



Voit
REAL ESTATE SERVICES

4635 RUFFNER STREET
SAN DIEGO, CA 92111

4635

R U F F N E R

KEARNY MESA

Rayne water

FOR SALE

± 10,675 SF FREESTANDING INDUSTRIAL BUILDING

4635

R U F F N E R

FOR SALE

KEARNY MESA INDUSTRIAL ADVANTAGE

Located in the heart of Kearny Mesa, 4635 Ruffner Street offers a rare free-standing industrial ownership opportunity in one of San Diego's most central and well-connected submarkets. Surrounded by major freeways, established business parks, and key commercial corridors, the property is well-positioned for users seeking long-term flexibility and regional connectivity.

EVAN MCDONALD, SIOR

Executive Vice President
+1 858 353 8669
evan.mcdonald@colliers.com
CA Lic. # 01813359



RANDY LACHANCE

Executive Vice President
+1 858 458 3374
rlachance@voitco.com
CA Lic. # 00969674





OPPORTUNITY RD

- ➔ ±0.52 ACRES SITE
- ➔ ±10,675 SF FREESTANDING INDUSTRIAL BUILDING





PROPERTY ESSENTIALS

±10,675 SF Freestanding
Industrial Building



±0.52
Acre Site



±20'
Clear Height



±25%
Office Allocation



Fenced &
Secured Yard



Year Built:
1987



IL-2-1 City of San Diego
Industrial Zoning



APN:
356-160-7700



Five (5) Double-Wide
Grade-Level Doors



Immediate Access:
I-805, SR-163, I-15, & SR-52



Concrete
Lot

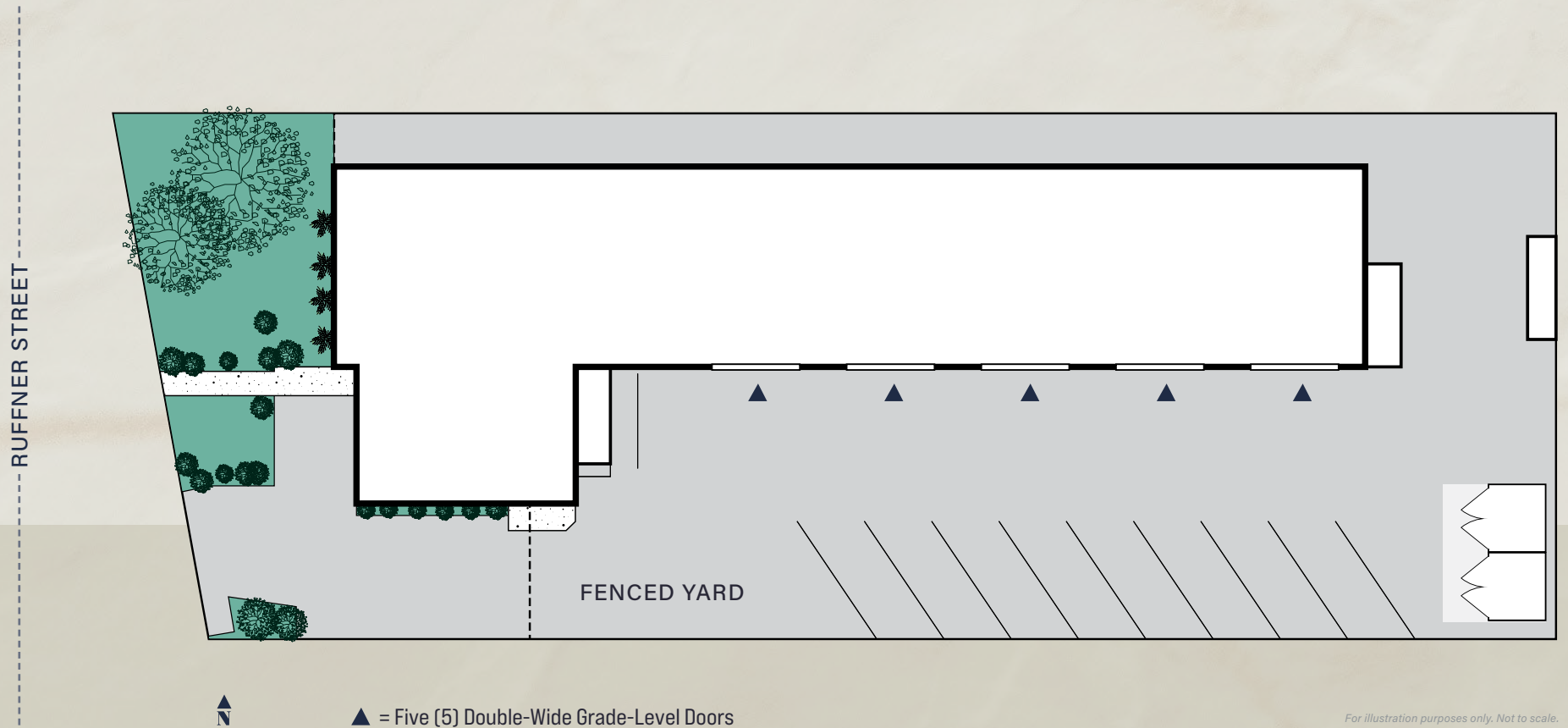


Sale Price:
Contact Broker



SITE PLAN

4635 RUFFNER STREET



±10,675 Total SF

▲ = Five (5) Double-Wide Grade-Level Doors

FLOORPLAN

FIRST FLOOR



SECOND FLOOR



WITH IMMEDIATE ACCESS TO FOUR MAJOR FREEWAYS, 4635 RUFFNER ST OFFERS SEAMLESS CONNECTIVITY TO THE BROADER SAN DIEGO METROPOLITAN AREA.

KEARNY MESA: CENTRAL CONNECTIVITY

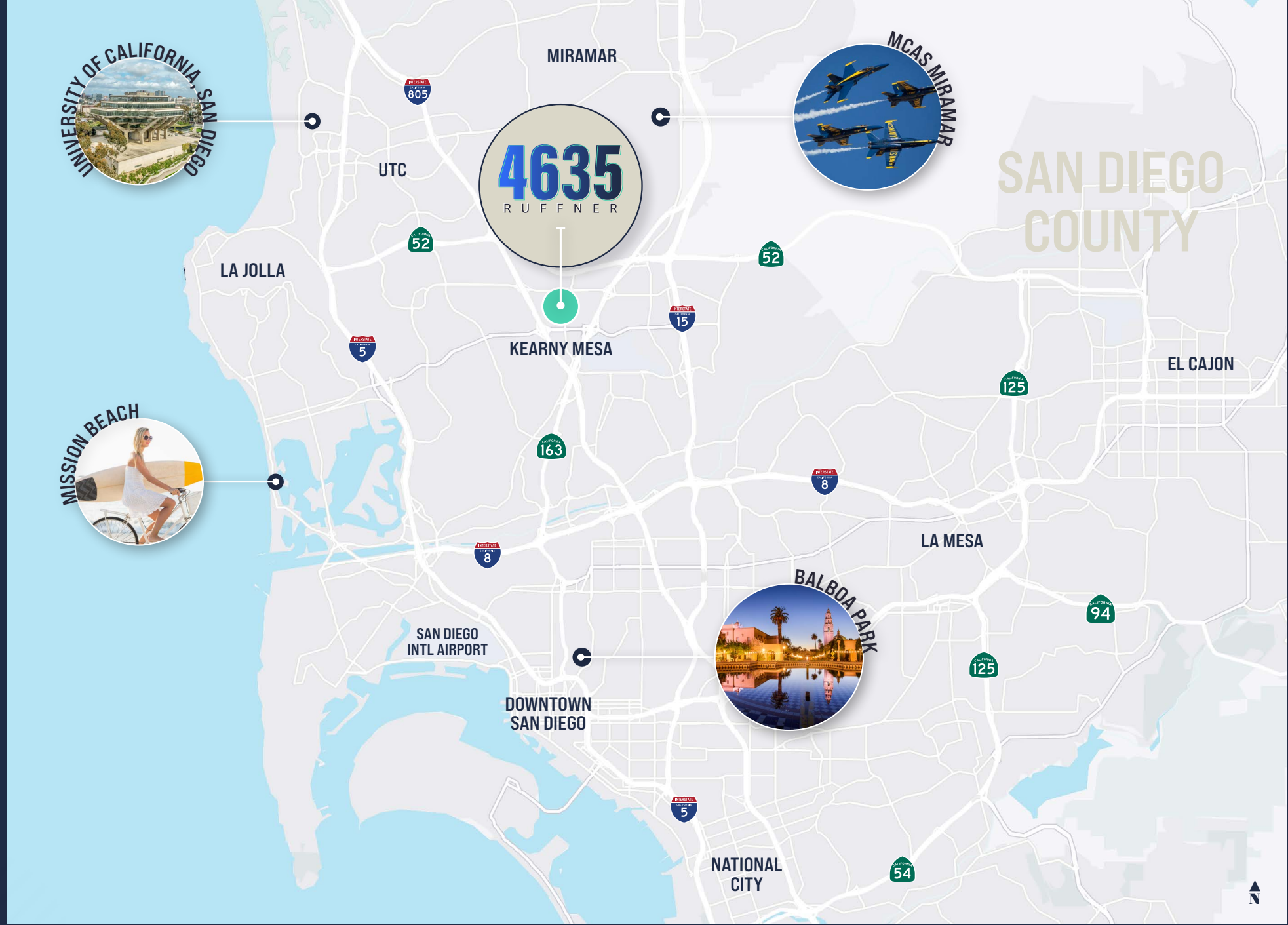
Kearny Mesa's central location and immediate freeway access make it one of San Diego's most convenient and well-connected industrial submarkets. The area's accessibility to major regional corridors supports efficient movement throughout the county, while its surrounding amenities and central positioning help attract and retain a strong regional labor force.



➔ SAN DIEGO COUNTY DRIVE TIMES



4635
RUFFNER



SR-163

1.1 MILES

I-805

1.4 MILES

I-15

2.6 MILES

SR-52

3.0 MILES



Strategically Located $\pm 10,675$ SF Freestanding Industrial Asset in Kearny Mesa

4635



LET'S TALK

EVAN MCDONALD, SIOR

Executive Vice President
+1 858 353 8669
evan.mcdonald@colliers.com
CA Lic. # 01813359

RANDY LACHANCE

Executive Vice President
+1 858 458 3374
rlachance@voitco.com
CA Lic. # 00969674



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

KEARNY MESA

4635

R U F F N E R

