorplan



Gallery



Warehouse

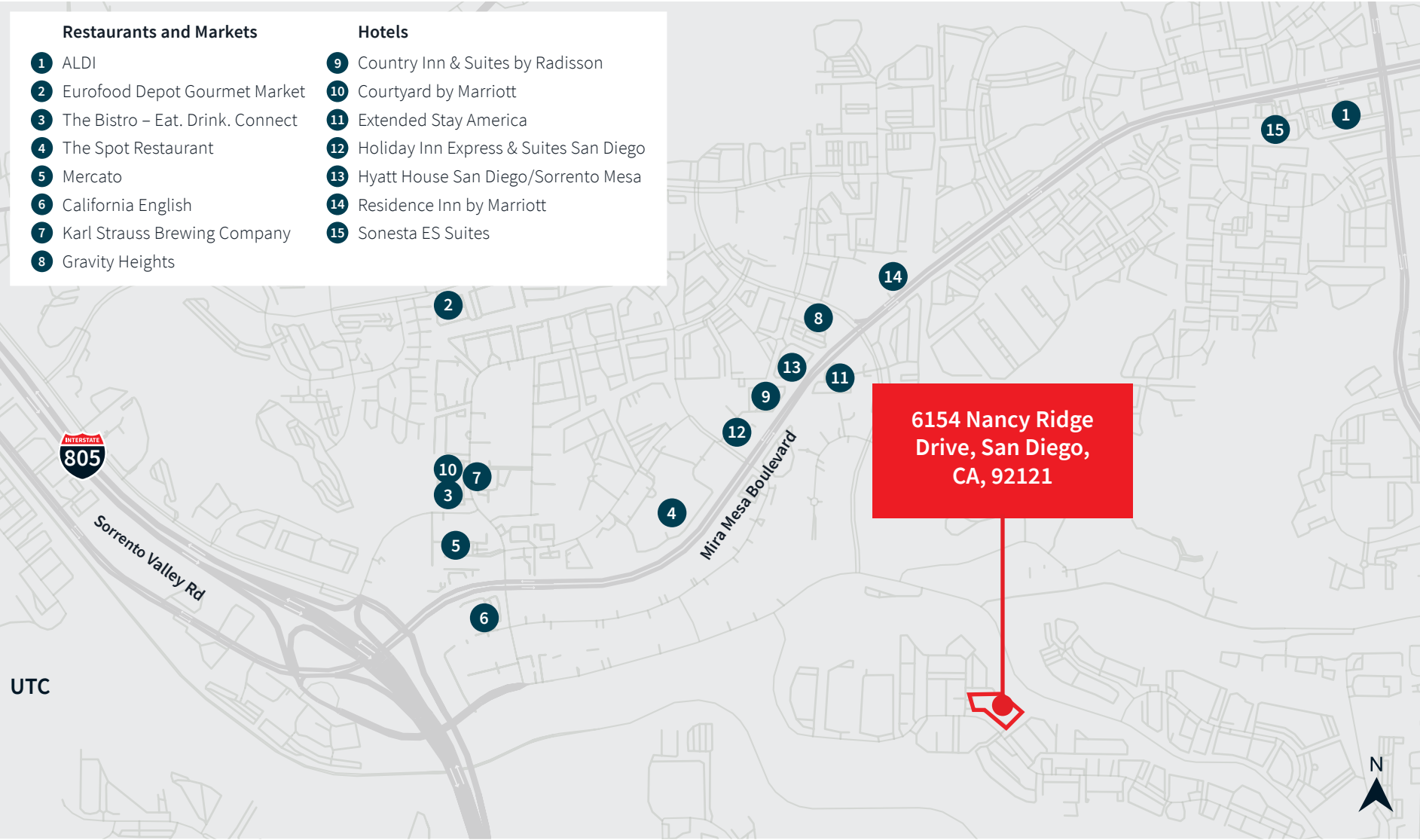


Fitness center



Fitness center

Location Map





Tim Olson

Senior Managing Director

tim.olson@jll.com

+1 858 410 1253

RE License #01364117

Grant Schoneman

Vice Chairman

grant.schoneman@jll.com

+1 858 410 1252

RE License #01516695

Greg Moore

Vice President

greg.moore@jll.com

+1 858 410 6367

RE License #02068852