

5038
AVAILABLE FOR LEASE | ±3,122 & 4,363 SF INDUSTRIAL SUITES IN KEARNY MESA



LIMITED TIME PROMO!
\$1.75/SF MG for First Year
of Lease Term*

** Minimum 3 Year Lease Term Required*

5038 RUFFNER STREET | SAN DIEGO, CA 92111

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REAL ESTATE SERVICES

5038 RUFFNER STREET | SAN DIEGO, CA 92111

PROJECT FEATURES

- ±4,363 & 3,122 SF Industrial Suites Available For Lease
- Grade Level Loading
- 13' - 15' Clear Height
- Frontage on Ruffner St. with Good Visibility
- Right Off Clairemont Mesa Blvd.
- Walking Distance to Retail Amenities
- Gas Service Available
- Drive Around Truck Access
- Minutes to I-805, and Highways 52 & 163



AVAILABILITY

Suite	SF	Lease Rate	Availability	Suite Comments
A	4,363 SF	\$2.05 PSF/ Mo. MG	Available Now	35% Office/ 65% Warehouse ; 1 Grade Level Door.
B	3,122 SF	\$2.05 PSF/ Mo. MG	Available Now	25% Office/ 75% Warehouse ; 1 Grade Level Door.

LEASE RATE: \$2.05 PSF/Mo. MG

LIMITED TIME PROMO!
\$1.75/SF MG for First Year
of Lease Term*

** Minimum 3 Year Lease Term Required*



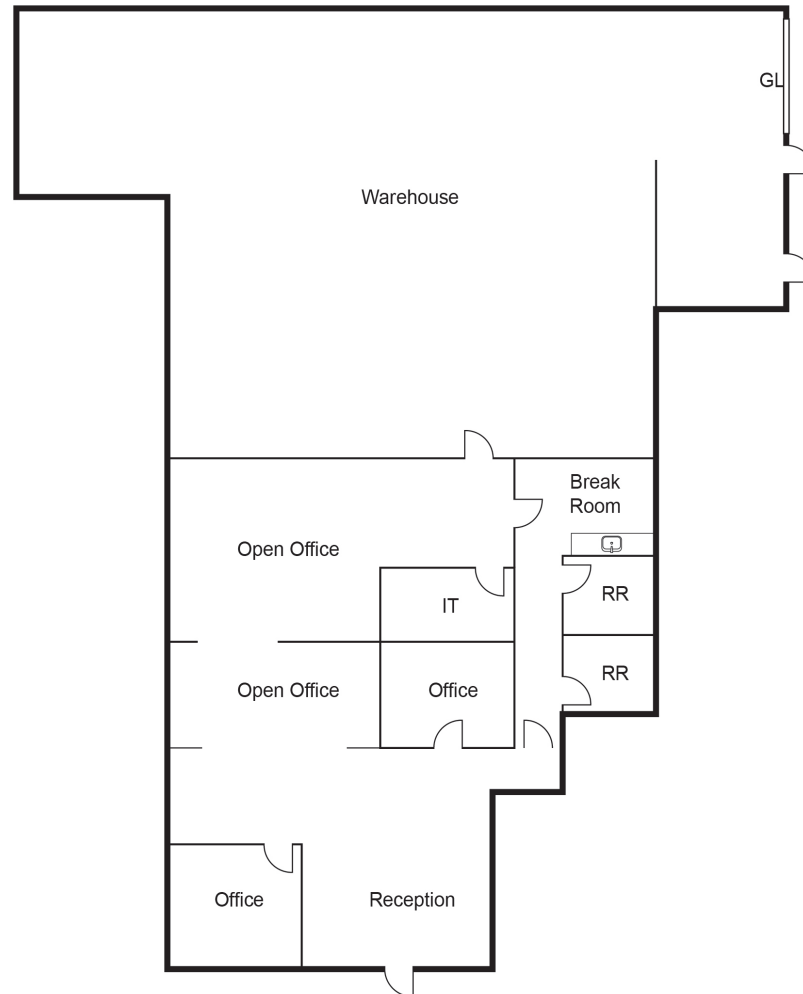
5038 RUFFNER STREET | SUITE A

SUITE FEATURES

- ±4,363 SF Industrial Suite Available
- 35% Office with Balance Warehouse
- 1 Grade Level Loading Door
- 13' - 15' Clear Height
- Frontage on Ruffner St. with Good Visibility
- Right Off Clairemont Mesa Blvd.
- Walking Distance to Retail Amenities
- Gas Service Available
- Drive Around Truck Access
- Minutes to I-805, and Highways 52 & 163
- Available Immediately

LEASE RATE: \$2.05 PSF/Mo. MG

FLOOR PLAN



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* Floor Plan not to scale

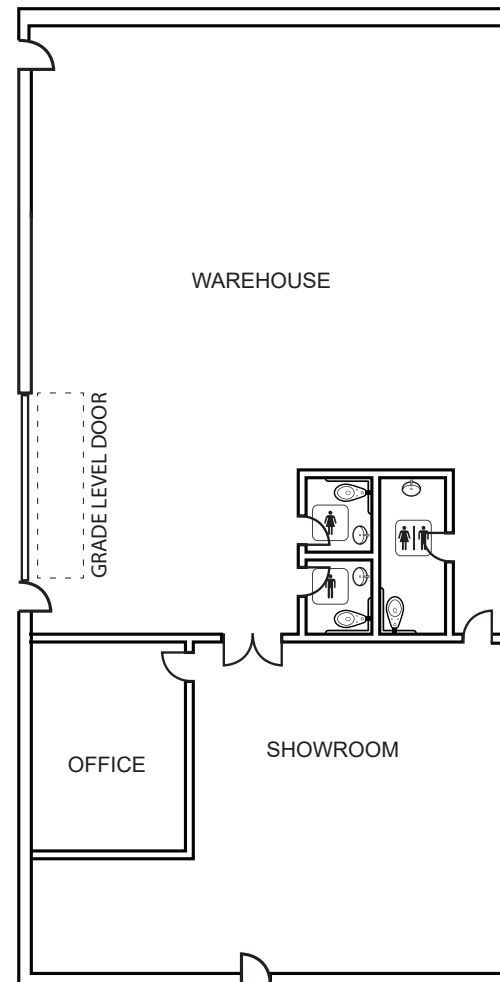
5038 RUFFNER STREET | SUITE B

SUITE FEATURES

- ±3,122 SF Industrial Suite Available
- 25% Office with Balance Warehouse
- Grade Level Loading
- 13' - 15' Clear Height
- Frontage on Ruffner St. with Good Visibility
- Right Off Clairemont Mesa Blvd.
- Walking Distance to Retail Amenities
- Gas Service Available
- Drive Around Truck Access
- Minutes to I-805, and Highways 52 & 163
- Available Immediately

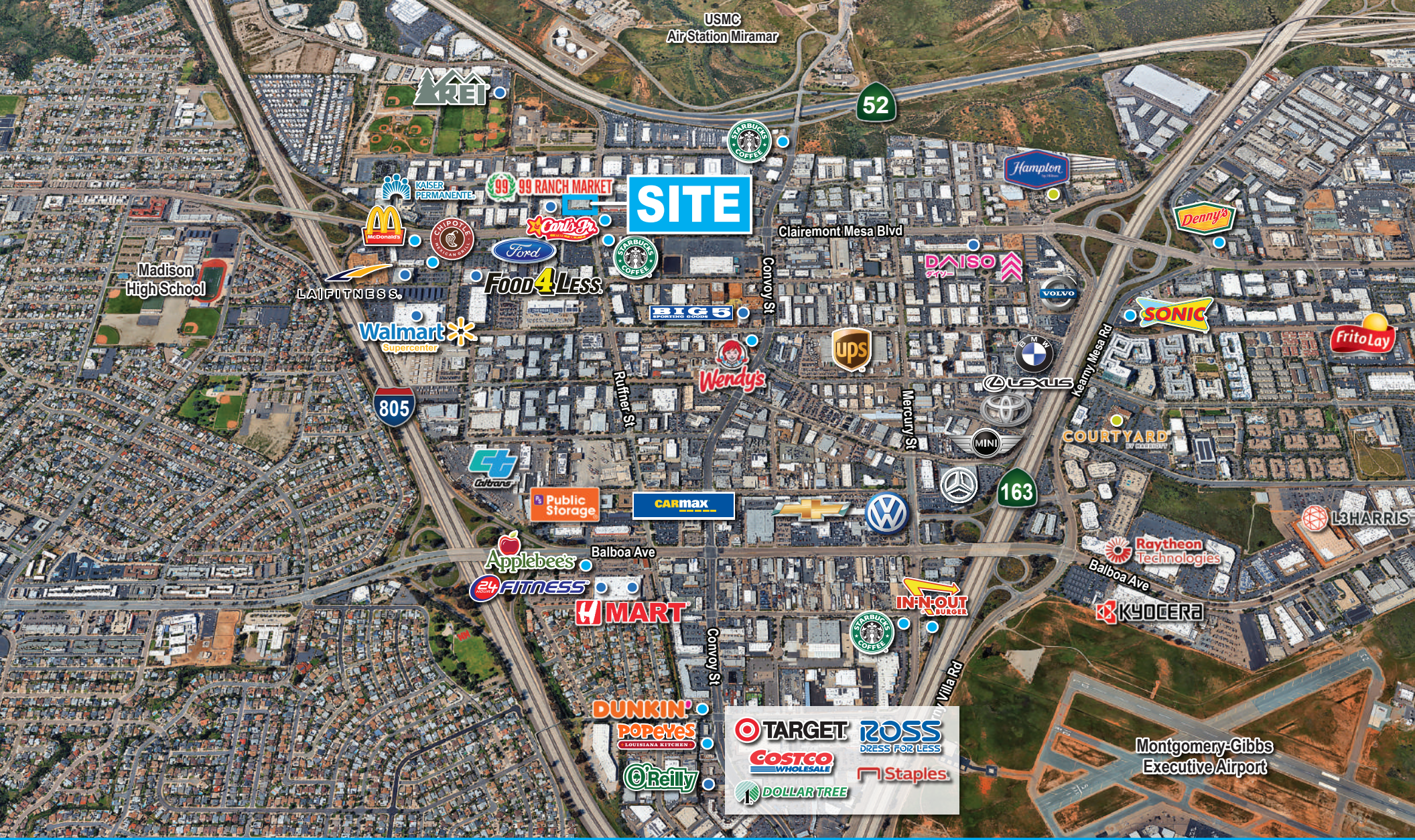
LEASE RATE: \$2.05 PSF/Mo. MG

FLOOR PLAN



* Floor Plan not to scale

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FOR MORE INFORMATION, PLEASE CONTACT:

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