



FLEX AND R&D SPACE | FOR LEASE

**11025 ROSELLE STREET,
SAN DIEGO, CA 92121**

**±8,000 SF
AVAILABLE NOW**



PROJECT DETAILS



Building Size
18,625 SF



APN
340-050-18



Grade-Level Door
1



Zoning
IL-3-1



Site Area
1.27 acres



Location
Situated just Northwest
of the I-5 & I-805



Parking
60 Spaces
(3.22/1,000 SF)



Generator is 180KW
(Tenant to verify ahead
of lease signing)

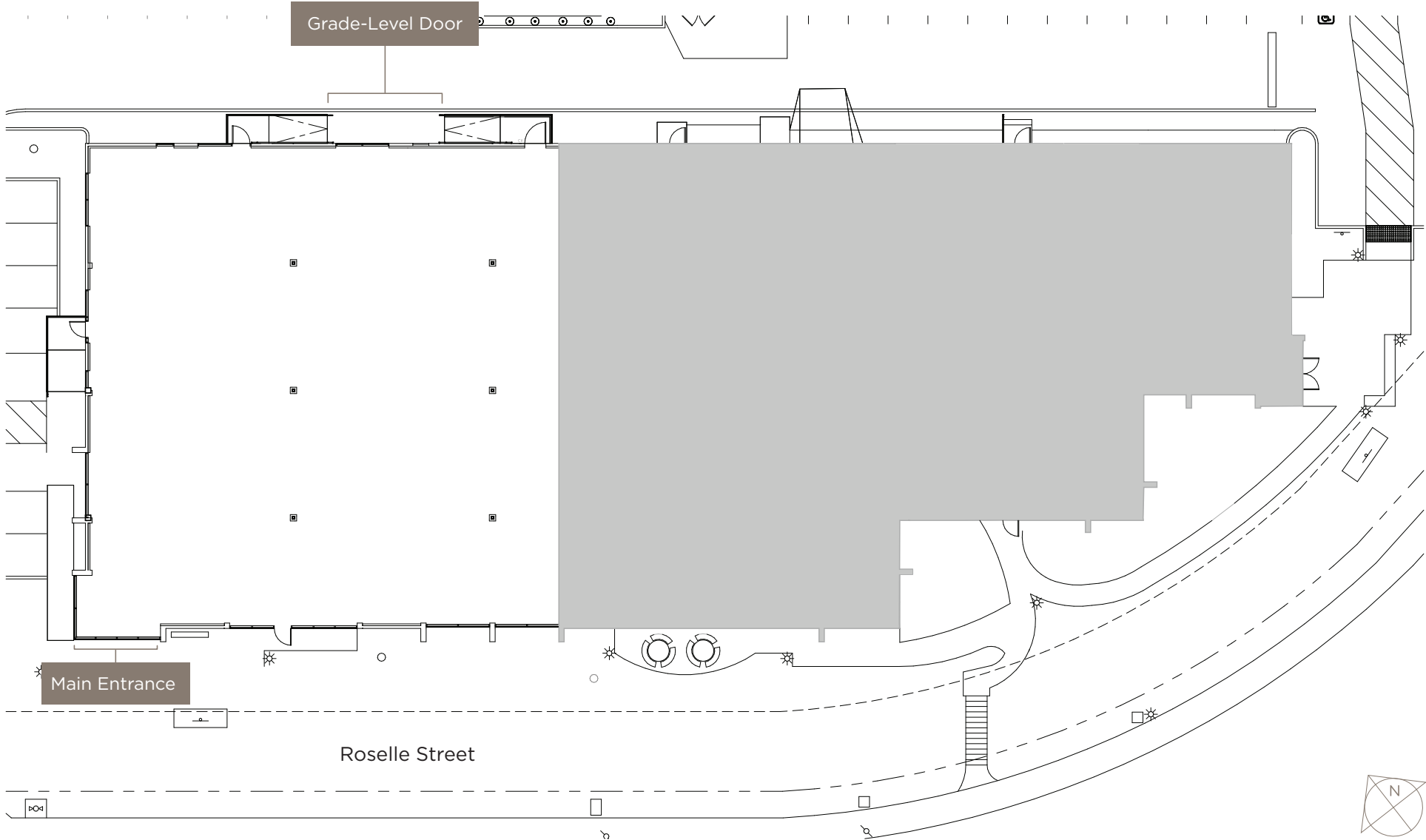


1,600 AMP 208V
(Tenant to verify ahead
of lease signing)



SUITE 150 - 8,000 SF

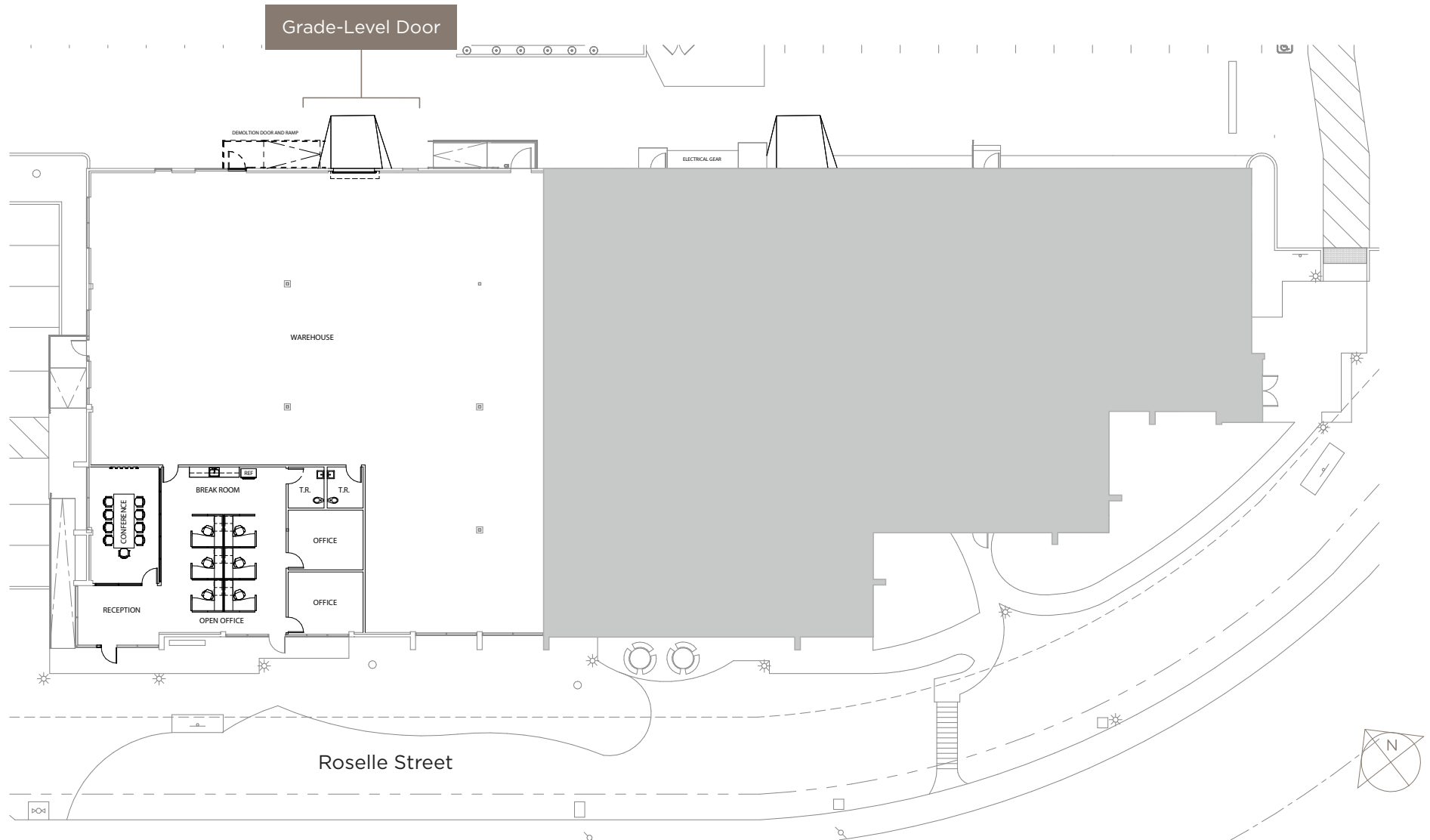
AS-BUILT PLAN



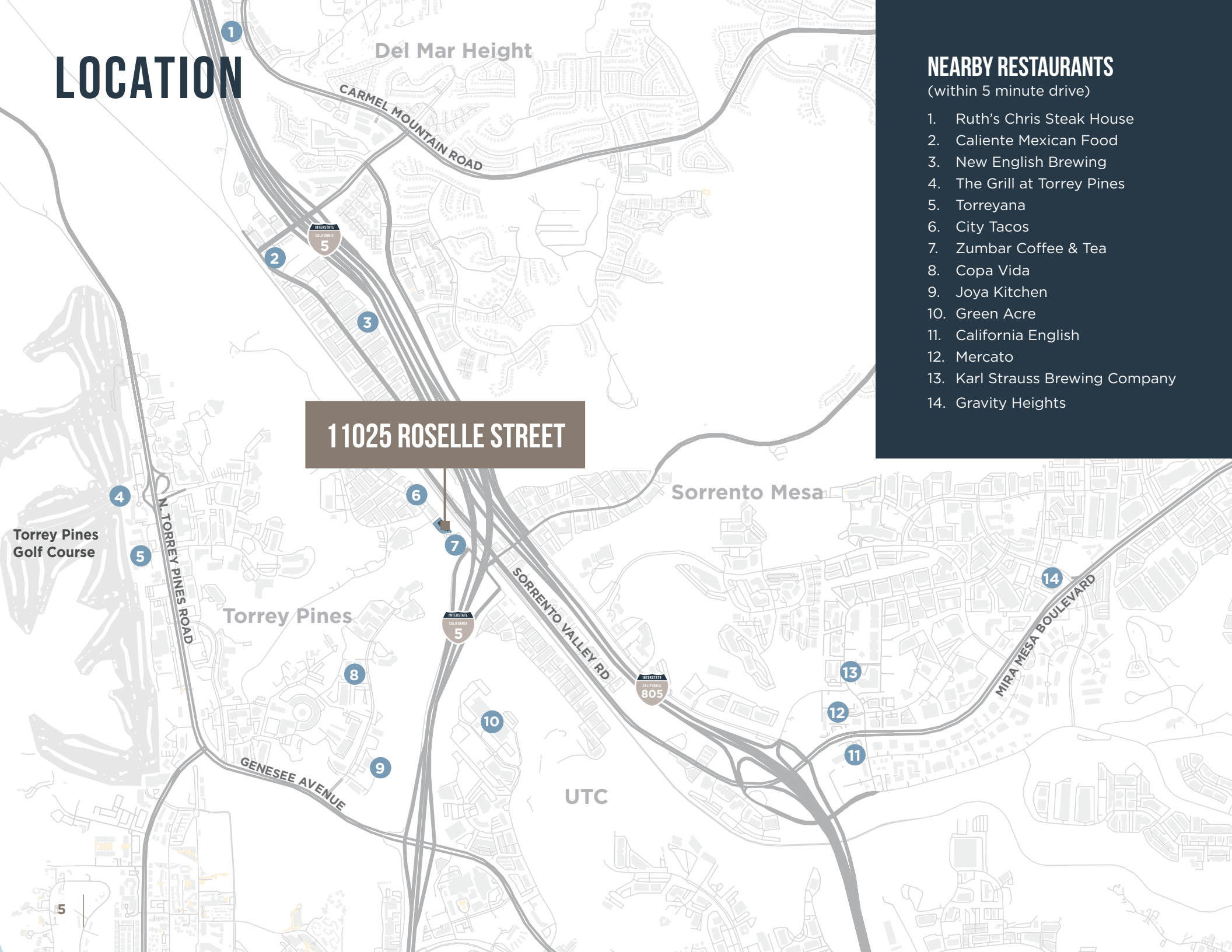
SUITE 150 - 8,000 SF

SPEC PLAN - COMING Q1 2027

- 2 private offices
- 1 conference room
- Break area
- 1 RR in office area
- 1 RR in warehouse area
- ~10'x10' grade-level door
- Bottom of existing beam - 13'8"
- Bottom of deck - 15'8"
- Power 1,600 amps (tenant to verify)



LOCATION



11025 ROSELLE STREET

NEARBY RESTAURANTS

(within 5 minute drive)

1. Ruth's Chris Steak House
2. Caliente Mexican Food
3. New English Brewing
4. The Grill at Torrey Pines
5. Torreyana
6. City Tacos
7. Zumbar Coffee & Tea
8. Copa Vida
9. Joya Kitchen
10. Green Acre
11. California English
12. Mercato
13. Karl Strauss Brewing Company
14. Gravity Heights

DRIVE TIMES

I-5 South: <1 min

I-805 South: 6 min

I-5 North: 4 min

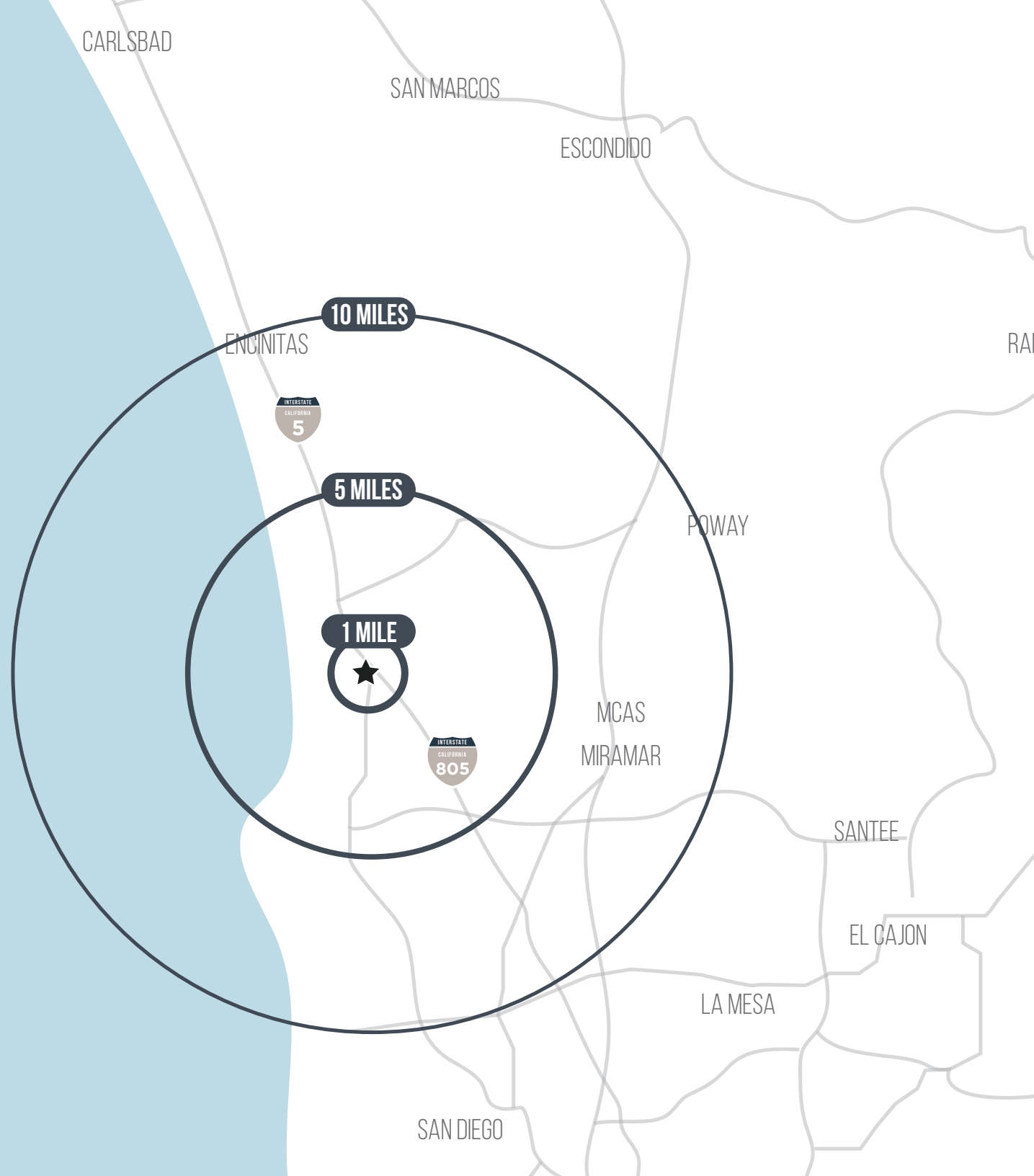
UTC: 7 min

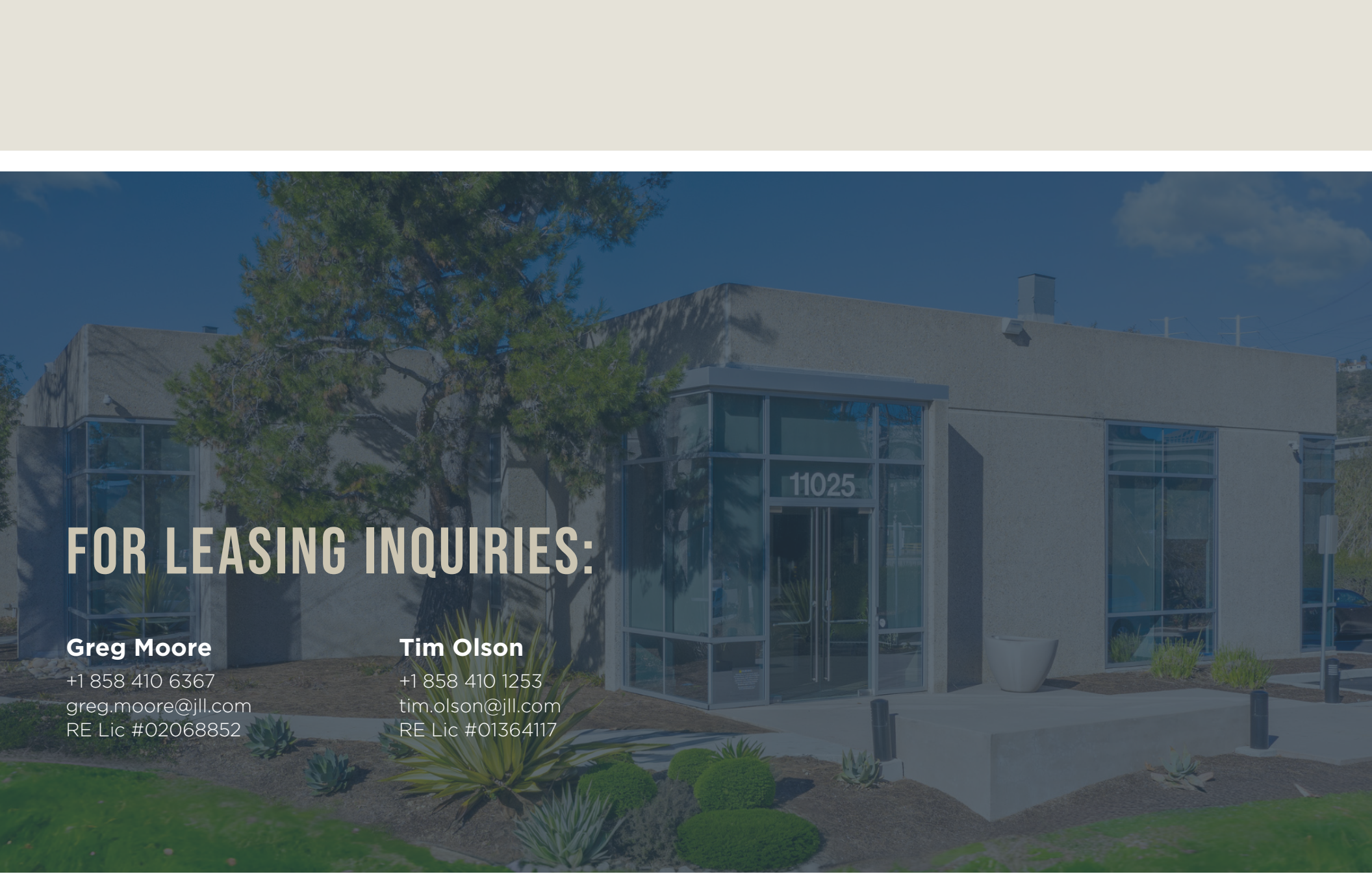
Miramar: 13 min

Downtown San Diego: 16 min

Rancho Bernardo: 20 min

Chula Vista: 22 min





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