

APPROXIMATELY 17,551 - 24,523 SF  
ENDCAP SPACE FOR LEASE



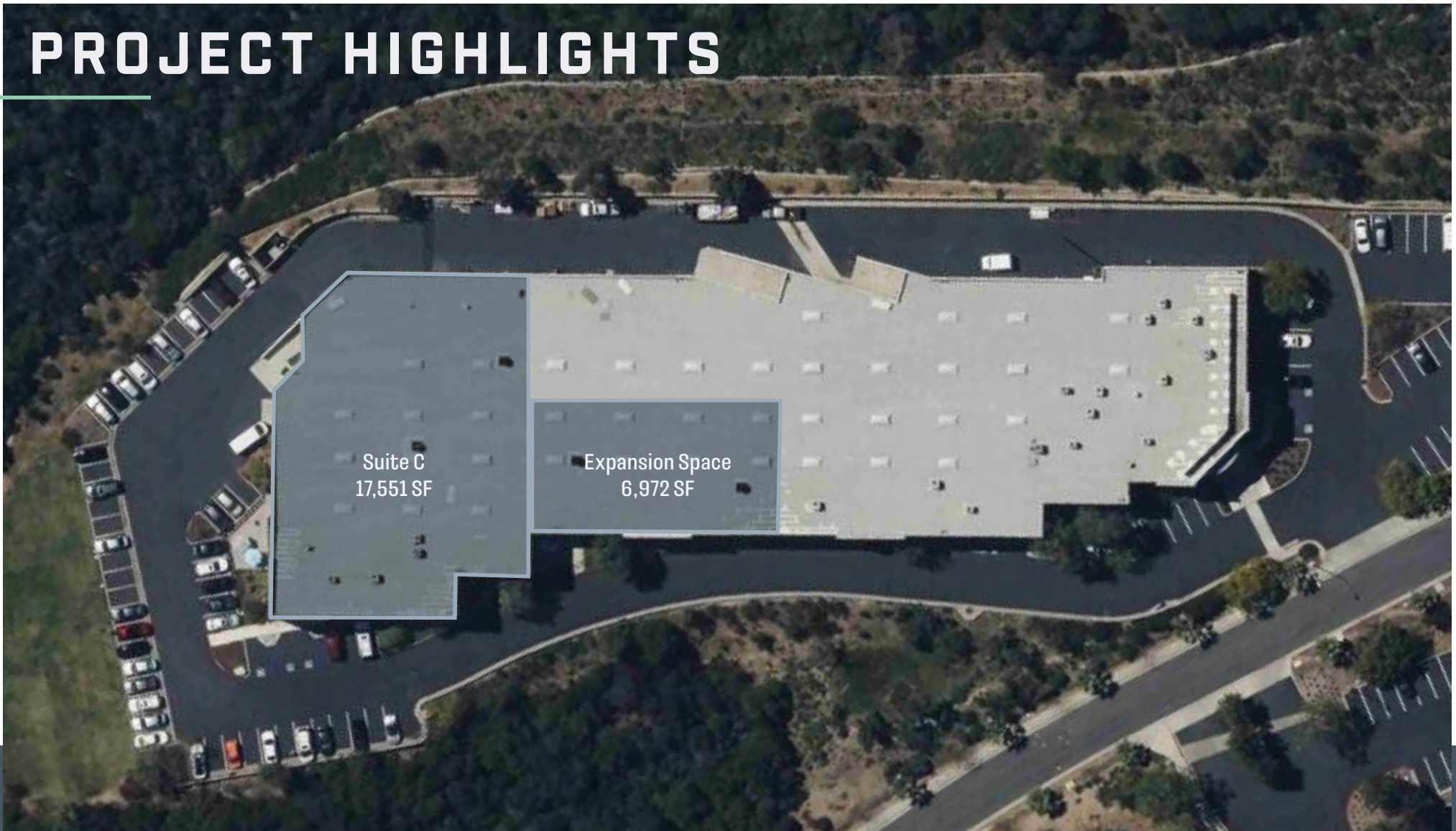
10637 SCRIPPS SUMMIT CT.  
SAN DIEGO, CA

INDUSTRIAL  
SPACE AVAILABLE

CBRE

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# PROJECT HIGHLIGHTS



**NEGOTIABLE**  
Rental Rate:  
Net of Operating Expenses



**NEGOTIABLE**  
Est. Operating  
Expenses



**AVAILABLE**  
NOW



## PROJECT FEATURES

### The Property

- 10637 Scripps Summit Ct is a 60,334 SF high-image industrial building situated on a 9.03 AC lot in Scripps Ranch
- Zoned IP-2-1 — City of San Diego: Functional for advanced manufacturing, R&D, technology and engineering firms, storage and distribution, light industrial and flex operations.
- Corporate neighbors include: Trellisware, Fate Therapeutics, Medimpact, LabCorp and General Atomics

### Access

- High connectivity location in Central San Diego
- Immediate Access to I-15 and 56 Freeways via Scripps Poway Pkwy and Black Mountain Rd

### The Ownership

- Owned and operated by Satechi, an established San Diego-based consumer electronics company occupying the adjacent unit
- On-site ownership presence ensures responsive management and direct access to decision-makers
- Vested interest in maintaining building quality, common areas, and long-term tenant satisfaction



## PROJECT DETAILS

This high image industrial property at 10637 Scripps Summit Court is centrally located in San Diego within the Scripps Ranch submarket with immediate access to Scripps Poway Parkway, I-15, and SR-56, offering connectivity to San Diego's major employment centers within minutes. With 17,551 – 24,523 SF available for lease within a 60,334 SF building, the property can accommodate a range of industrial and flex users, featuring expansive clear heights, dock-high and grade-level loading, and heavy power.

- **LOADING:** 1 Dock High, 4 Grade Level Doors
- **POWER:** 2,000A 277/480V Power to the building (Suite C Power to be verified)
- **ZONING:** IP-2-1
- **PARKING:** 2.0/1,000 SF
- **CLEAR HEIGHT:** Minimum 26' - 30' Ft
- **SPRINKLERED**

# FLOOR PLAN



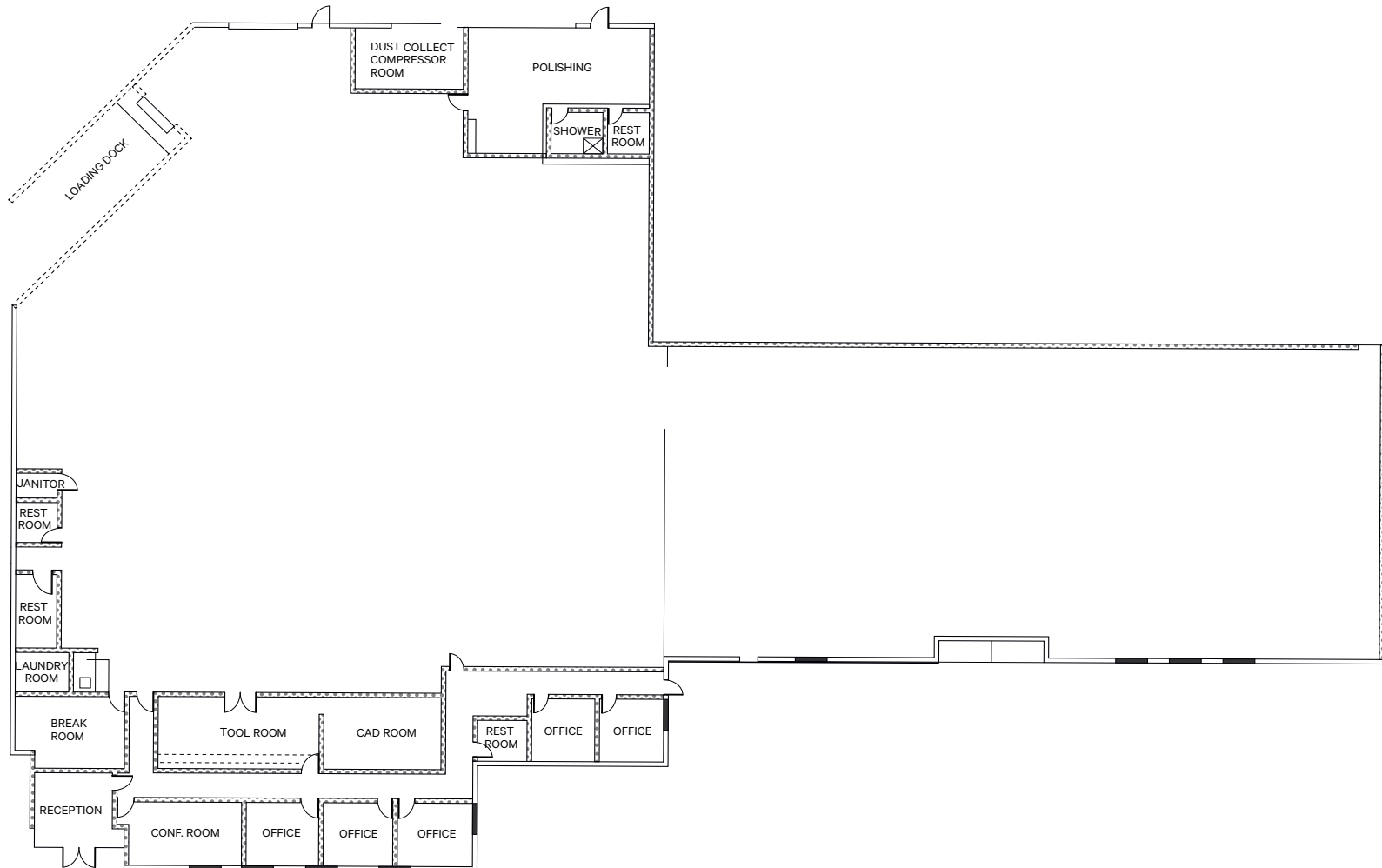
17,551 – 24,523  
Square Feet



**NEGOTIABLE**  
Rental Rate:  
Net of Operating Expenses

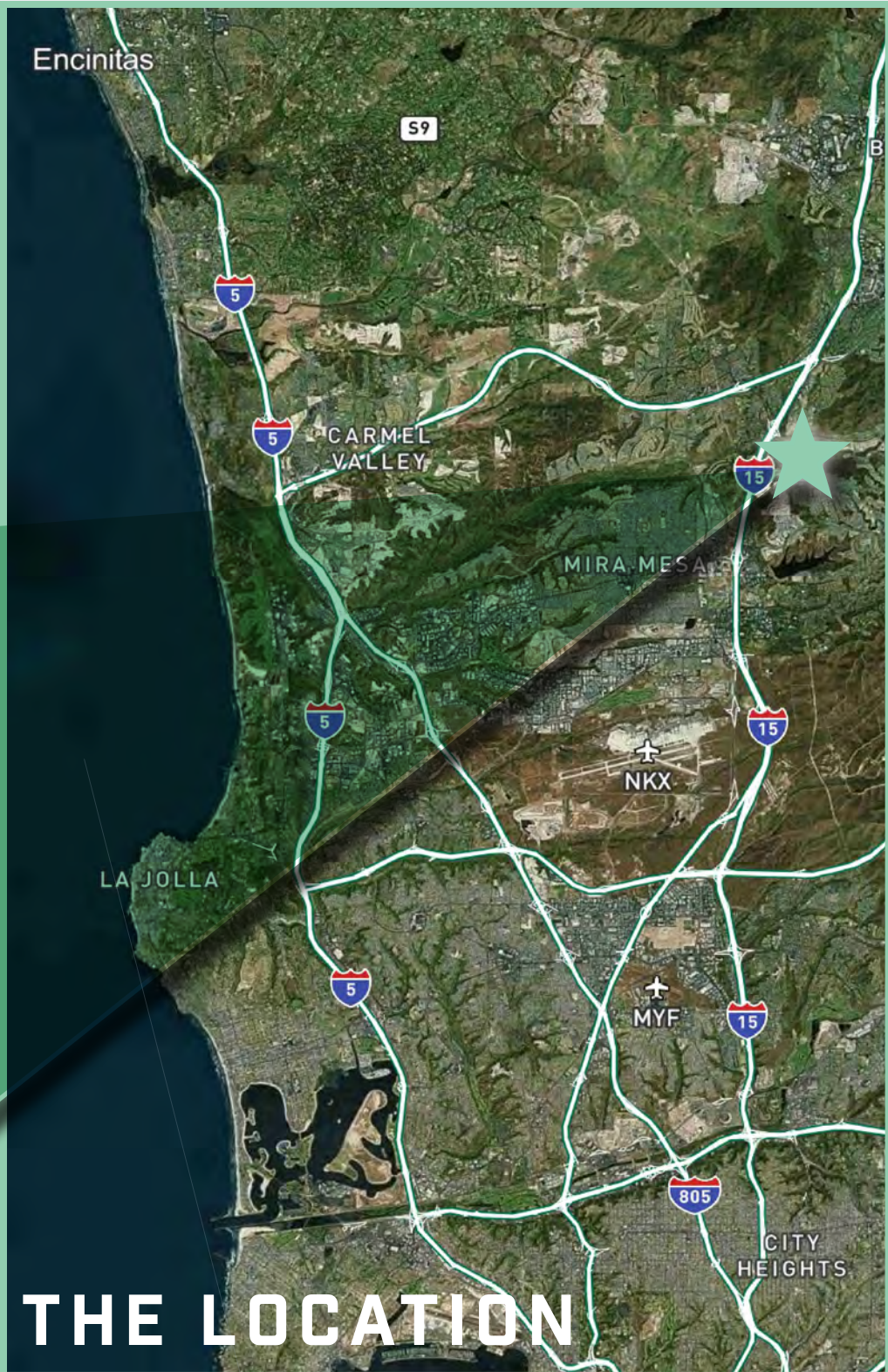
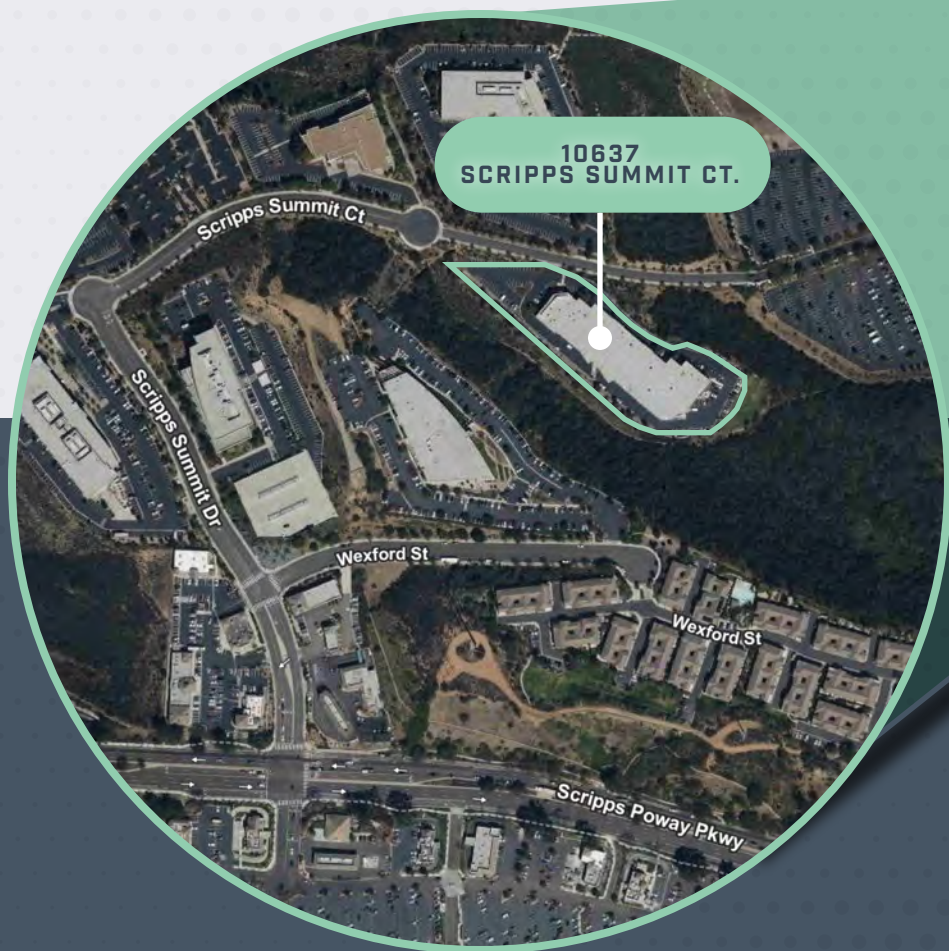


**Available**  
**NOW**



# DRIVE TIMES

Submarket	Distance	Drive Time
Poway	5.8 miles	12 minutes
Miramar	7.8 miles	14 minutes
Kearny Mesa	10.1 miles	15 minutes
Escondido	14.7 miles	18 minutes
Downtown San Diego	18.2 miles	20 minutes
Otay Mesa	32.9 miles	30 minutes



# NEIGHBORS & AMENITIES

## Corporate Neighbors

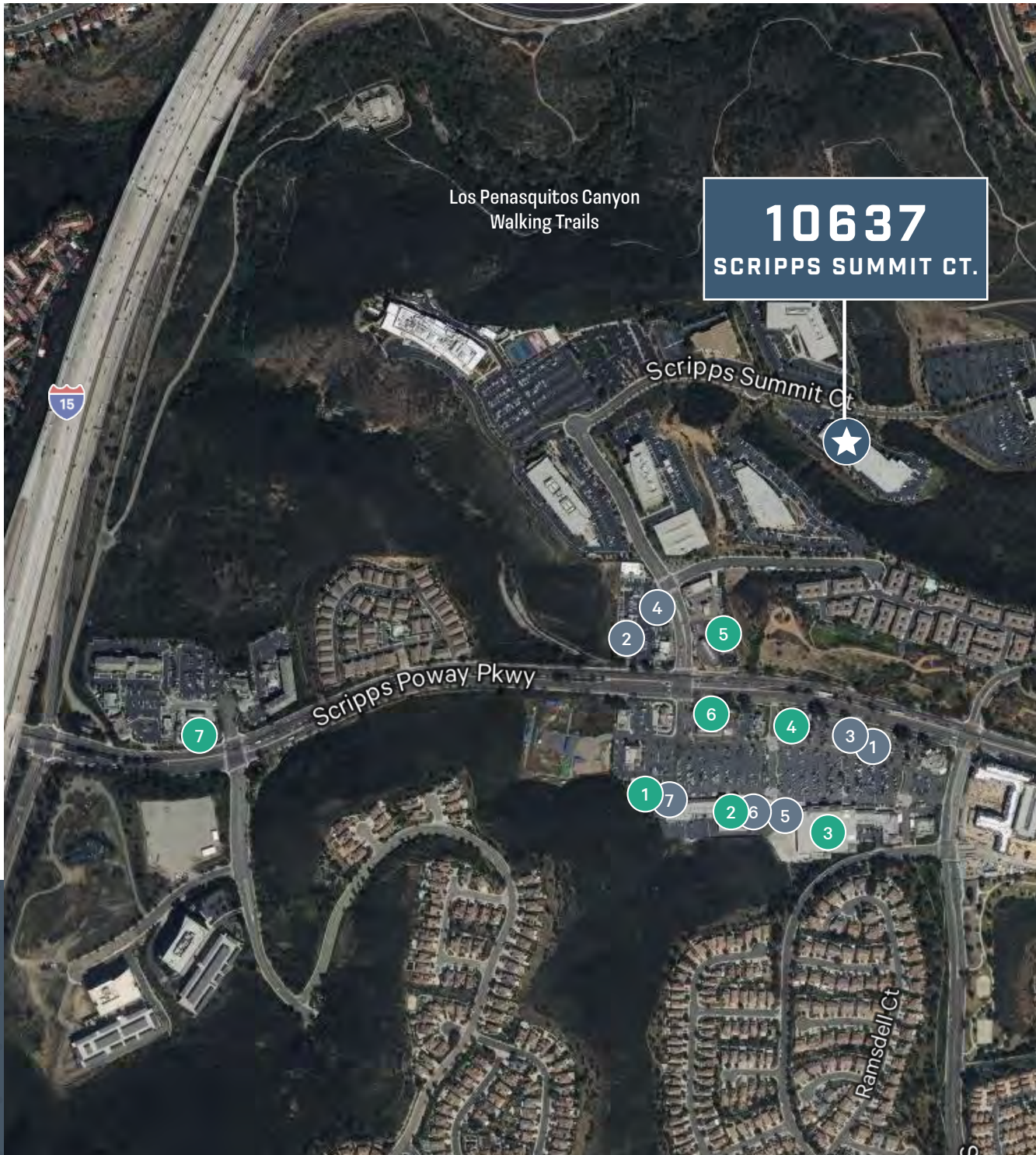


## Food & Beverage

1. Mendocino Farms
2. Panda Express
3. McDonalds
4. Sombrero Mexican
5. Brueggers Bagels
6. Surfside Fish House
7. Santorini Island Grill

## Retail & Convenience

1. Chase Bank
2. CVS
3. Vons
4. MD Today Urgent Care
5. Sinclair Gas
6. Mobil
7. Shell Gas





10637  
SCRIPPS SUMMIT CT.  
SAN DIEGO, CA

# INDUSTRIAL SPACE AVAILABLE

17,551 – 24,523 SF  
SPACE FOR LEASE

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