

5038-5046
AVAILABLE FOR LEASE | ±2,429-7,485 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*

5038-5046 RUFFNER STREET | SAN DIEGO, CA 92111

CHRIS DUNCAN, SIOR

Senior Vice President | Lic.#01324067

858.458.3307 | cduncan@voitco.com

Voit

REAL ESTATE SERVICES

5038-5046 RUFFNER STREET | SAN DIEGO, CA

PROJECT FEATURES

- ±2,429 – 7,485 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

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

** Minimum 3 Year Lease Term Required*



AVAILABILITY

Suite	SF	Lease Rate	Availability	Suite Comments
5038 Ruffner St. Suite A	4,363 SF*	\$2.05 PSF/ Mo. MG	Available Now	35% Office/ 65% Warehouse ; 1 Grade Level Door.
5038 Ruffner St. Suite B	3,122 SF*	\$2.05 PSF/ Mo. MG	Available Now	25% Office/ 75% Warehouse ; 1 Grade Level Door.
5038 Ruffner St. Suites A&B	7,485 SF	\$2.05 PSF/ Mo. MG	Available Now	40% Office/ 60% Warehouse ; 2 Grade Level Doors.
5044 Ruffner St.	2,429 SF	\$2.05 PSF/ Mo. MG	November 1, 2026	40% Office/ 60% Warehouse; 1 Grade Level Door.

***5038 Ruffner St. Suites A & B can be combined for a total of 7,485 SF**



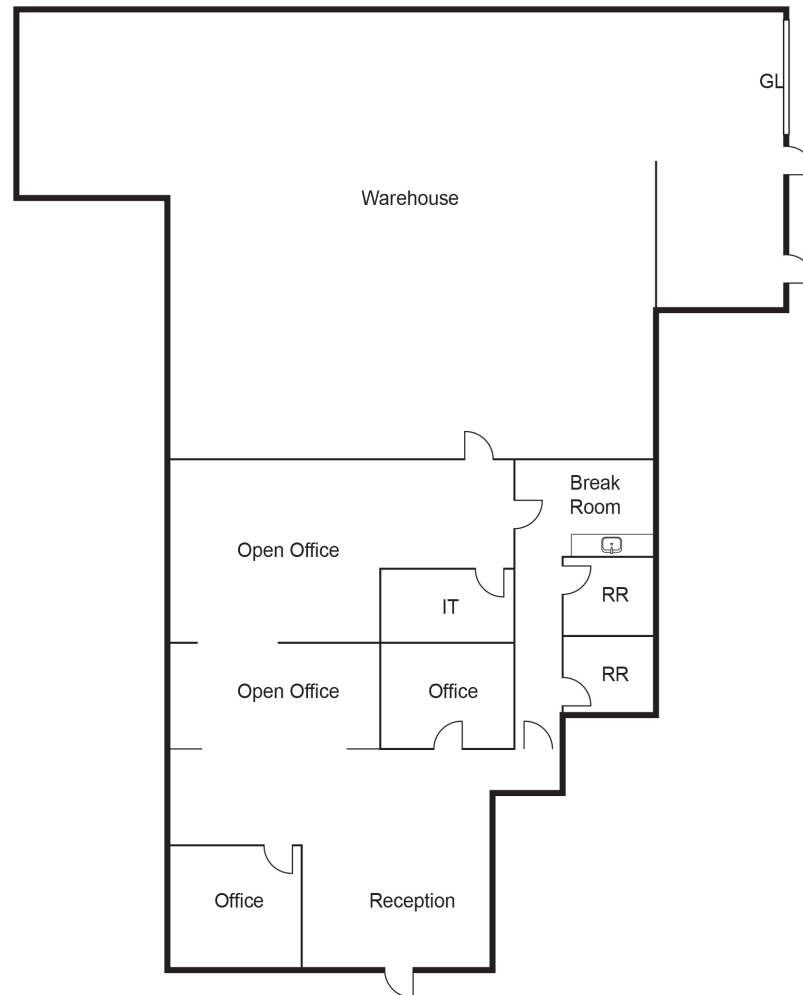
5038 RUFFNER STREET | SUITE A

SUITE FEATURES

- ±4,363 SF Industrial Suite Available
- Can be combined with Suite B for a total of 7,485 SF
- 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



Voit
REAL ESTATE SERVICES

* Floor Plan not to scale

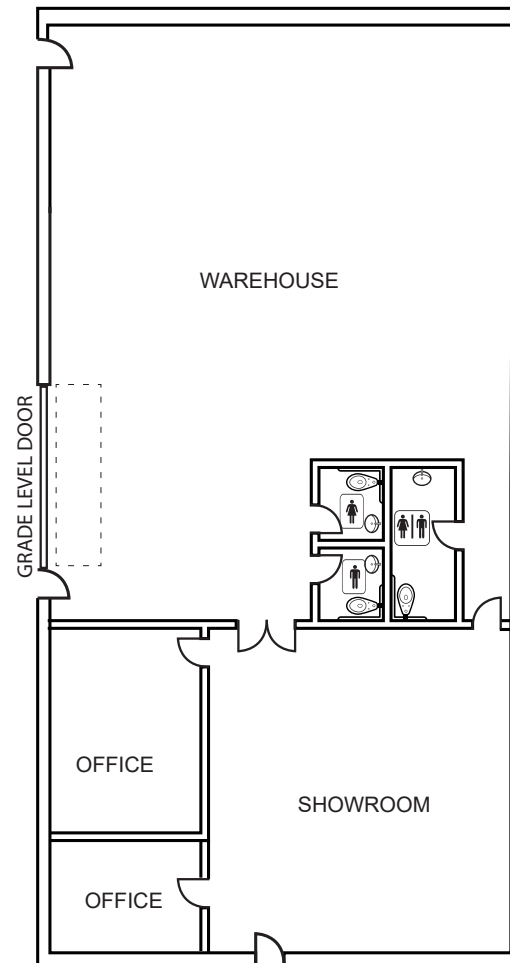
5038 RUFFNER STREET | SUITE B

SUITE FEATURES

- ±3,122 SF Industrial Suite Available
- Can be combined with Suite A for a total of 7,485 SF
- 25% 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



* Floor Plan not to scale

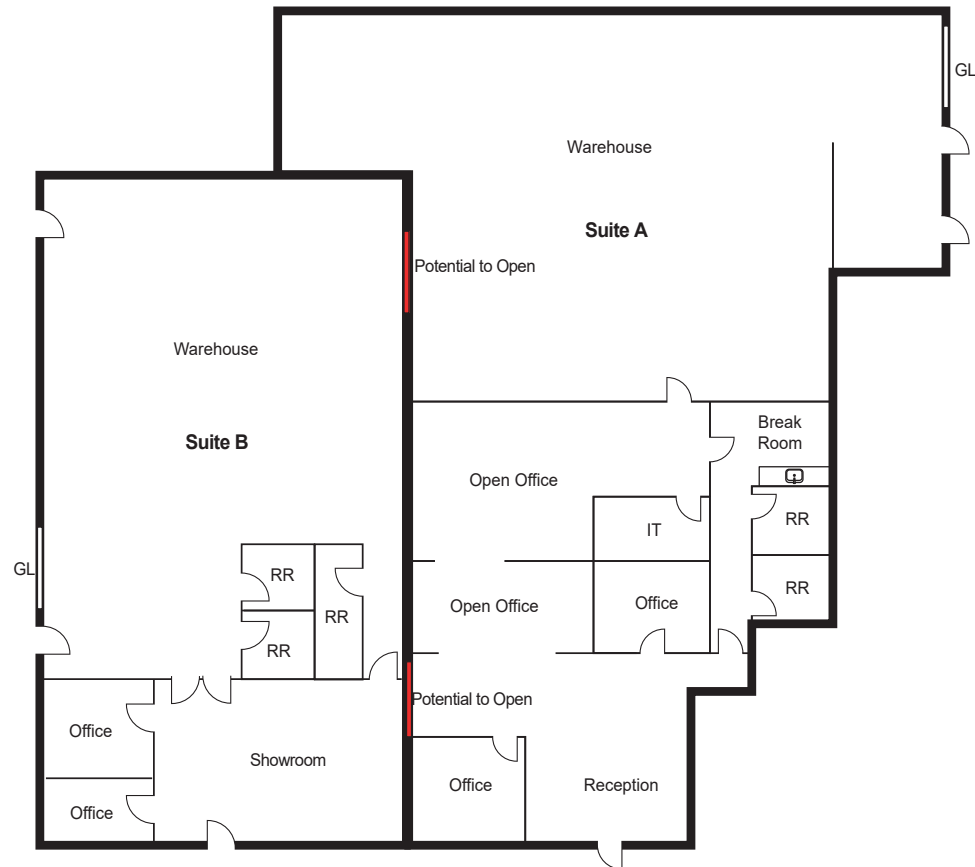
Voit
REAL ESTATE SERVICES

5038 RUFFNER STREET | SUITES A&B

- ±7,485 SF Industrial Suite Available
- 40% Office with Balance Warehouse
- 2 Grade Level Loading Doors
- 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

Voit
REAL ESTATE SERVICES

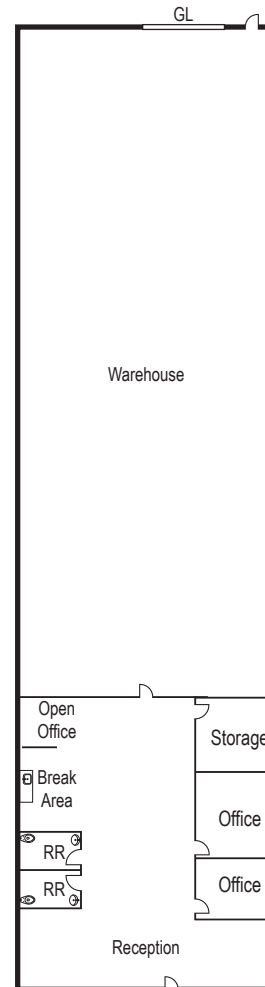
5044 RUFFNER STREET

SUITE FEATURES

- ±2,429 SF Industrial Suite Available
- 30% Office/ 70% Warehouse
- 13' - 15' Clear Height
- Bonus Mezzanine
- 1 Grade Level Loading Door
- Kitchenette
- Drive Around Truck Access
- Right Off Clairemont Mesa Blvd.
- Minutes to I-805, and Highways 52 & 163
- Available November 1, 2026

LEASE RATE: \$2.05 PSF/Mo. MG

FLOOR PLAN



Voit
REAL ESTATE SERVICES

* Floor Plan not to scale



FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS DUNCAN, SIOR

Senior Vice President | Lic. #01324067

858.458.3307 | cduncan@voitco.com

Voit

REAL ESTATE SERVICES

Licensed as a Real Estate Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. 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.