

FOR LEASE | ±24,497 SF FREESTANDING BUILDING | HIGH-END TASTING ROOM

JUNESHINE

FOR LEASE

10051 OLD GROVE ROAD
SAN DIEGO, CA 92131

SCRIPPS RANCH INDUSTRIAL BUILDING WITH BREWERY IMPROVEMENTS



Exterior images may have been digitally modified using AI for illustrative and marketing purposes. Actual property conditions may vary.

SPENCER DOK

Vice President | Lic. ID #02106855
sdok@lee-associates.com

858.805.5547

PAUL BRITVAR

First Vice President | Lic. ID #01949354
pbritvar@lee-associates.com

858.230.1166



📍 ±24,497 SF FREESTANDING BUILDING

📍 TWO GRADE-LEVEL DOORS

📍 ±20' CLEAR HEIGHT

📍 ±3,500 SF COLD STORAGE (REFRIGERATION)

📍 3,200A / 3PH POWER (TENANT TO VERIFY)

📍 TURN-KEY BREWERY OPPORTUNITY

📍 FULL COMMERCIAL-SCALE KITCHEN

📍 HIGH-END TASTING ROOM WITH FRONT PATIO SPACE

📍 HIGHLY DESIRABLE SCRIPPS RANCH LOCATION

LEASE RATE | \$1.50/SF NNN
(NNN's ±\$0.22/SF)

AVAILABLE: JANUARY 1, 2027





[illegible]

Architectural floor plan of the 1st floor. The plan includes the following areas and labels:

- COLD ROOM (STORAGE)**: A large rectangular area on the left side.
- WAREHOUSE**: A large rectangular area on the right side.
- RECEPTION**: A central area with a staircase.
- OFFICE**: Several smaller rooms in the central and right areas.
- STORE**: A room in the central area.
- LOBBY**: A central area with a staircase.
- STAIRS**: Multiple staircases throughout the plan.
- ENTRY**: The main entrance area.
- EXIT**: Various exit points marked throughout the plan.
- NOTE**: A note on the left side of the plan states: "THIS PLAN IS FOR A BUILDING WITH A TOTAL AREA OF 10,000 SQM, INCLUDING THE COLD ROOM AND WAREHOUSE.".



GRADE-LEVEL DOOR

GRADE-LEVEL DOOR

INGRESS/EGRESS

FRONT PATIO SPACE

±24,497 SF FREESTANDING BUILDING

OLD GROVE ROAD

EXISTING INFRASTRUCTURE · LEASING SUPPORT

EXISTING BEVERAGE PRODUCTION EQUIPMENT & INFRASTRUCTURE

10051 Old Grove Road | Scripps Ranch, San Diego

Existing high-capacity beverage production, canning, packaging and processing systems may be available to support a qualified user's operations.



Primary canning and packaging line — 10051 Old Grove Road, San Diego

The facility contains an extensive collection of beverage-production, filling, canning, packaging, processing and utility equipment. The existing infrastructure may provide a qualified operator with a meaningful opportunity to reduce startup time, equipment procurement requirements and initial capital investment.

KEY PRODUCTION CAPABILITIES

- High-speed can filling and seaming
- Can sterilization and depalletizing
- Multi-format cartoning and tray packaging
- Shrink wrapping and palletizing
- Pasteurization and centrifuge processing
- Bulk ingredient handling and powder mixing
- Keg washing
- Large-capacity bright tanks
- Compressed-air and supporting utility systems

PRODUCTION CAPACITY HIGHLIGHTS

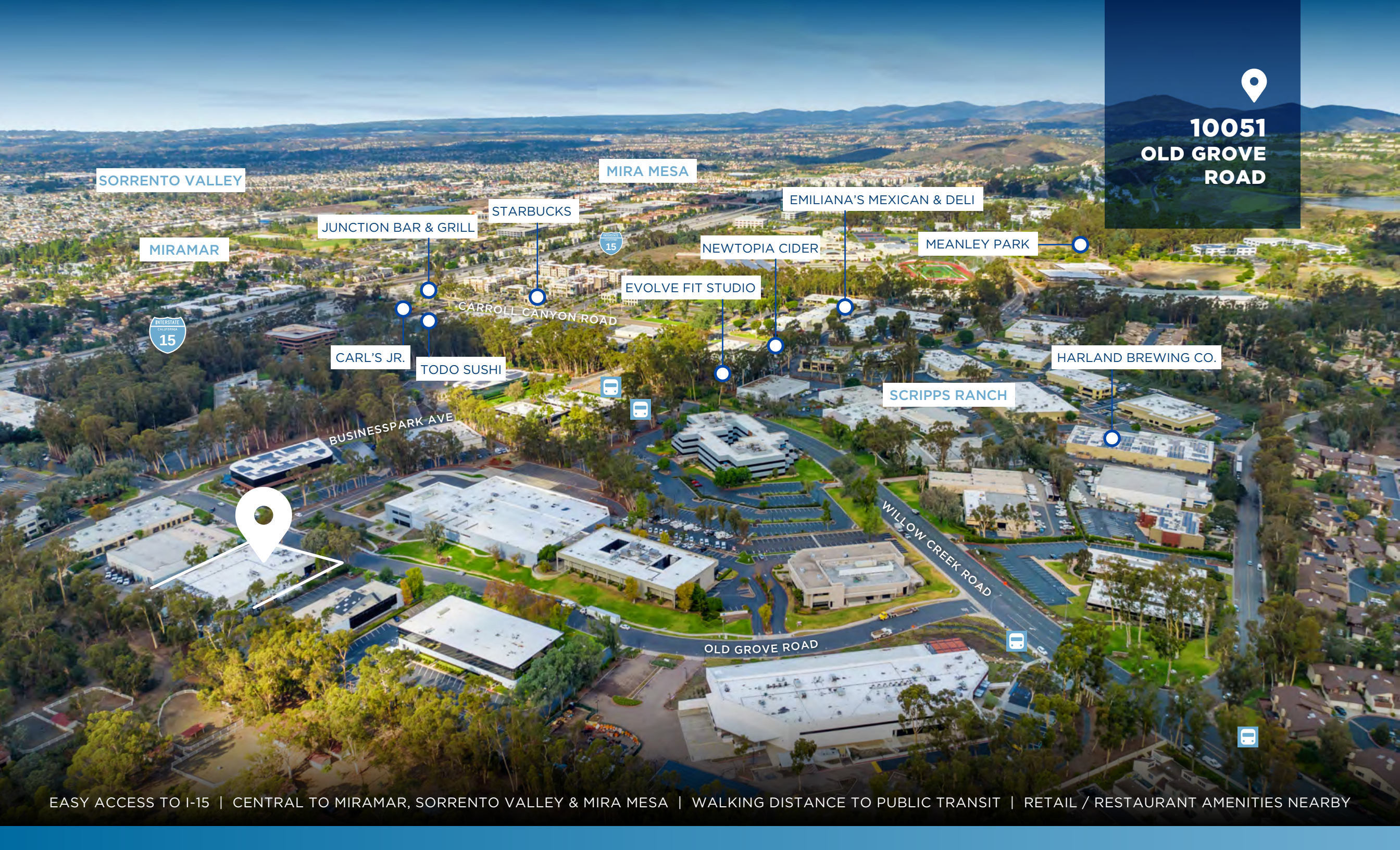
- Can filling and seaming up to approximately 400 cans per minute
- Cartoning up to approximately 500 cans per minute
- Packaging formats ranging from 4-pack through 24-pack
- 12 oz standard, 12 oz sleek, 16 oz and 19.2 oz cans
- Ten approximately 300-BBL bright tanks
- Multiple processing, inspection, printing and end-of-line systems

MAJOR EQUIPMENT SCHEDULE

Equipment names, manufacturers, model years and primary capabilities. Approximate speeds and capacities are noted as approximate.

Equipment	Manufacturer / Model	Year	Primary Capability
CANNING & FILLING			
CFT Master C-Tech 40 Can Filler & Seamer	CFT / Master C-Tech 40	2020	Up to ~400 cans/min · 12, 16 & 19.2 oz · 480Y/277V
SKA Can-I-Bus Depalletizer	SKA Fabricating / Can-I-Bus	2019	~25–400 cans/min · multiple can formats · rapid changeover
Claranor Pulsed-Light Can Sterilizer	Claranor / Pulsed-Light	2020	~400 cans/min · multiple can formats
Lid feeder & related can-line equipment	—	—	Supporting can-line infeed
CARTONING & SECONDARY PACKAGING			
Mpac BrewPack-500 Cartoner	Mpac / BrewPack-500	2022	Up to ~500 cans/min · loose-can + 4 / 6 / 8 / 12 / 15 / 24-pack
Mpac BrewPack-200 Cartoner	Mpac / BrewPack-200	2020	Loose-can passthrough + 4 / 6 / 8 / 12-pack
Climax C3 Cartoner	Climax / C3	2022	Up to ~120 cartons/min · 4 / 6 / 8 / 9 / 12-pack
Mpac Switchback TP-15 Tray Former	Mpac / Switchback TP-15	2020	24-can retrofit + multiple tray configs
Arpac 45TW-28 In-Line Heat Shrink Wrapper	Arpac / 45TW-28	2015	~20 trays/min
Alvey 880 Palletizer	Alvey / 880	1995	12- & 24-pack formats
Pallet wrappers & end-of-line equipment	—	—	End-of-line pallet wrapping
PROCESSING & TANK INFRASTRUCTURE			
Alfa Laval Brew 350 Centrifuge	Alfa Laval / Brew 350	2019	Centrifuge processing
Alfa Laval Flexitherm-VB Pasteurizer	Alfa Laval / Flexitherm-VB	2019	Pasteurization
Alfa Laval Alox 6 DR 650 MV DAW Skid	Alfa Laval / Alox 6 DR 650 MV	2021	DAW skid
Flexicon/Ampco SuperSack System	Flexicon · Ampco / Bulk-Out BFF · PMR 15	2019	Bulk ingredient handling & powder mixing
Silver State Stainless 300-BBL Bright Tanks (10)	Silver State Stainless	2020	~300 BBL each · removable mixing motors
Small hot-liquor tank	—	—	Hot-liquor supply
Premiere Stainless Keg Washers (2)	Premiere Stainless / KW-SA-3V	2018	Keg washing
QUALITY CONTROL, PRINTING & UTILITIES			
Fittec inspection systems (multiple)	Fittec	—	In-line fill / package inspection
Keyence printing systems	Keyence	—	Coding & printing
Can dryer	—	—	Can drying
Sullair compressors (3)	Sullair	—	Compressed-air supply
Supporting conveyors, controls & ancillary line equipment	—	—	Line integration & controls

Equipment availability, condition, specifications and inclusion in any proposed transaction are subject to independent verification and separate agreement. Certain equipment may be removed, sold separately or unavailable at the time of lease execution. Prospective occupants should conduct their own operational, engineering, permitting and utility-capacity review.



**10051
OLD GROVE
ROAD**

SORRENTO VALLEY

MIRA MESA

MIRAMAR



JUNCTION BAR & GRILL

STARBUCKS

EMILIANA'S MEXICAN & DELI

MEANLEY PARK

NEWTOPIA CIDER

EVOLVE FIT STUDIO

CARROLL CANYON ROAD

CARL'S JR.

TODO SUSHI

HARLAND BREWING CO.

SCRIPPS RANCH

BUSINESSPARK AVE

WILLOW CREEK ROAD

OLD GROVE ROAD

EASY ACCESS TO I-15 | CENTRAL TO MIRAMAR, SORRENTO VALLEY & MIRA MESA | WALKING DISTANCE TO PUBLIC TRANSIT | RETAIL / RESTAURANT AMENITIES NEARBY

FOR LEASE

10051 OLD GROVE ROAD

SCRIPPS RANCH INDUSTRIAL BUILDING WITH BREWERY IMPROVEMENTS



For more information or tours,
please contact:

SPENCER DOK

Vice President | Lic. ID #02106855
sdok@lee-associates.com
858.805.5547

PAUL BRITVAR

First Vice President | Lic. ID #01949354
pbritvar@lee-associates.com
858.230.1166



Lee & Associates San Diego | 6310 Greenwich Drive, Suite 240, San Diego, CA 92122 | 858.453.9990 | www.lee-associates.com/sandiego

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Exterior images may have been digitally modified using AI for illustrative and marketing purposes. Actual property conditions may vary. No liability of any kind is to be imposed on the broker herein.