

±6,858 SF R&D/FLEX SPACE FOR LEASE

POINTE CAMINO CENTER

6295 FERRIS SQUARE, SUITE A, SAN DIEGO, CA 92121

RANDY LaCHANCE

Executive Vice President

Lic #00969674

858.458.3374

rlachance@voitco.com

CHRIS DUNCAN, SIOR

Senior Vice President

Lic #01324067

858.458.3307

cduncan@voitco.com

Voit

REAL ESTATE SERVICES

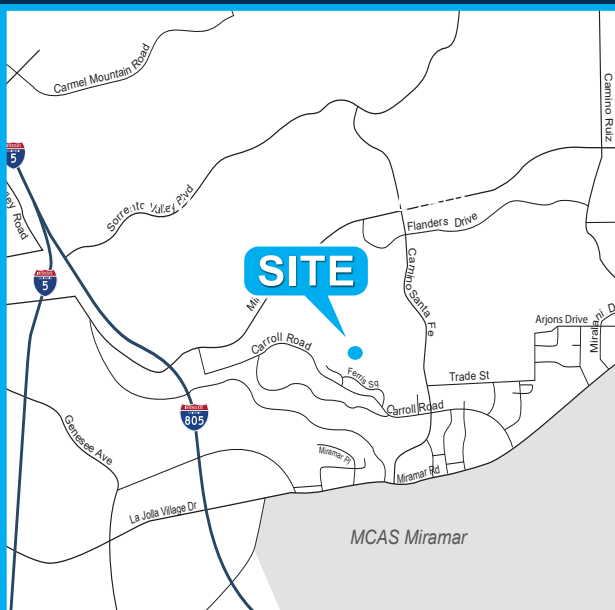


SUITE FEATURES:

- » $\pm 6,858$ SF
- » Approx. 30% HVAC Office/ 65% HVAC R&D/Production Area/ 5% Warehouse
- » Great Visibility, Frontage, and Signage
- » Grade Level Truck Door
- » VCT Flooring in Production Area
- » Ideal for R&D, Production, Electronics Lab and Similar Uses
- » Prime Location within Minutes of I-805, I-5, and I-15
- » Pride of Ownership Property
- » Available November 1, 2026

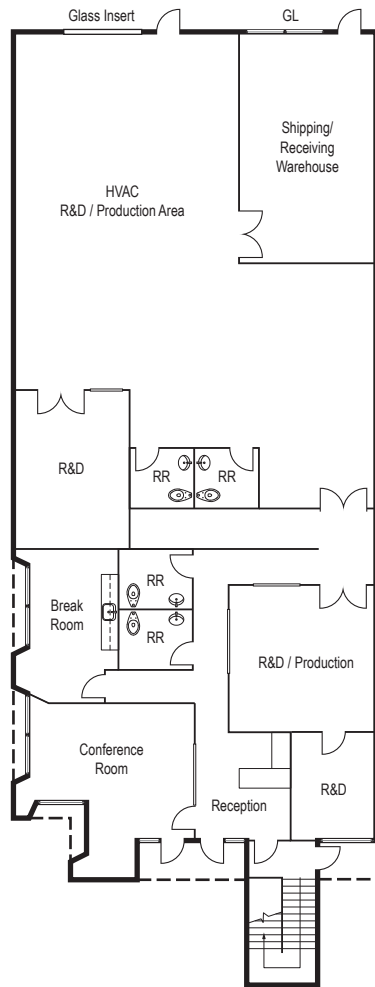
LEASE RATE:

\$1.89 NNN
(NNN=\$0.46/SF)

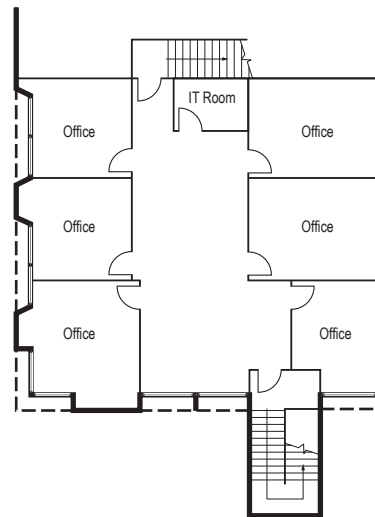


FLOOR PLAN

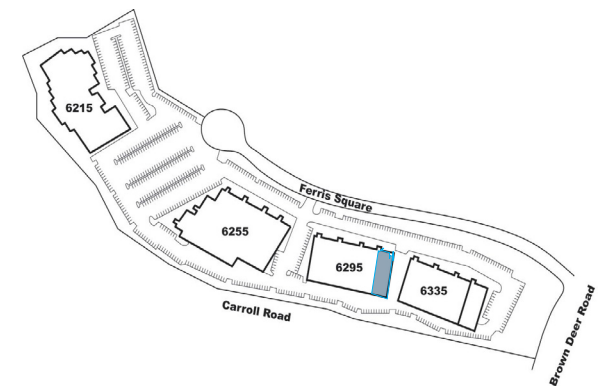
6295 FERRIS SQUARE
SUITE A
±6,858 SF



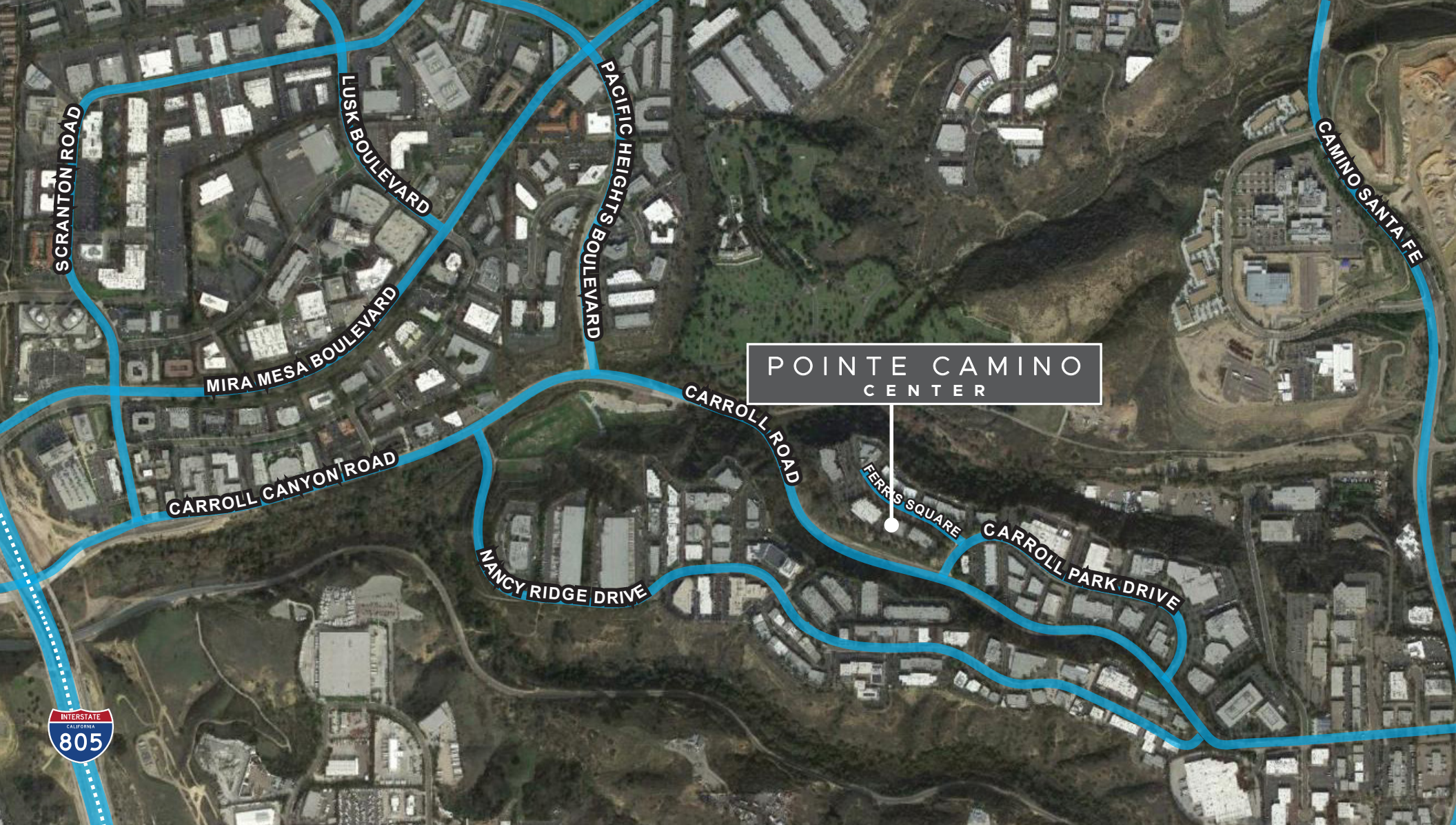
FIRST FLOOR



SECOND FLOOR



SITE PLAN



RANDY LaCHANCE

Executive Vice President | Lic. #00969674
858.458.3374 | rlachance@voitco.com

CHRIS DUNCAN, SIOR

Senior Vice President | Lic. #01324067
858.458.3307 | cduncan@voitco.com

Voit

REAL ESTATE SERVICES

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic. #01991785 • www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic #01991785