

9151 REHCO ROAD SAN DIEGO, CA



Colliers

68,999 SF Freestanding Industrial | Heavy Power 4.500 AMPS | Central San Diego



NEW RENOVATIONS COMPLETE TO ACCOMMODATE DISTRIBUTION, MANUFACTURING AND R&D USES

Built For Heavy Operations



68,999 SF Available
Divisible: 24,062 SF - 44,937 SF



2 Separate Electric Meters
2,000 AMPS (208V) & 2,500 AMPS (480V)
3-Phase Power *(to be verified)*



Lot Size:
4.72 Acres



IL-2-1 City of San Diego
Industrial Zoning



Central San Diego Location
Miramar/Sorrento Mesa



Newly
Renovated



Fenced Yard
Potential



Natural
Gas



Fully
Sprinklered



Easy Access to I-805 Freeway
Via Camino Santa Fe



8 Dock-High Doors
3 Grade-Level Doors (2 Oversized)



New Roof &
Skylights



±22'-24'
Warehouse Clear Height



Superior Class A
Location



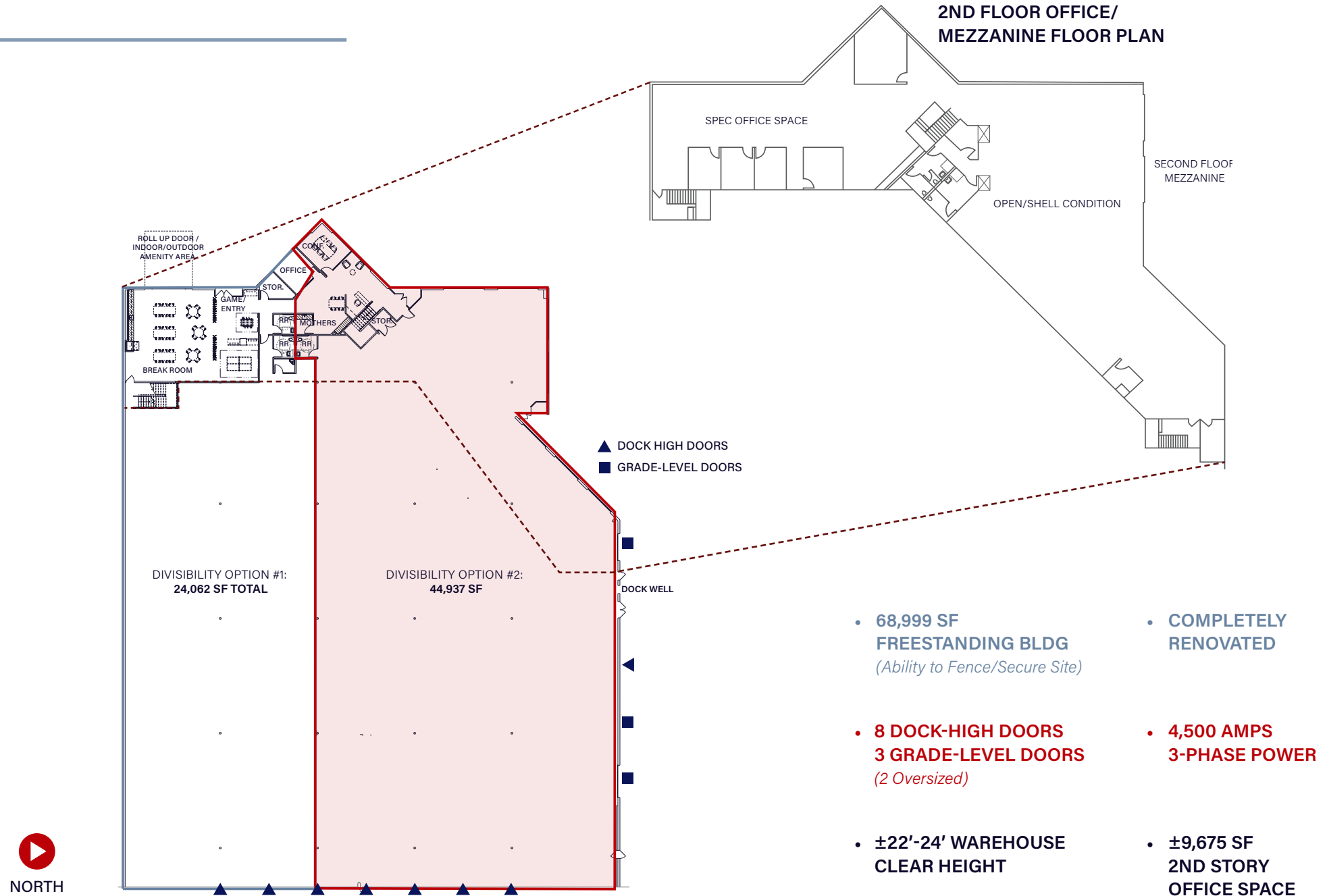
Available Immediately Year 1
Leasing Special: \$1.50/SF NNN*

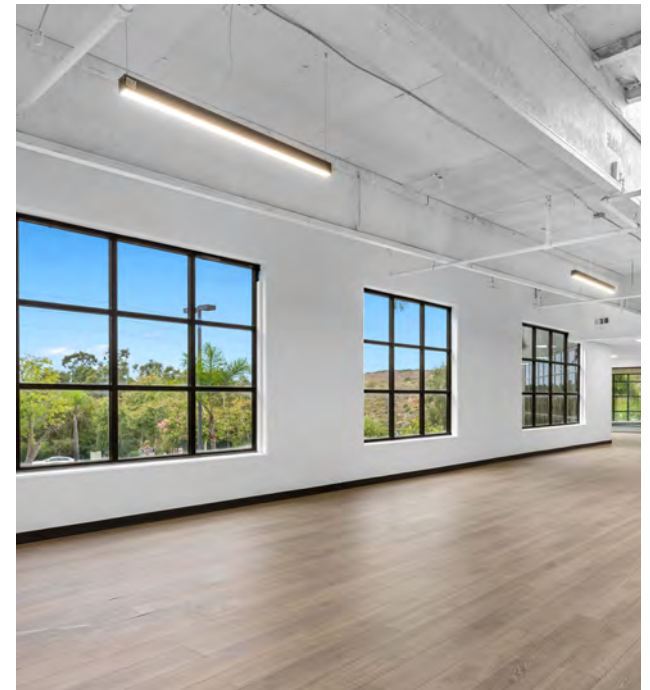
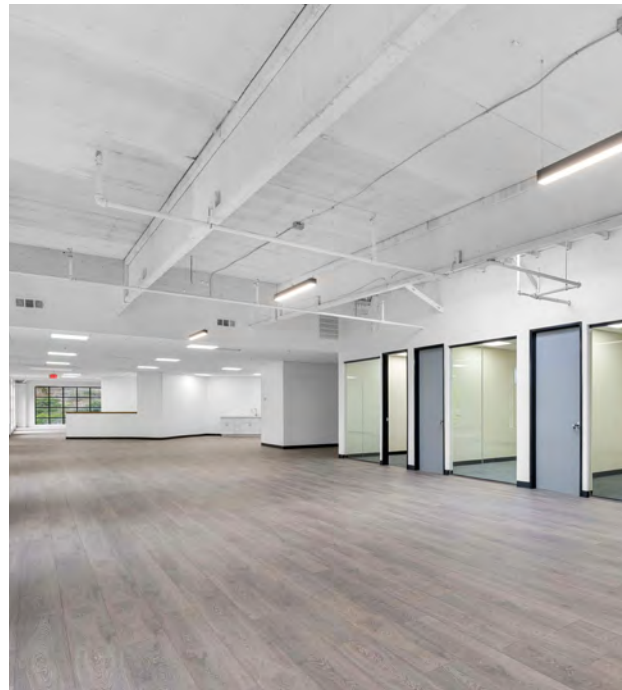
*contingent upon credit/financial minimum
threshold & minimum lease term (5) years.
For Sale at \$21.735 Million (\$315/SF)





Warehouse Floorplan





Potential Uses

Manufacturing



R&D



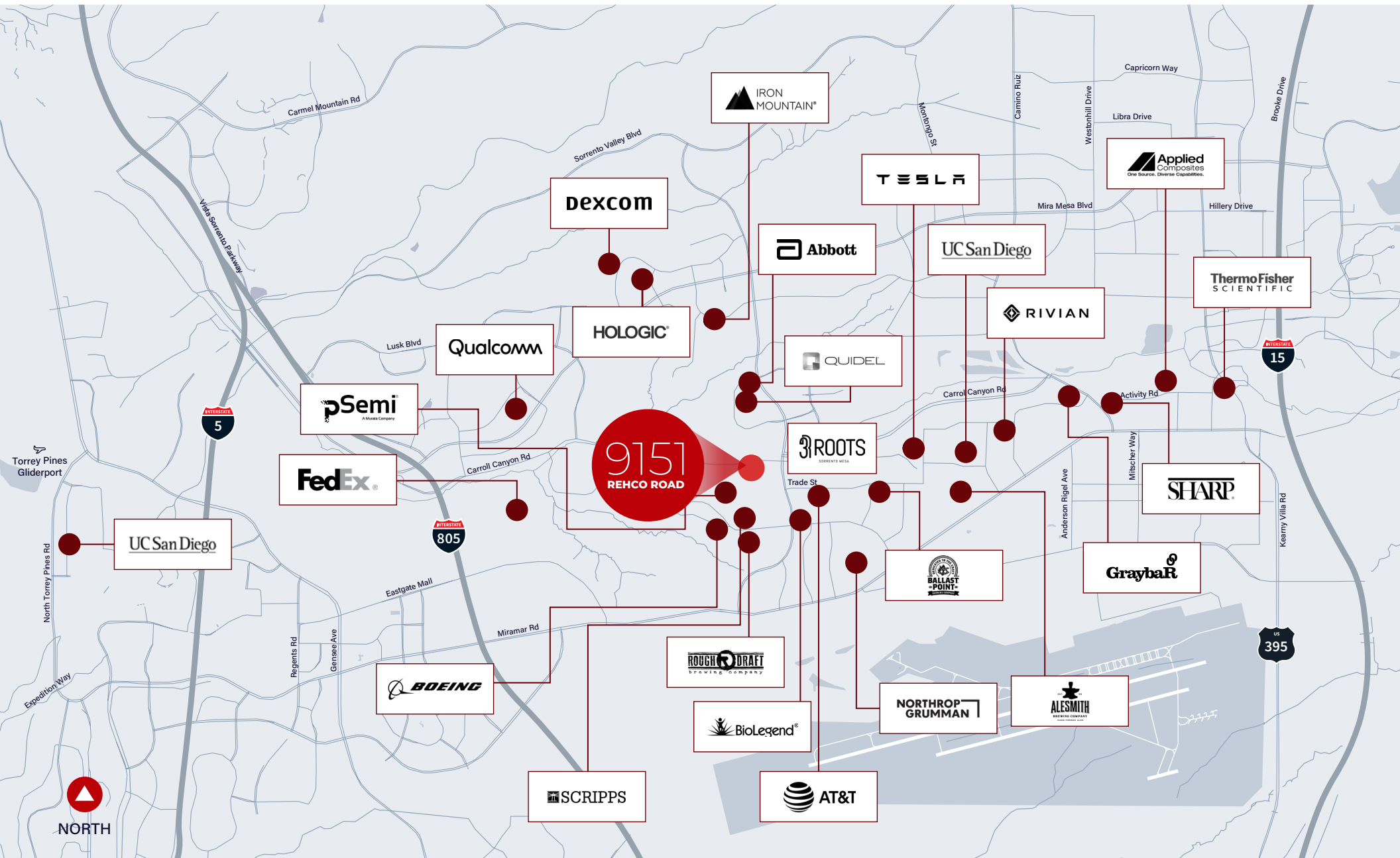
Distribution



Nearby Amenities



Corporate Neighbors



PACIFIC OCEAN

PACIFIC OCEAN

LA JOLLA

UTC



MIRAMAR ROAD

RECHO ROAD

9151
REHCO ROAD



WEST



For more information, please contact:



Joe Anderson

+1 858 410 6330

joe.anderson@jll.com

RE Lic. #01509782

Greg Moore

+1 916 494 8081

greg.moore@jll.com

RE Lic. #02068852



Evan McDonald, SIOR

+1 858 677 5339

evan.mcdonald@colliers.com

RE Lic. #01813359

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