

8870

LIQUID CT

San Diego, CA 92121

Renovations complete!



FOR LEASE

Freestanding **198,702 SF** Industrial Facility
in Premier San Diego Location



LBA Logistics

Jones Lang LaSalle Brokerage, Inc. RE Lic. #01856260



INTRODUCING **SAN DIEGO'S PREMIER
INFILL FACILITY**

Surrounded by buzzing commerce activity and global companies right in your neighborhood, 8870 Liquid Ct offers endless opportunity for distribution, logistics, R&D, eCommerce, 3PL or life sciences tenants to connect with San Diego, Orange County, and Greater Los Angeles' thriving populations and essential partners within a short mile radius. Putting size, access, and efficiency at the center of your experience, this is a rare, must-see opportunity.



198,702
Square Feet



Class A, Central
location (Miramar/
Sorrento Mesa)

Renovations
Complete

Flexible Building Design
Can accommodate Distribution,
Manufacturing, & R&D Uses

BUILDING FEATURES

Property address:
8870 Liquid Court, San Diego, CA 92121

Building size:
198,702 SF

Submarket:
Miramar

Asking lease rate:
Contact Brokers

Zoning:
IL-2-1

Clear height:
22' - 24'

Renovations:
Complete

Lot size:
10.16 Acres

Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (875-gallon capacity), refrigerated areas within building.

Features

Excellent Central San Diego location, prime Western Miramar location with easy access to 805 via Camino Santa Fe. Rare, 200,000 SF availability in class A submarket. Freestanding building, fully fenced and secure, concrete truck courts, and parking areas. 1st time on market in over 30 years.

Loading

27 trailer positions (at platforms)

40 trailer stalls on site

3 concrete platforms

15 grade level doors

150 passenger parking stalls

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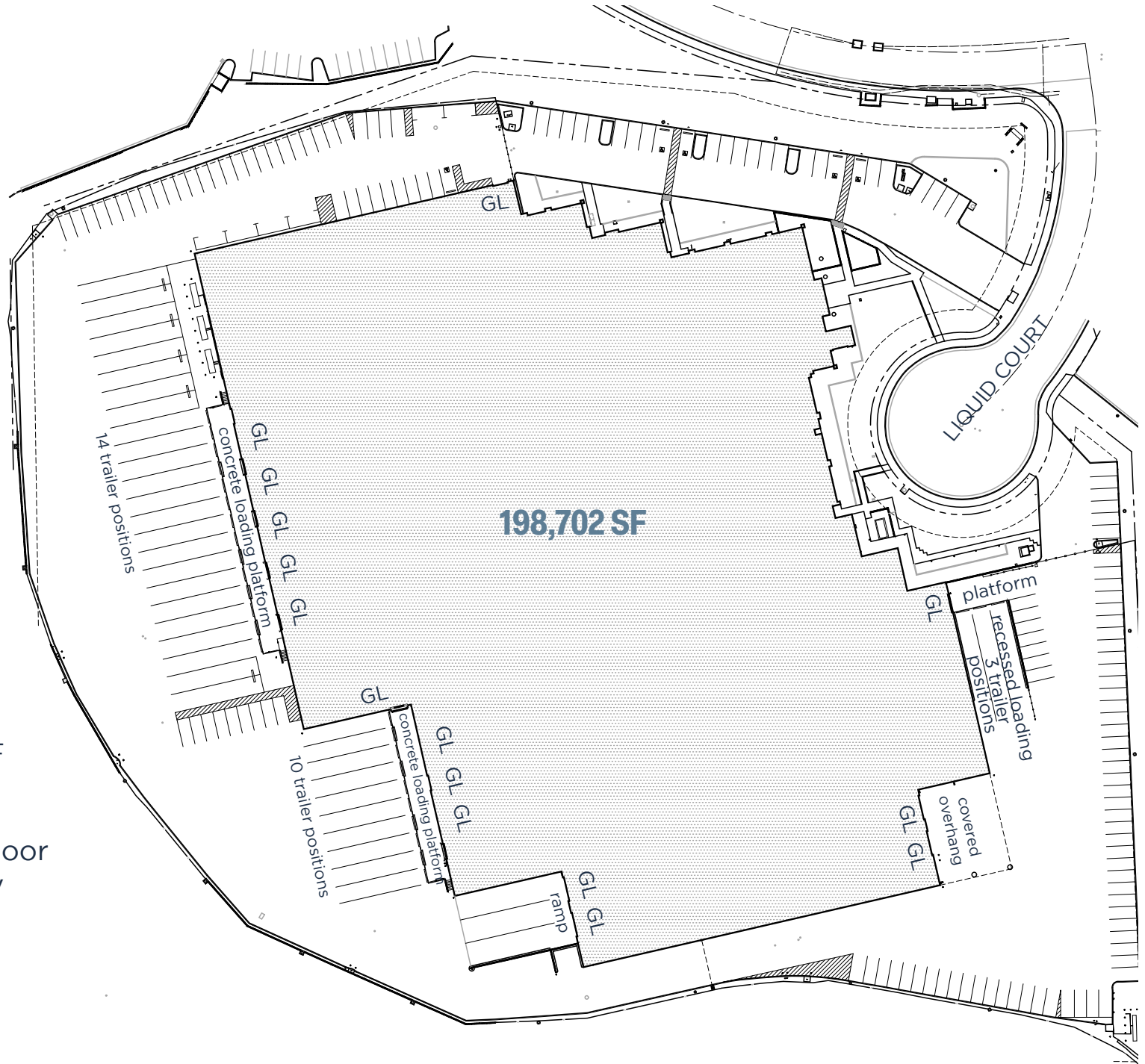
San Diego, CA 92121

SITE PLAN

Lot size:
10.16 Acres | 442,377 SF

OFFICE: 19%:
±18,436 SF ground floor
±19,652 SF 2nd story
±38,088 SF

WAREHOUSE: 81%:
±160,614 SF





**MAKE YOUR MARK ON THIS
PREVIOUS BEER DISTRIBUTION
FACILITY, AVAILABLE FOR THE
FIRST TIME IN OVER 30 YEARS**



8870 LIQUID CT

FLOOR PLANS

CONTACT

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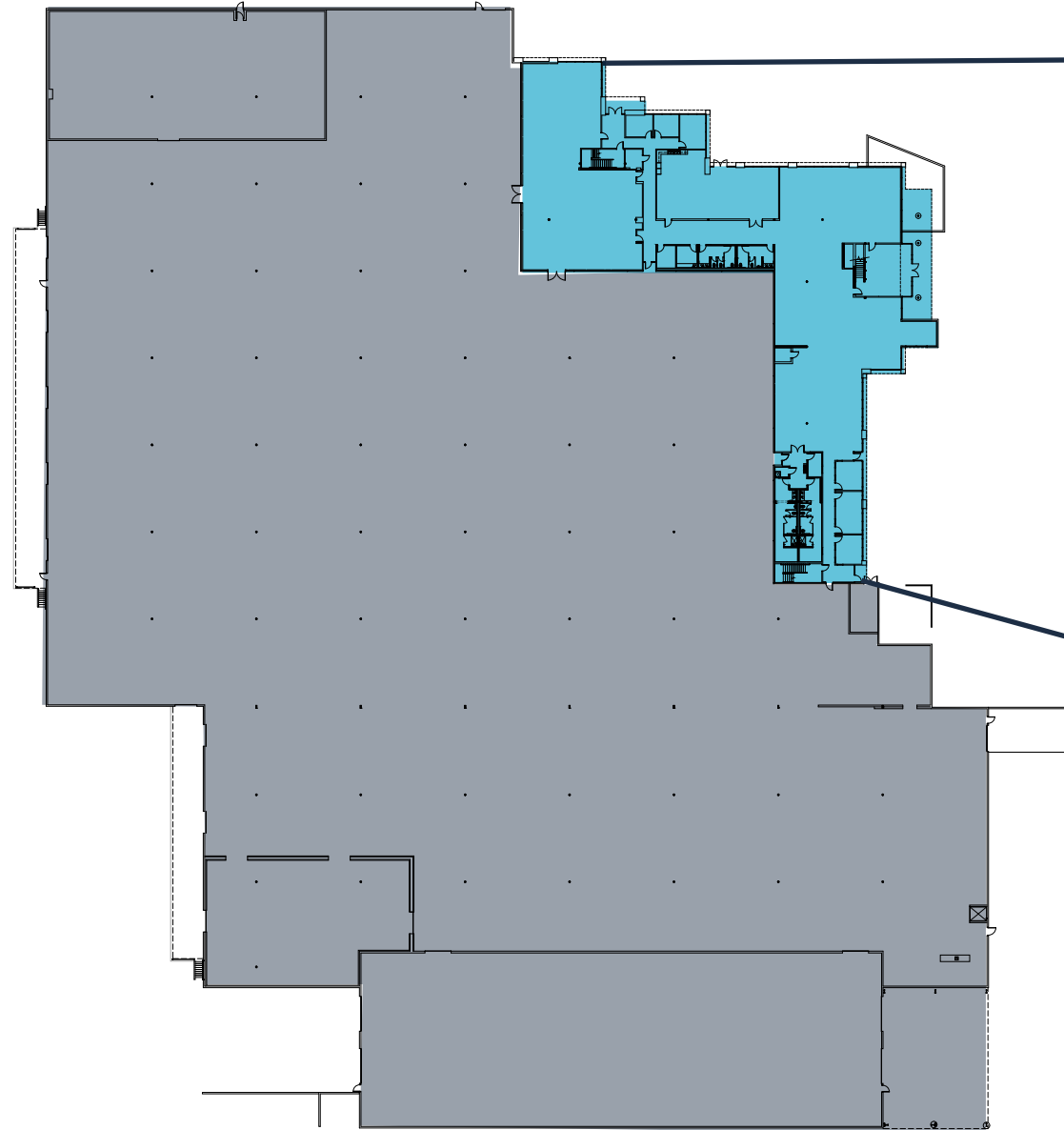
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1st FLOOR

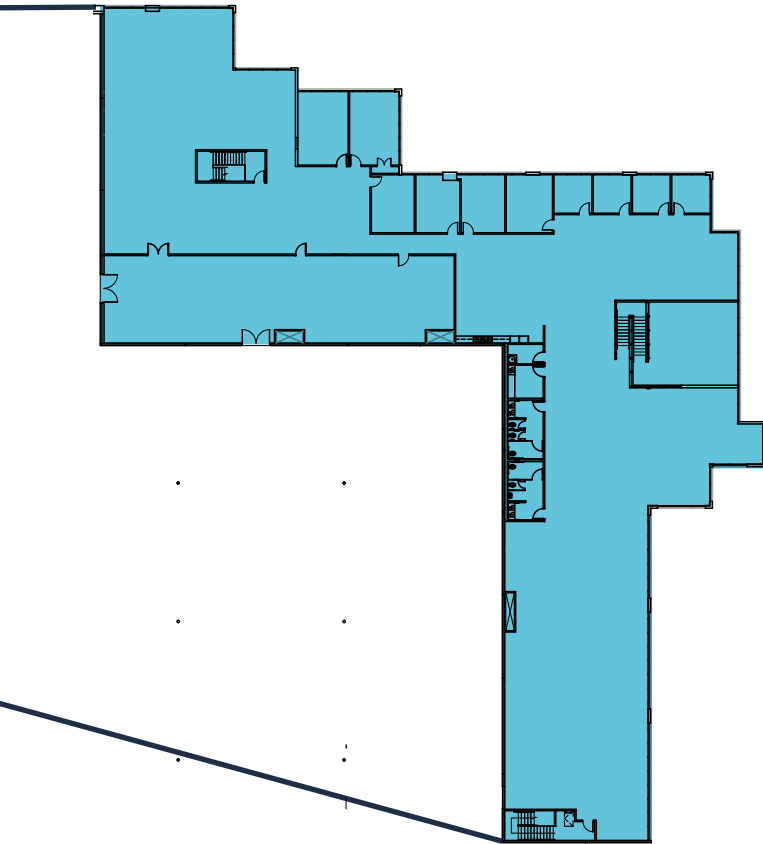
OFFICE: 18,436 SF

WAREHOUSE: 160,614 SF



2nd FLOOR

OFFICE: 19,652 SF



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LIQUID CT

NEARBY AMENITIES



CHASE

McDonald's

planet fitness

FLAME BROILER

Chick-fil-A

rubio's COASTA GRILL

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LIQUID CT

Office DEPOT

Carl's Jr.

ARCO

Better Buzz COFFEE ROASTERS

Jack in the box

ABBEYS BAR-B-Q

SAINT ARCHER BREWING COMPANY

Jersey Mike's SUBS

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



BevMo!

the Habit
BURGER GRILL

VONS



Chick-fil-A

Rolling Cane's
CHICKEN FINGERZ

petco

RED LOBSTER
FRESH FISH - LIVE LOBSTER



Walgreens

3 ROOTS
SORRENTO MESA

TRADER JOE'S



BARNES & NOBLE
BOOKSELLERS

ISLANDS
fine burgers & drinks

IN-N-OUT
BURGER

Applebee's

BEST BUY

Jerome's
Furniture



Walgreens

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BREWSKIS
BAR & ARCADE



pure
project

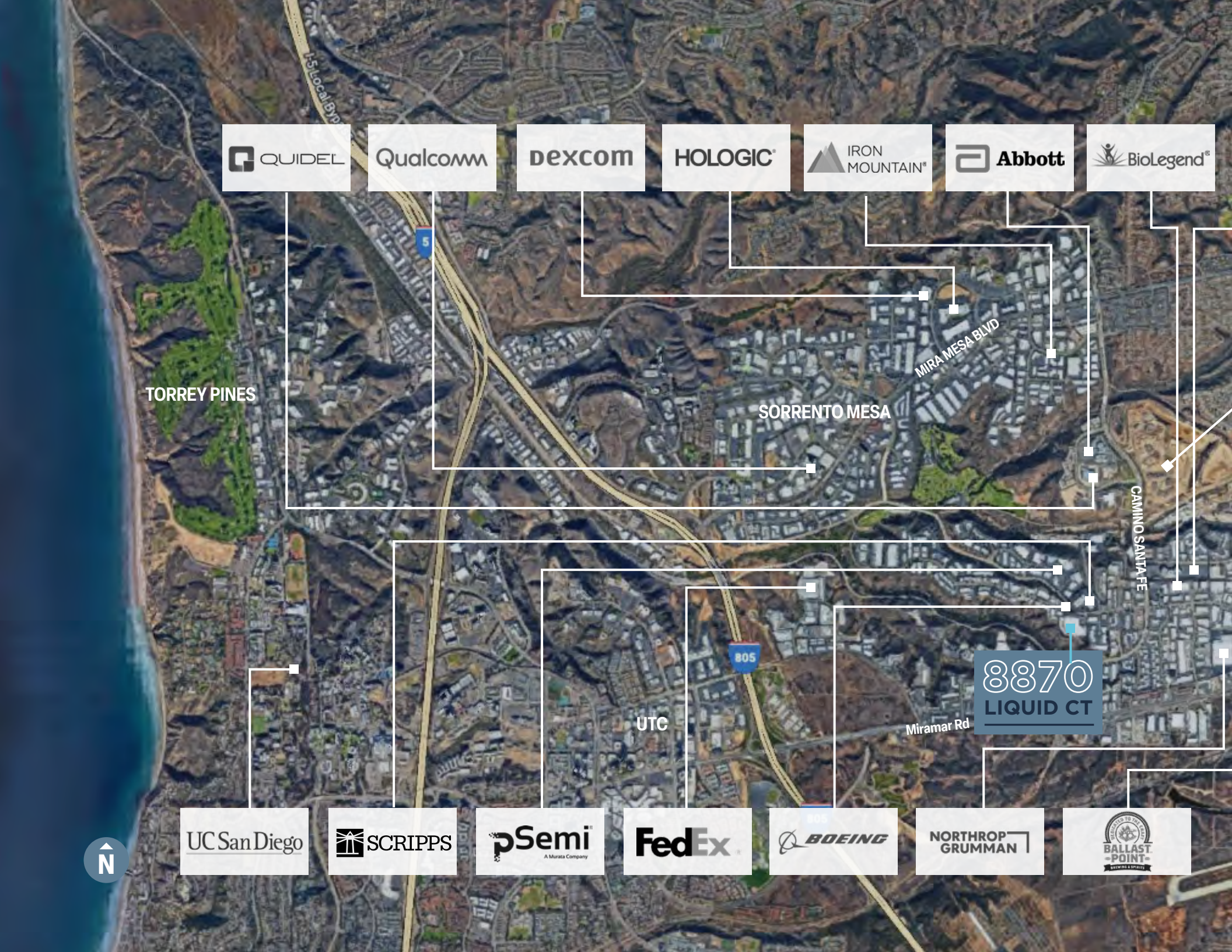


Duron Edwards
PAINTS

ALESMTIH
BREWING COMPANY
HAND BREWED ALES

ATHLETIC BREWING CO.
100% ALL-NATURAL BEERS





 QUIDEL

Qualcomm

DEXCOM

HOLOGIC®

 IRON MOUNTAIN®

 Abbott

 BioLegend®

TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

UTC

Miramar Rd

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LIQUID CT



UC San Diego

 SCRIPPS

 pSemi™
A Murata Company

FedEx

 BOEING

NORTHROP GRUMMAN

 BALLAST-POINT
BETWEEN A SPIRIT



UC San Diego

SHARP



ThermoFisher
SCIENTIFIC

MIRA MESA

SCRIPPS RANCH

3 ROOTS
SODRENTO MESA



TESLA



RIVIAN

GraybaR

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CORPORATE NEIGHBORS

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