

# 8870

## LIQUID CT

San Diego, CA 92121

Renovations  
complete!

**FOR LEASE**

Freestanding **198,702 SF** Industrial Facility  
in Premier San Diego Location



LBA Logistics 

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



**INTRODUCING** **SAN DIEGO'S PREMIER  
INFILL FACILITY**

Surrounded by buzzing commerce activity and global companies right in your neighborhood, 8870 Liquid Ct offers endless opportunity for distribution, logistics, R&D, eCommerce, 3PL or life sciences tenants to connect with San Diego, Orange County, and Greater Los Angeles' thriving populations and essential partners within a short mile radius. Putting size, access, and efficiency at the center of your experience, this is a rare, must-see opportunity.



**198,702**  
Square Feet



Class A, Central  
location (Miramar/  
Sorrento Mesa)

**Renovations**  
Complete

**Flexible Building Design**  
Can accommodate Distribution,  
Manufacturing, & R&D Uses

# BUILDING FEATURES

Property address:  
**8870 Liquid Court, San Diego, CA 92121**

Building size:  
**198,702 SF**

Submarket:  
**Miramar**

Asking lease rate:  
**Contact Brokers**

Zoning:  
**IL-2-1**

Clear height:  
**22' - 24'**

Renovations:  
**Complete**

Lot size:  
**10.16 Acres**

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## Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (875-gallon capacity), refrigerated areas within building.

## Features

Excellent Central San Diego location, prime Western Miramar location with easy access to 805 via Camino Santa Fe. Rare, 200,000 SF availability in class A submarket. Freestanding building, fully fenced and secure, concrete truck courts, and parking areas. 1st time on market in over 30 years.

## Loading

**27** trailer positions (at platforms)

**44** trailer stalls on site

**3** concrete platforms

**15** grade level doors

**8870**  
**LIQUID CT**

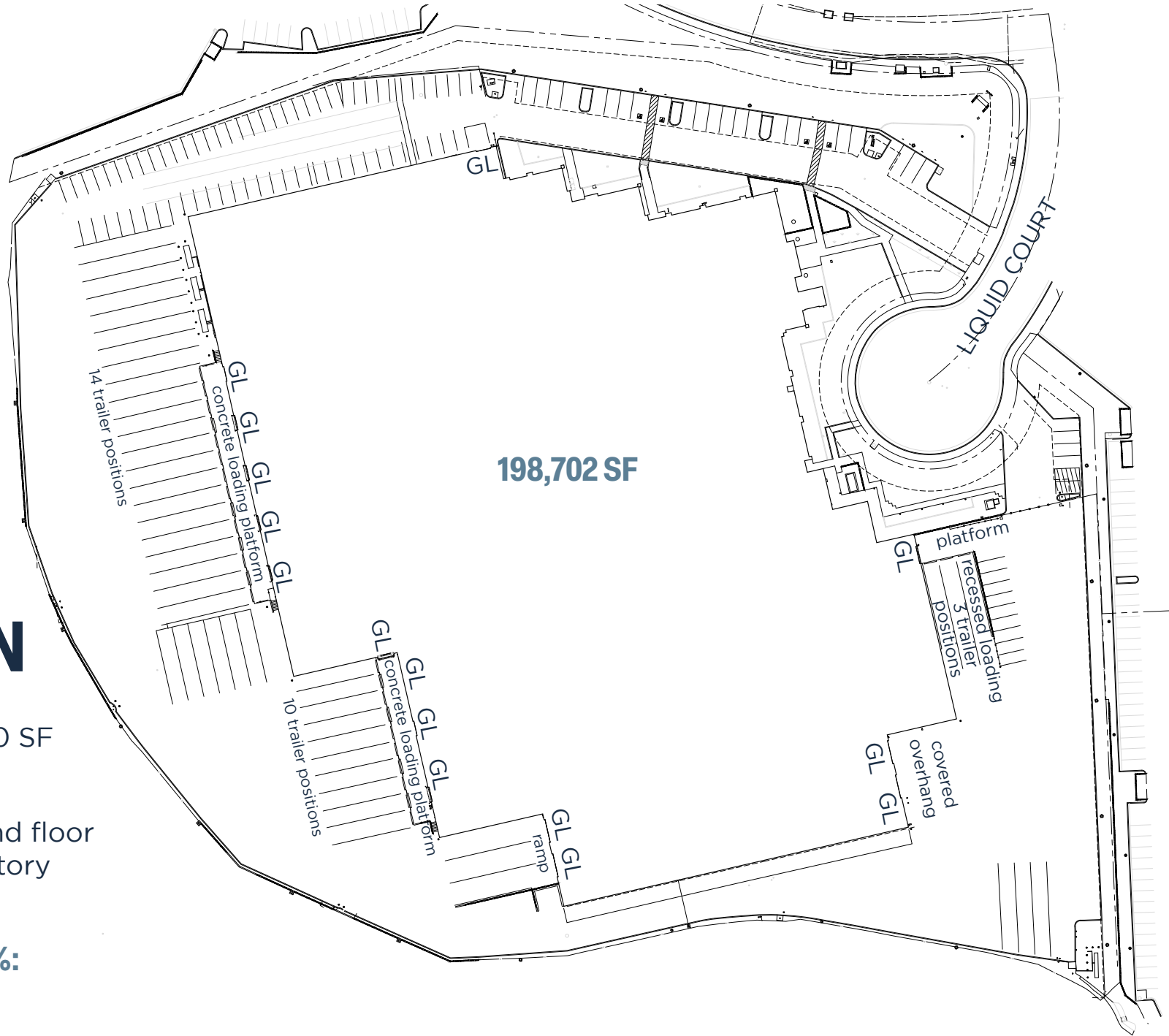
San Diego, CA 92121

# SITE PLAN

**Lot size:**  
10.16 Acres | 442,570 SF

**OFFICE: 19%:**  
±18,436 SF ground floor  
±19,652 SF 2nd story  
±38,088 SF

**WAREHOUSE: 81%:**  
±160,614 SF



The image shows the interior of a large, empty industrial warehouse. The ceiling is high, featuring a complex network of wooden beams, metal trusses, and silver insulation. Several skylights are visible, allowing natural light to enter. The floor is a smooth, light-colored concrete. On the left side, there are large roll-up doors, some of which are partially open, revealing an outdoor area with trees. In the background, there are white walls and some industrial equipment, including a yellow safety barrier and a red fire pipe. The overall atmosphere is clean and spacious.

**MAKE YOUR MARK ON THIS  
PREVIOUS BEER DISTRIBUTION  
FACILITY, AVAILABLE FOR THE  
FIRST TIME IN OVER 30 YEARS**



# 8870 LIQUID CT

# FLOOR PLANS

## CONTACT

JOE ANDERSON  
Sr. Managing Director  
RE Lic. #01509782  
+1 858 410 6360  
joe.anderson@jll.com

GREG MOORE  
Vice President  
RE Lic. #02068852  
+1 916 494 8081  
greg.moore@jll.com

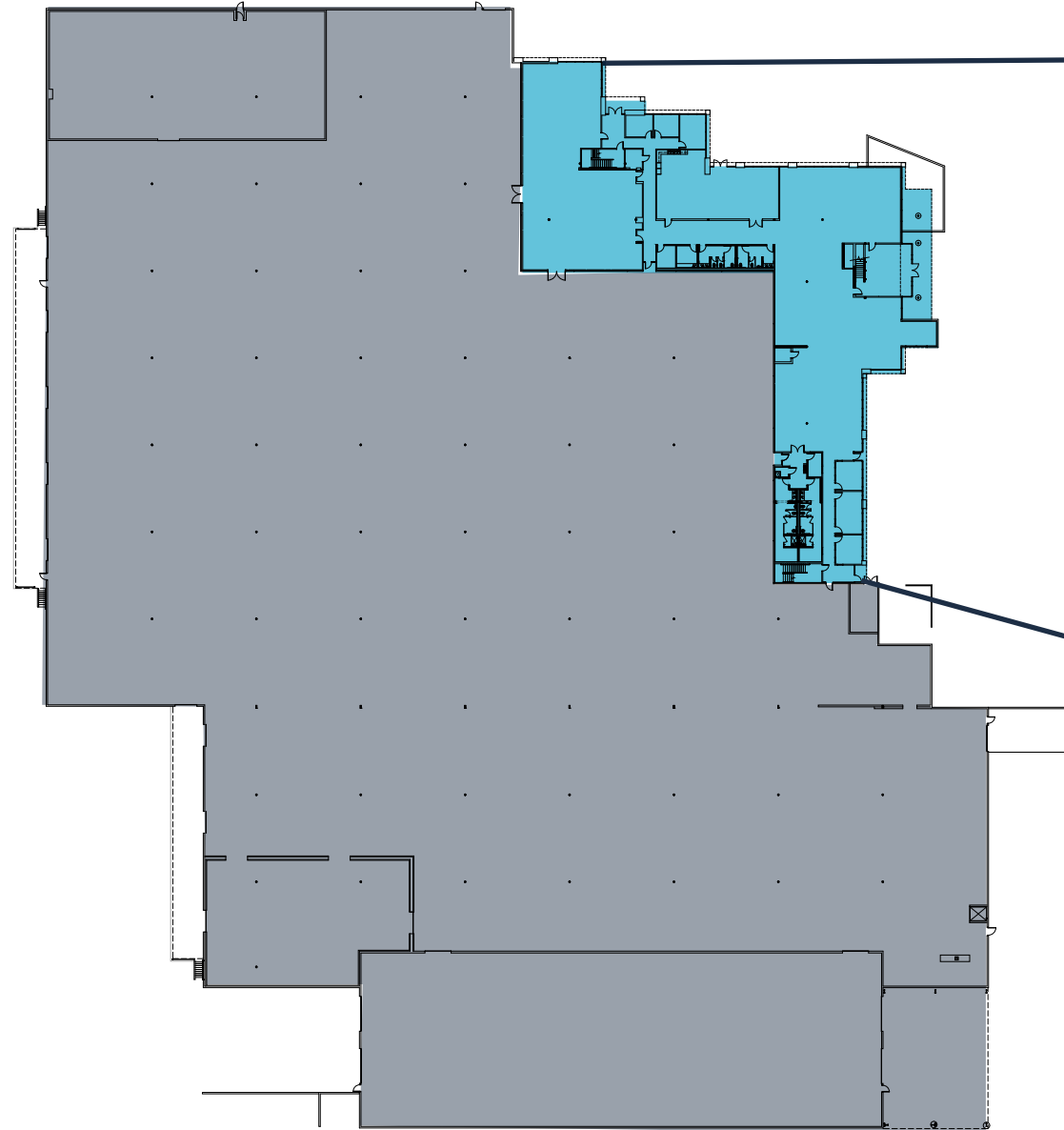
MICKEY MORERA  
Executive Vice President  
RE Lic. #00950071  
+1 858 369 3030  
mickey.morera@kidder.com

JAMES DUNCAN  
Executive Vice President  
RE Lic. #01253770  
+1 858 369 3015  
james.duncan@kidder.com

## 1<sup>st</sup> FLOOR

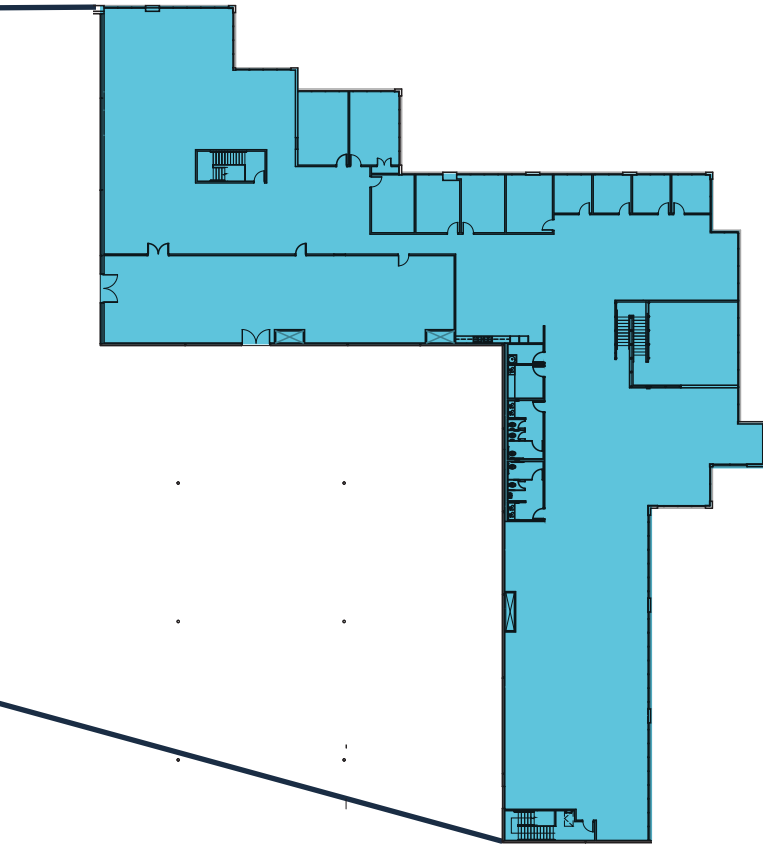
OFFICE: 18,436 SF

WAREHOUSE: 160,614 SF



# 2<sup>nd</sup> FLOOR

OFFICE: 19,652 SF



8870  
LIQUID CT

# NEARBY AMENITIES



CHASE

McDonald's

planet fitness

FLAME BROILER

Chick-fil-A

rubio's COASTA GRILL

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

805



Carroll Rd

8870  
LIQUID CT

Office DEPOT

Carl's Jr.

ARCO

Better Buzz COFFEE ROASTERS

Jack in the box

ABBEYS BAR-B-Q

SAINT ARCHER BREWING COMPANY

Jersey Mike's SUBS

UTC

805

Miramar Rd

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



target



CHIPOTLE  
MEXICAN GRILL

BevMo!



the Habit  
BURGER GRILL

VONS



Chick-fil-A



Pasta Cane's  
CHICKEN FINGERS

petco



RED LOBSTER  
FRESH FISH - LIVE LOBSTER



Chevron

Walgreens

3 ROOTS  
SORRENTO MESA

TRADER JOE'S



REGAL



BARNES & NOBLE  
BOOKSELLERS



IN-N-OUT  
BURGER



Applebee's



BEST BUY

Jerome's  
Furniture



THE HOME  
DEPOT

Walgreens

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

BREWSKIS  
BAR & ARCADE



BALLAST  
POINT  
BEER & SPIRITS



pure  
Project



Mikkeller



Dunn Edwards  
PAINTS



ALESMITH  
BREWING COMPANY  
HAND-POURED ALE



ATHLETIC BREWING CO.  
100% LOCAL BEER





TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

UTC

Miramar Rd

8870  
LIQUID CT





UC San Diego

SHARP



ThermoFisher  
SCIENTIFIC

MIRA MESA

SCRIPPS RANCH



TESLA



RIVIAN



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# CORPORATE NEIGHBORS

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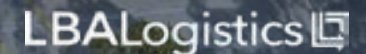
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