



CLICK FOR  
VIRTUAL TOUR

4000

4000

RUFFIN ROAD

57,642 SF For Lease | Kearny Mesa  
San Diego, CA 92123



**4000**  
RUFFIN ROAD



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413,313 SF

## San Diego, CA

- 413,313 SF Warehouse / Distribution Building
- Institutionally Owned and Operated
- Dock High, Grade Level and Truck Well Loading
- Potential Yard/truck Parking
- Centrally Located with Convenient Access to I-8, I-15, I-805, SR-52 & SR-163
- Energy Efficient Lighting with Motion Sensors
- Directly Adjacent to Bus Stop / Public Transportation
- Recently Renovated to Include New Roof, Concrete Truck Courts, Illuminated Monument Signage, Exterior Lighting and Drought Tolerant Landscaping
- 1.7/1,000 Parking
- ±115' Truck Court Depth
- IL-2-1 Zoning
- 345' Building Depth
- 2% Skylights
- 22'-8" – 26'-10" Clear Height

# 4000 RUFFIN ROAD

Downtown San Diego



4000 Ruffin Road

Aero Dr

Montgomery Field

Ruffin Rd

Balboa Ave

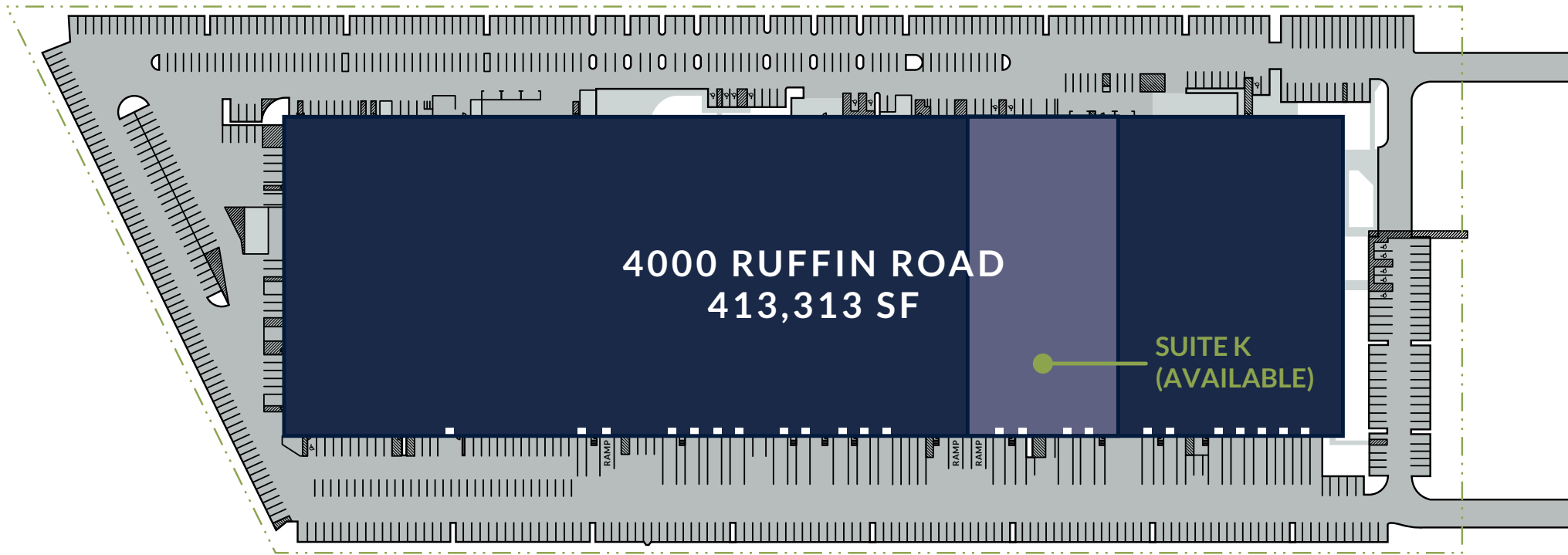
SR-52 (±2 miles)





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# 4000 Ruffin Road



# 413,313 SF

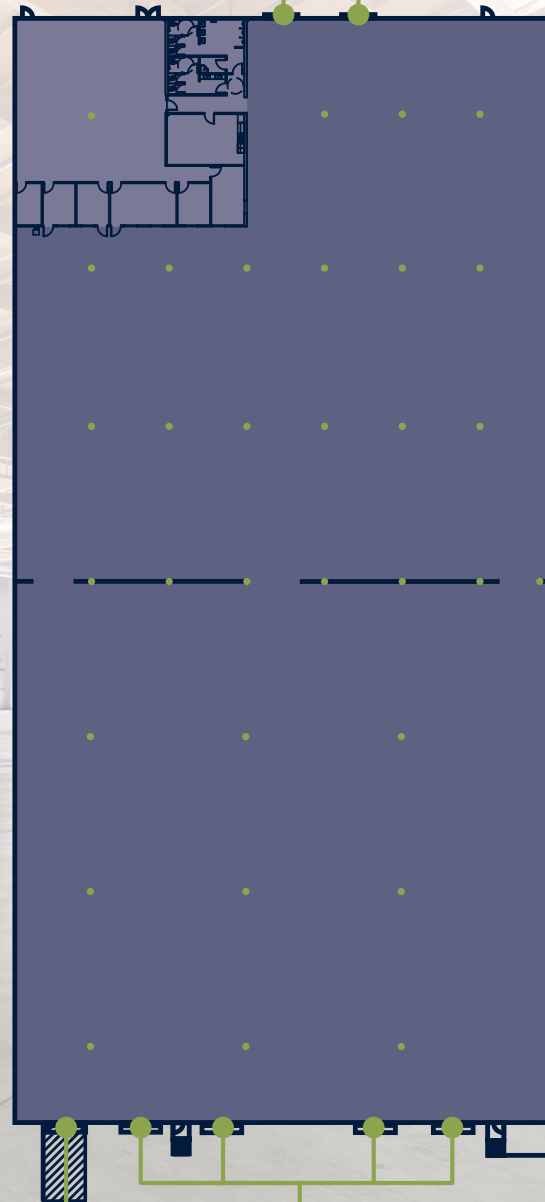
5 | FLOOR PLAN

# Suite K

- 57,642 SF
- 4,500 SF Office
- 22'-8" – 26'-10" Clear Height
- (4) Dock High Loading Doors, with Pit Levelers
- (2) 10' x 10' Grade Level Loading Doors
- 12' x 12' Grade Level Door with Ramp
- Up to 1,000 Amps Available
- New LED Warehouse Lighting
- Flow-Through Access
- High Image, Class A Warehouse
- Available Now
- Contact Broker for Pricing

10' X 10' GRADE  
LEVEL DOORS

**4000**  
RUFFIN ROAD



12' X 12' GRADE  
LEVEL DOOR  
WITH RAMP

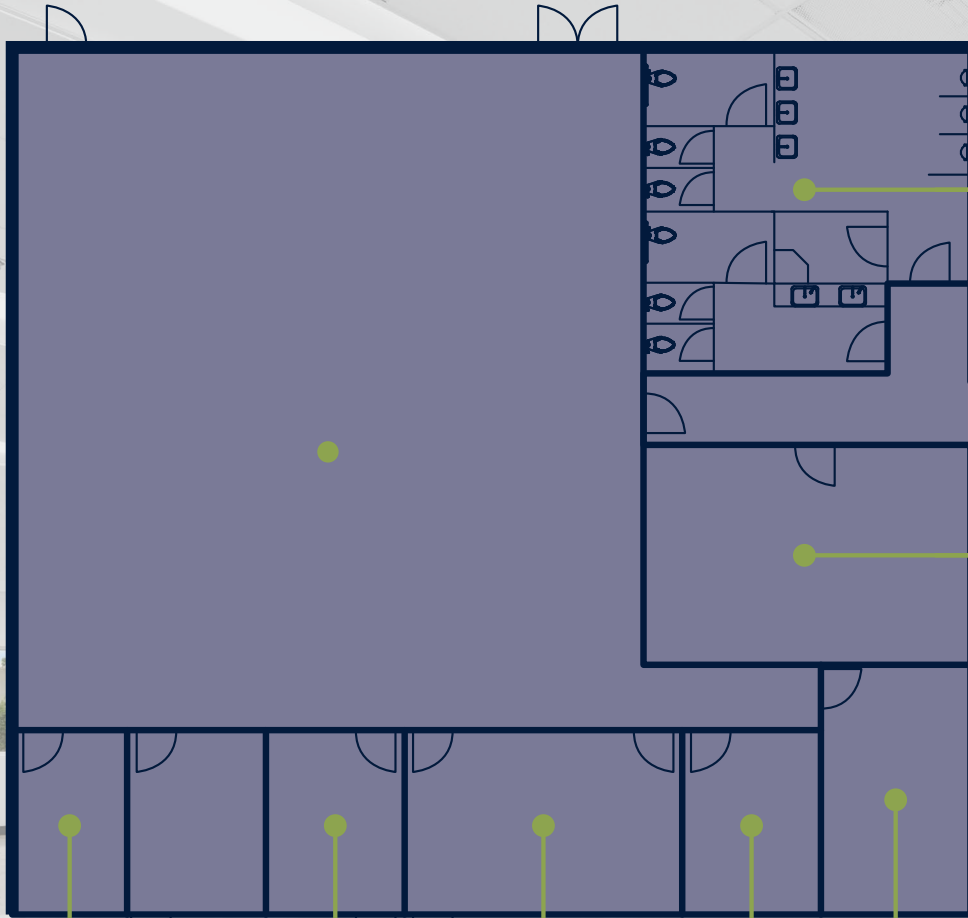
DOCK DOORS



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57,642 SF



# Suite K Office

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- Brand New Office Space Improvements
- Polished Concrete Floors with Carpet Tile in Private Offices
- New Dune Second Look Ceiling System
- New LED Lighting
- New Break Room Cabinetry with Solid Surface Counters
- New Roll-Up Doors

IT / STORAGE

OFFICE

CONF. ROOM/  
OFFICE

OFFICE

OFFICE



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# 4,500 SF



# RACKING FEATURES

## TOTAL PALLETS

- APPROXIMATELY 2,436 (60" PALLETS)
- APPROXIMATELY 868 (48" PALLETS)
- APPROXIMATELY 2,436 (72" PALLETS)

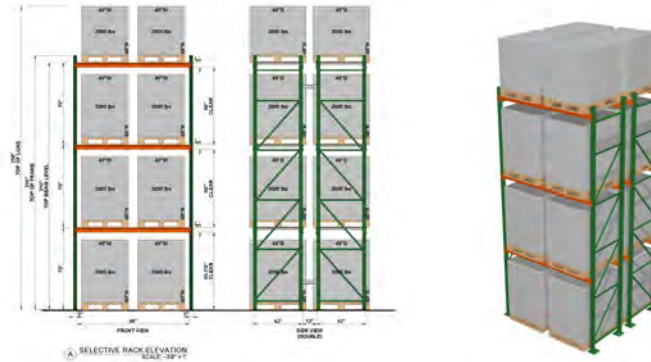
## FEATURES

- 160"-181" AISLES
- 60"&72" PALLETS
- 96" STORAGE BEAM
- 144" TUNNEL BEAM
- ACCESSORIES UPON REQUEST

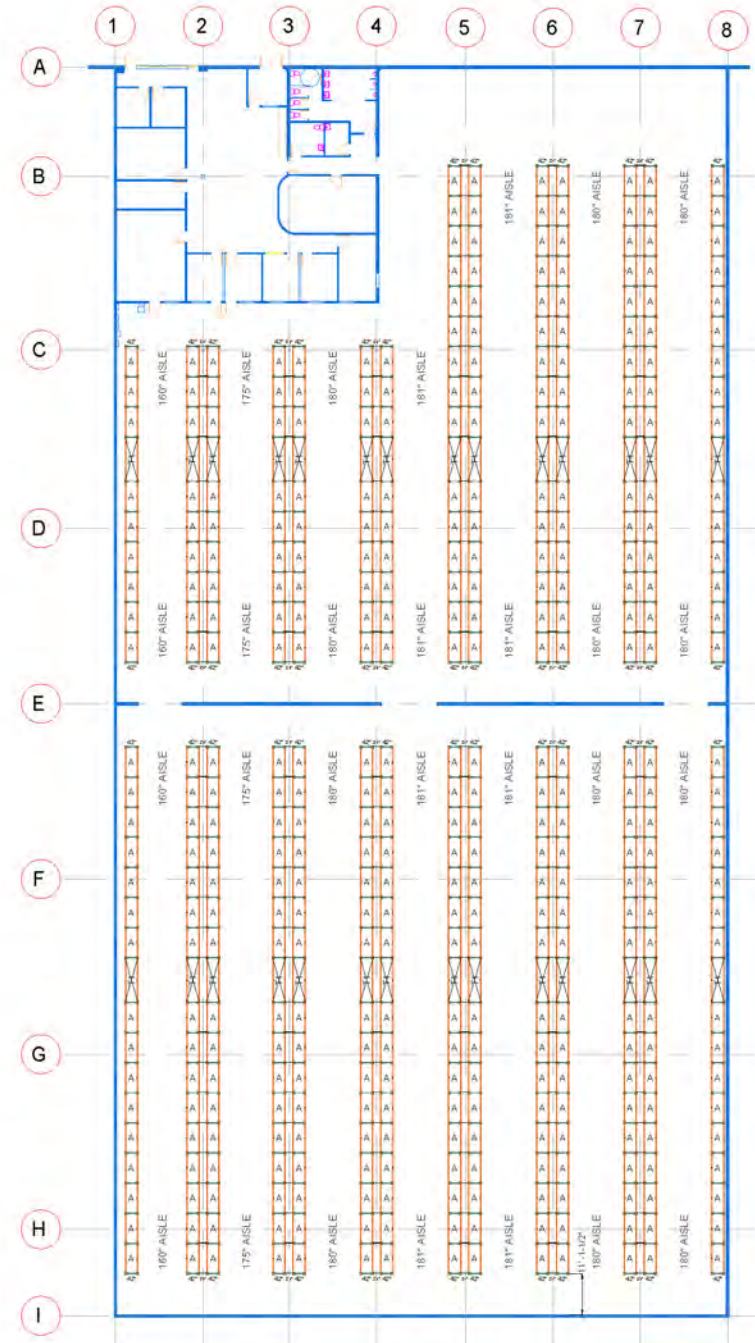
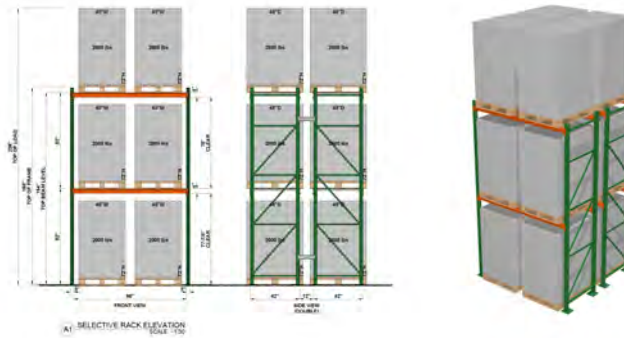
## Conceptual Racking Layout

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

### 60"/48" PALLETS 22' CLEAR



### 72" PALLETS 22' CLEAR



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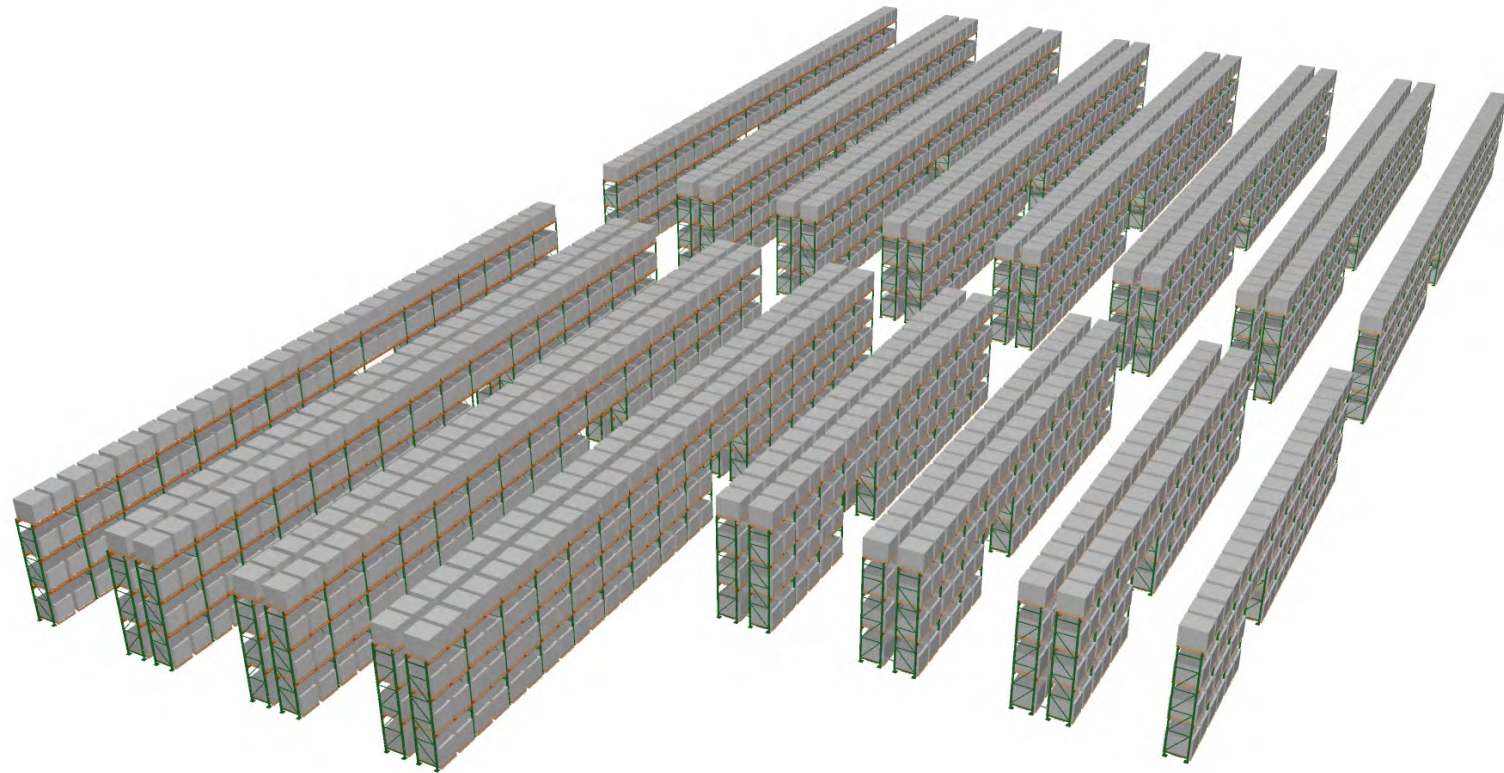
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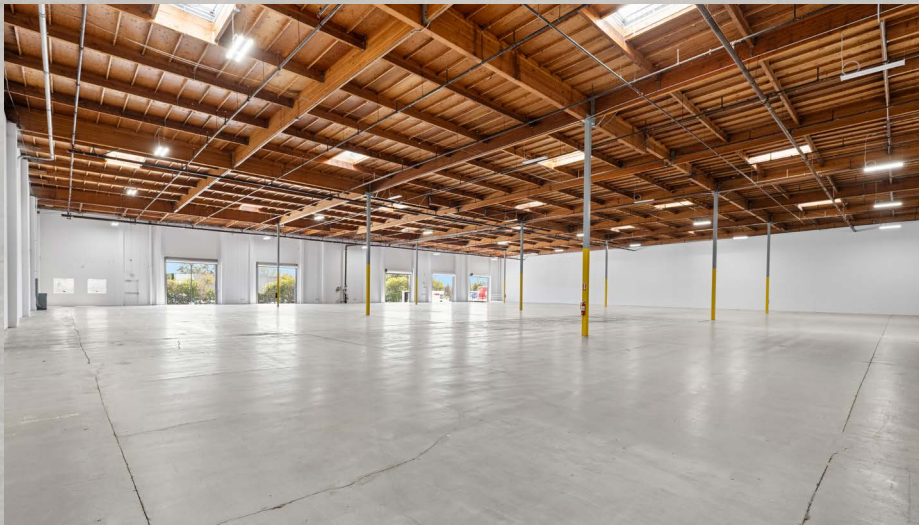


7 | GALLERY

# 4000 RUFFIN ROAD



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8 | GALLERY

12

11

10

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