

SYCAMORE GROVE BUSINESS PARK

4828-4858 Ronson Court, San Diego, CA 92111



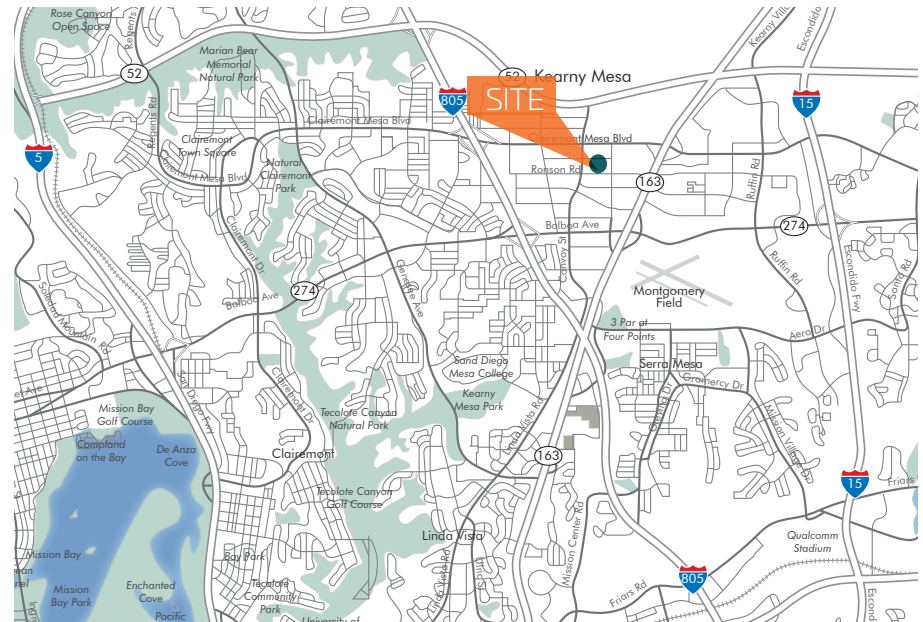
AVAILABLE FOR LEASE
INDUSTRIAL / FLEX SUITES IN KEARNY MESA

CBRE



PROJECT FEATURES

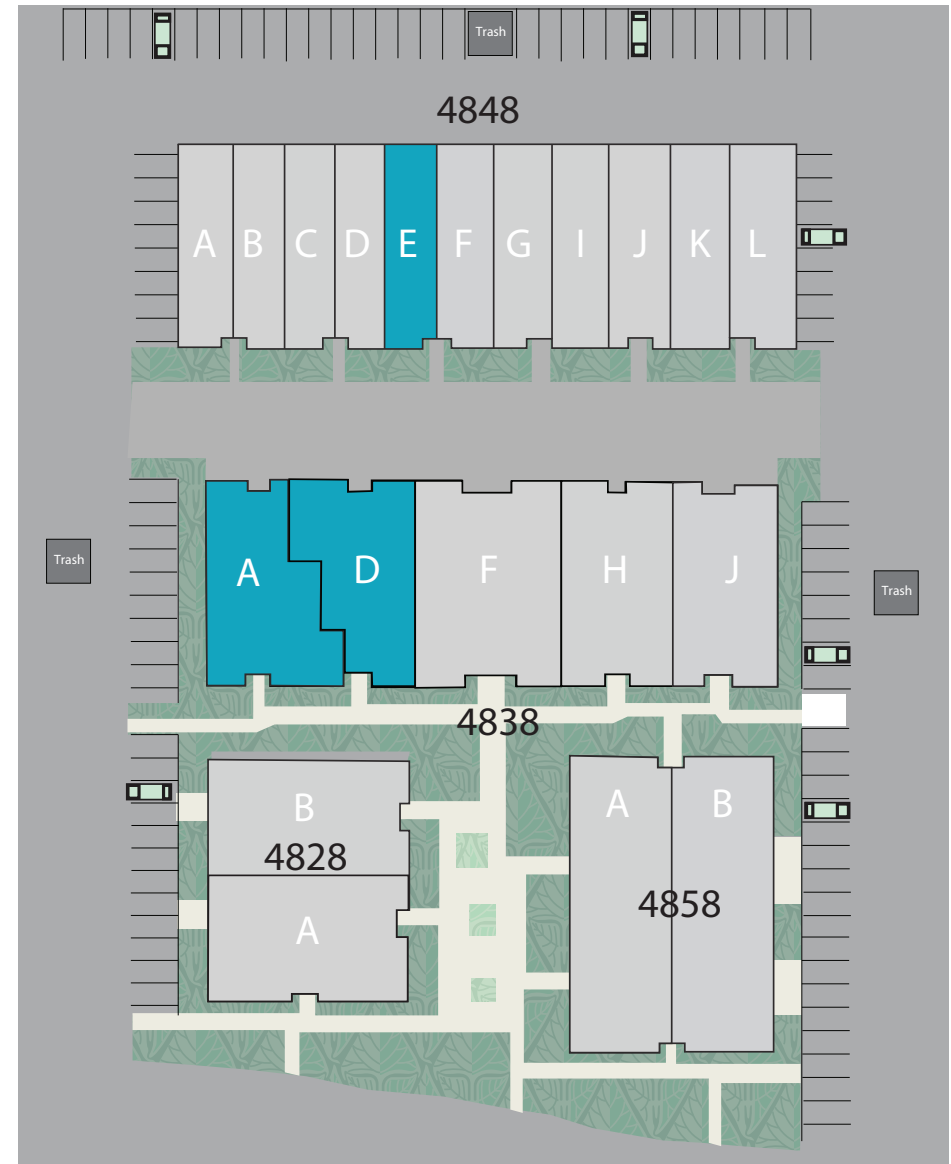
- (4)-building multi-tenant building park totaling 49,380 SF
- High image industrial / flex suites with flexible suite layouts
- Attractive, functional office upgrades
- Grade level loading
- Full drive around access
- Picnic areas throughout project
- Excellent access to I-805, Hwy-163, and I-15 freeways
- Ample on-site parking (3/1,000) with additional street parking available
- Outstanding Central San Diego location
- Zoned II-2-1



AVAILABILITY

ADDRESS	SF	LEASE RATE	COMMENTS
4838 Ronson Court			
4838 Ronson Ct., Suite A	3,822 SF	\$1.95/SF NNN	End unit. Approximately 70% office / 30% warehouse with (1) grade level loading door. Available Immediately.
4838 Ronson Ct., Suite D	2,183 SF	\$2.05/SF NNN	Approximately 20% open office / 80% warehouse with (1) grade level loading door. Available Immediately.
4848 Ronson Court			
4848 Ronson Ct., Suite E	1,439 SF	\$2.05/SF NNN	Approximately 80% office / 30% warehouse with (1) grade level loading door. Available Immediately.

NNNs = ±\$.39/SF/Month



FLOORPLAN

4838 RONSON COURT,
SUITE A



Approximately 3,822 SF



End unit. Approximately 70% office / 30% warehouse with (1) grade level loading door.



Lease Rate: \$1.95/SF NNN
(NNNs = ±\$.39/SF/Month)



Available Immediately

GRADE LEVEL
LOADING DOOR

WAREHOUSE

OFFICE

OFFICE

OFFICE

OFFICE

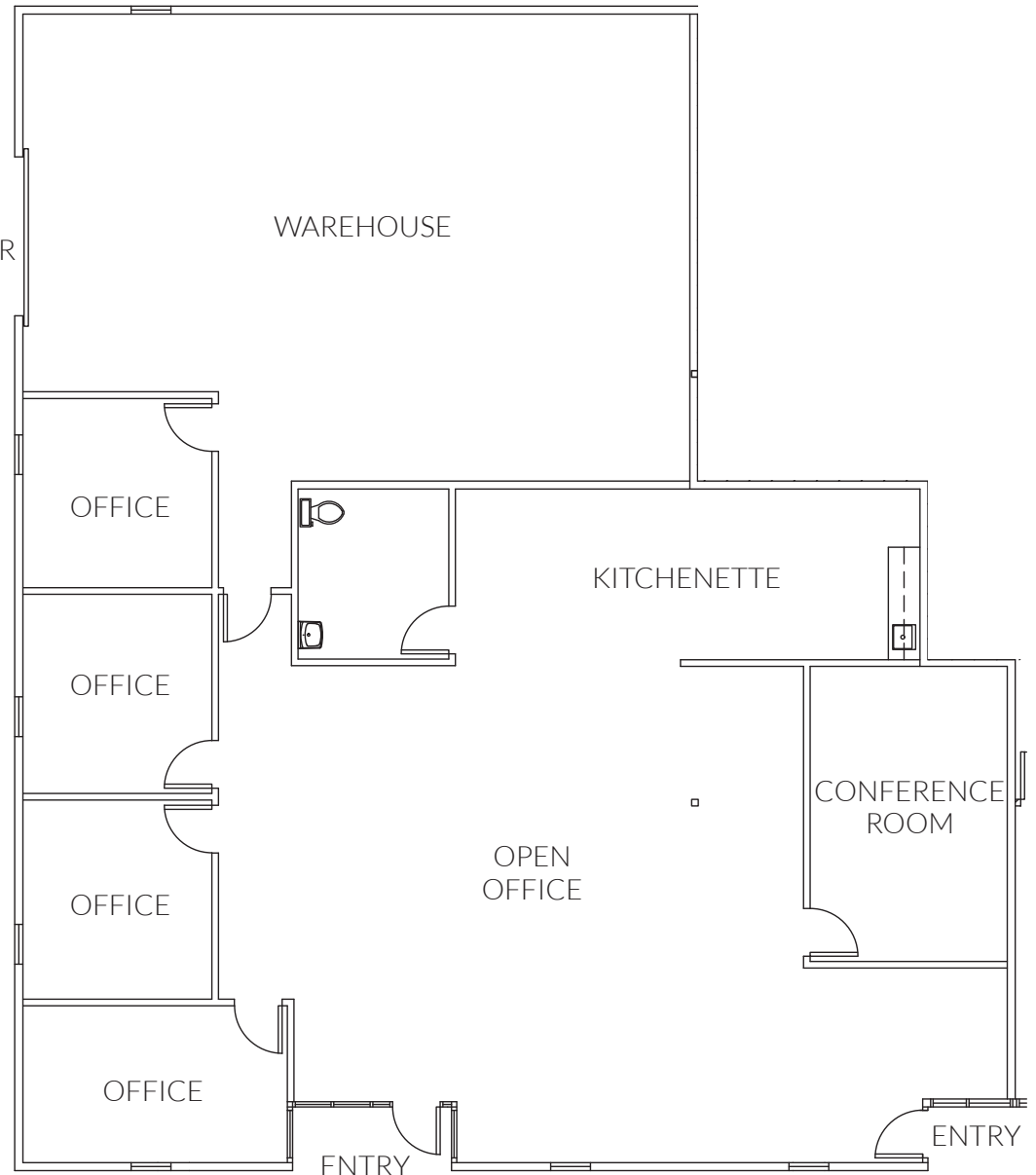
KITCHENETTE

OPEN
OFFICE

CONFERENCE
ROOM

ENTRY

ENTRY



FLOORPLAN

4838 RONSON COURT,
SUITE D



Approximately 2,183 SF



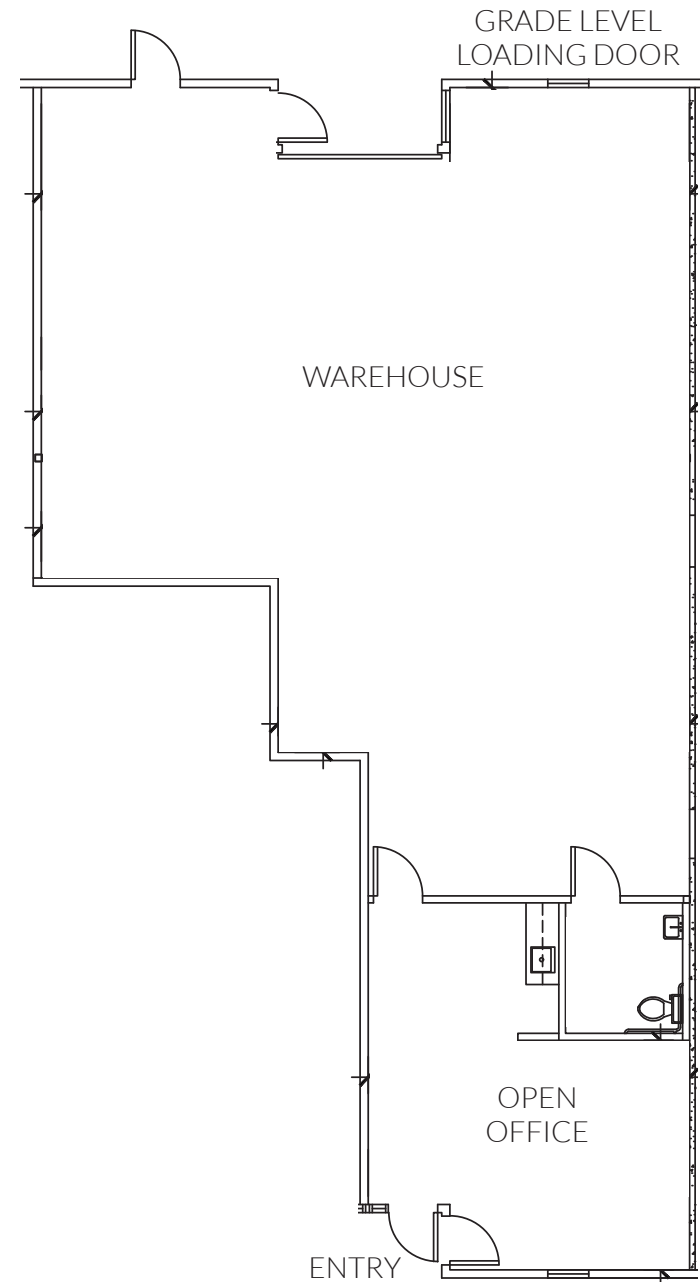
Approximately 20% office / 80% warehouse
with (1) grade level loading door.



Lease Rate: \$2.05/SF NNN
(NNNs = ±\$.39/SF/Month)



Available Immediately



FLOORPLAN

4848 RONSON COURT,
SUITE E



Approximately 1,439 SF



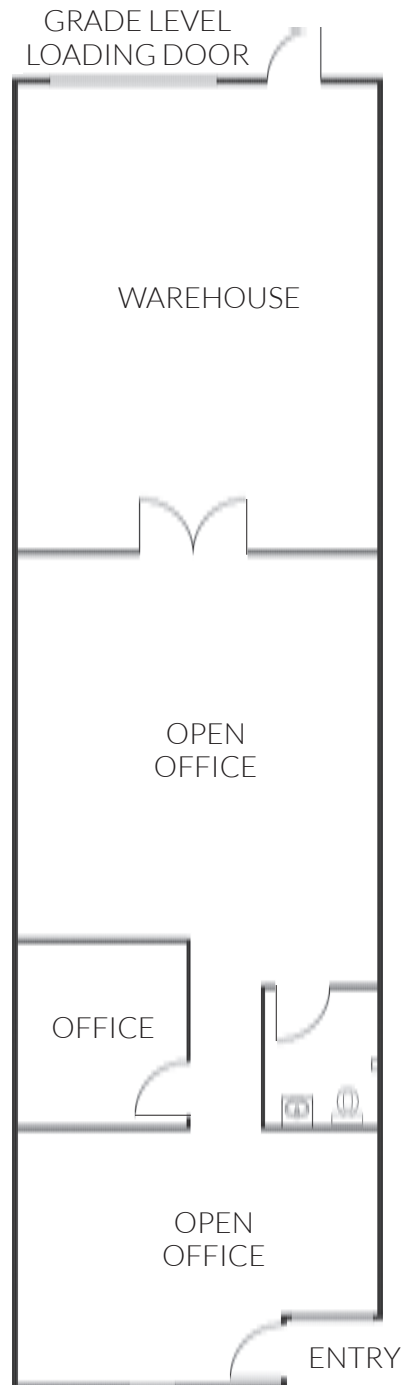
Approximately 80% office / 30% warehouse
with (1) grade level loading door



Lease Rate: \$2.05/SF NNN
(NNNs = ±\$.39/SF/Month)



Available Immediately



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PLEASE CONTACT:

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