

FOR LEASE FREESTANDING ±29K SF FLEX BUILDING

11235 West Bernardo Court, San Diego, California 92127

3AKS



BUILDING FEATURES

- 11235 W Bernardo Court
- 28,872 SF
- Available June 2026 | Landlord Spec Work ± 4 Months thereafter
- ± 50% Warehouse | ± 50% Office
- ± 22-24' Warehouse Clear Height
- 3 Grade Level Doors
- 2 Dock High Doors
- 2.6/1,000 Parking Ratio
- Fire Sprinklers
- 1,400 amps (Tenant to verify)
- Asking Rent: \$1.95/sf NNN
- OpEx: \$0.67/sf



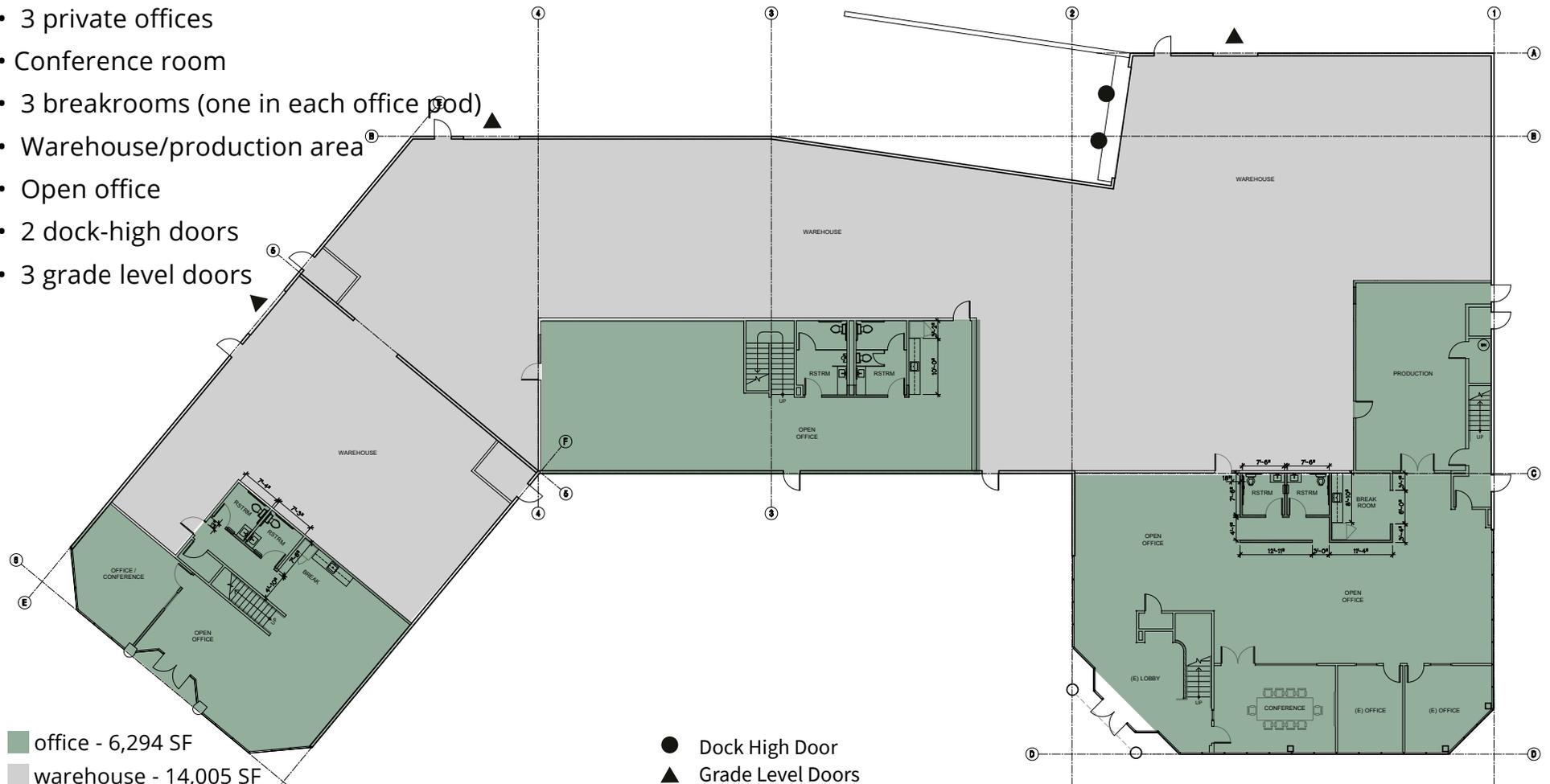
Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

FLOOR PLAN | FIRST FLOOR (SPEC WORK TO BE COMPLETED)



TOTAL BUILDING SF: 28,872 SF

- 20,299 SF
- 3 private offices
- Conference room
- 3 breakrooms (one in each office pod)
- Warehouse/production area
- Open office
- 2 dock-high doors
- 3 grade level doors



CONTACT BROKERS, FOR MORE INFORMATION:

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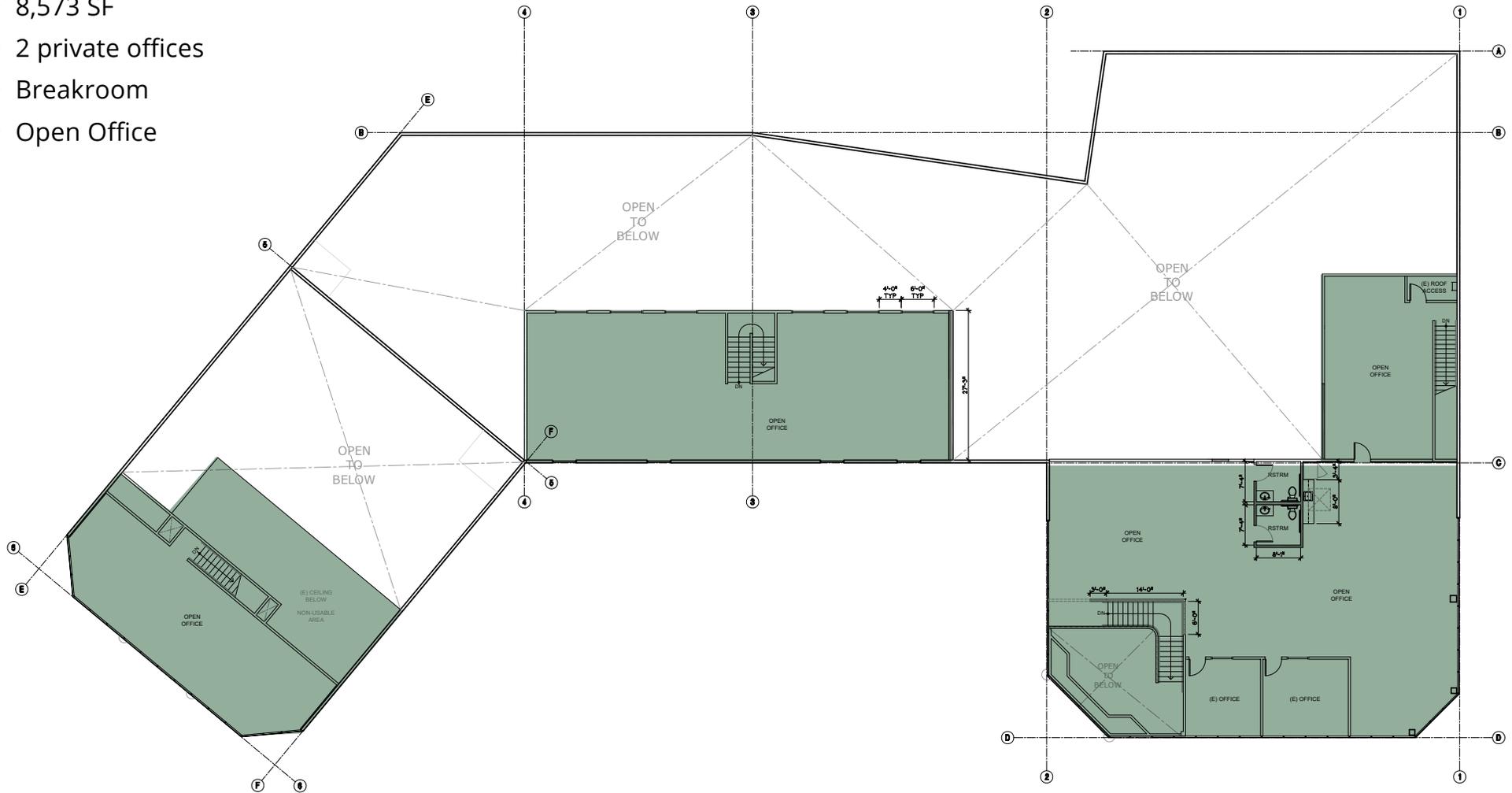


FLOOR PLAN | SECOND FLOOR (SPEC WORK TO BE COMPLETED)



TOTAL BUILDING SF: 28,872 SF

- 8,573 SF
- 2 private offices
- Breakroom
- Open Office



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SITE PLAN

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- Dock High Door
- ▲ Grade Level Doors

RETAIL AERIAL

3AKS



NAVY FEDERAL Credit Union

ALL YOU CAN EAT OLLEH KOREAN BBQ

K

BARONS market

THE INCREDIBLE CAFE

Pho'ca dao & Grill

submarina CALIFORNIA SUBS

Rancho Bernardo Town Center

VONS

Peet's Coffee

WELLS FARGO

CHASE

FedEx

THE SHOP PIZZA + COCKTAILS

Plaza at Rancho Bernardo

Jack In the box

TAMMIE'S URGE

Chevron

GINZA SUSHI BAR

POPPY'S CAFE PASTA & SANDWICHES

The UPS Store



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