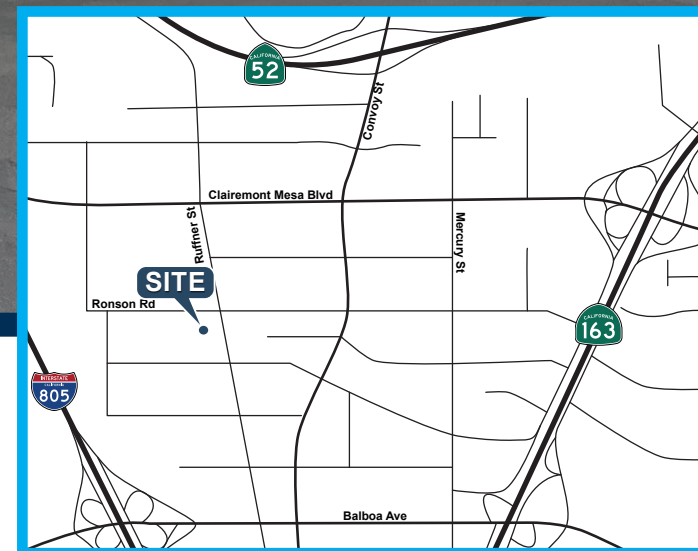


MANUFACTURING/ INDUSTRIAL SPACE

4740 RUFFNER STREET, SUITE C, SAN DIEGO, CA 92111

±5,230 SF
FOR LEASE IN
KEARNY MESA



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REAL ESTATE SERVICES

CHRIS DUNCAN, SIOR

Senior Vice President | Partner

Lic #01324067

858.458.3307

cduncan@voitco.com

4740 RUFFNER STREET, SUITE C SAN DIEGO, CA 92111

±5,230 SF
FOR LEASE

SUITE FEATURES

- Suite C: ±5,230 SF
- ±20% Office/ 80% Warehouse
- Great Freeway Access to I-163, I-805, I-15 and Highway 52
- 2 Grade Level Doors
- 14' Ceiling Height
- Sprinklers
- Heavy Power
- 6 Parking Spaces
- Available January 1, 2027 or Potentially Sooner

LEASE RATE

\$1.85 Modified Industrial Gross

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