

12375 World Trade Drive

SAN DIEGO, CA 92128



±47,101 SF FOR LEASE (DIVISIBLE)

Freestanding Industrial Warehouse Building on 3.47 Acres



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CBRE

Property Overview

✳ DIVISIBLE TO 15,717 SF



±10,424 SF

Office
(1st floor 5,514 SF +
Mezzanine 4,910 SF)

ESFR

Fire Sprinklers
(tenant to verify)

Yard

Fenceable and
secure yard/parking

±24'

Minimum clear height in
warehouse (racking available)

- » High quality corporate image
- » Heavy power
- » 2/1,000 SF Parking ratio (94 parking spaces)
- » AT&T fiber available
- » ESFR fire sprinklers
- » Backup generator with UPS system
- » Skylights throughout warehouse
- » Immediate access to I-15 & Hwy 56
- » Close to retail amenities

2

Dock high loading
positions
(12'x12')

5

Oversized grade
level loading doors
(16'x12')

1,200

Amps of 480 volt,
3-phase
(tenant to verify)

Immediate

Availability

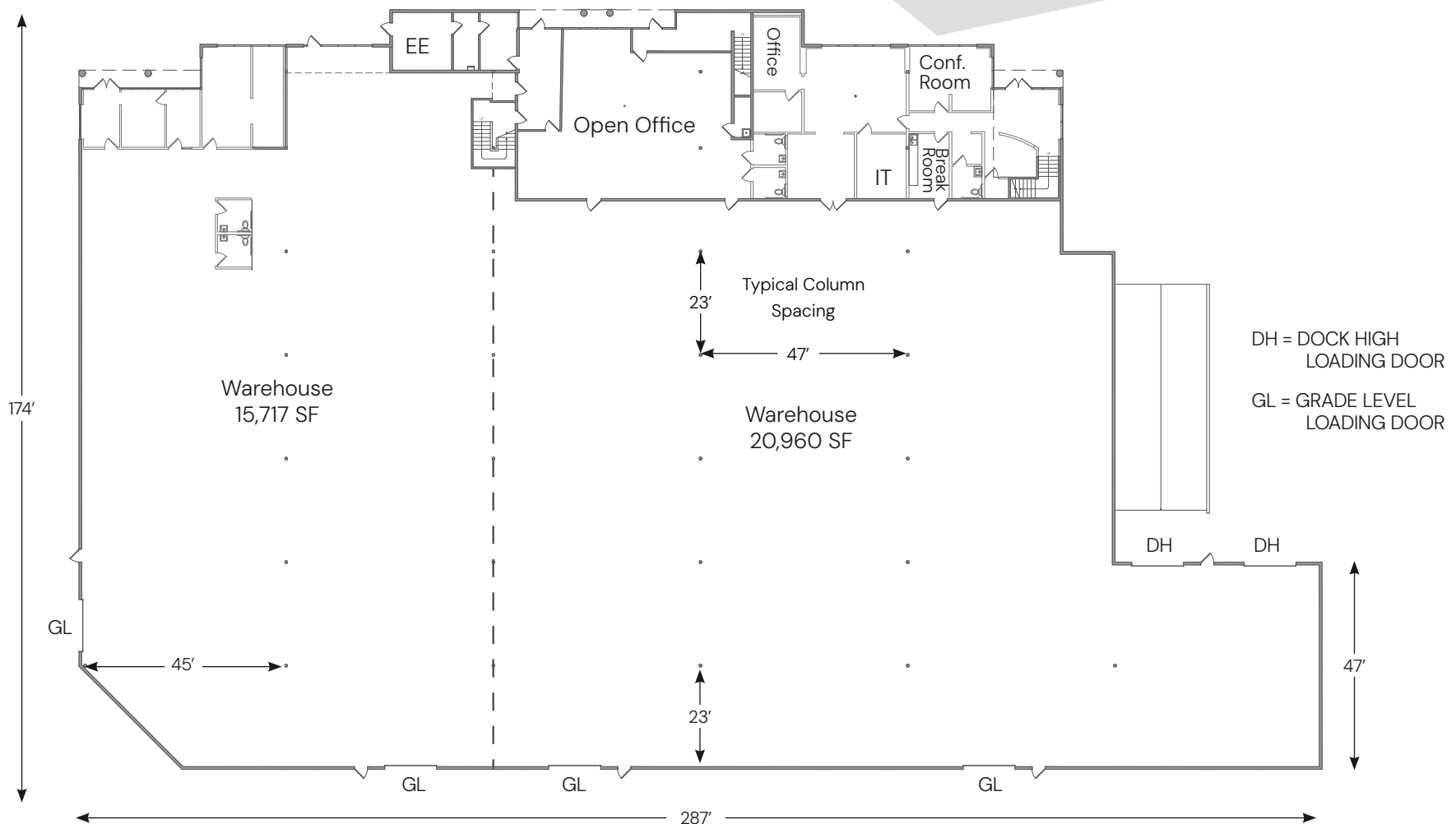
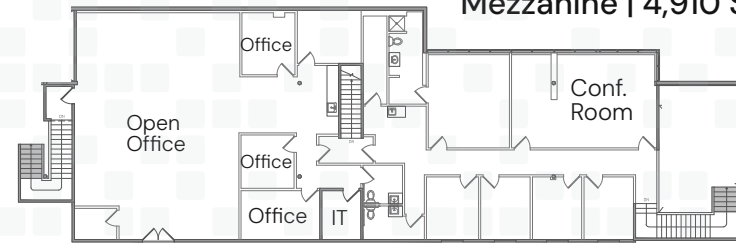
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Call broker
(NNNs = \$0.39/SF)

Hypothetical Demise Floor Plan

1st Floor | 42,268 SF
(36,677 SF Warehouse + 5,514 SF Office)

Mezzanine | 4,910 SF



Site Plan

* Potential Truck Parking/Secure Yard



Amenities Aerial

1

Penasquitos Village

24 Hour Fitness, Floor & Decor, 7-Eleven, Jack in the Box

2

Carmel Mountain Gateway Plaza

BevMo!, ULTA, Best Pizza & Brew, Urban Thai Kitchen, F45, Baskin-Robbins, Olive Garden

3

The Courtyard at Carmel Mt. Ranch

Best Buy, Staples, T.J. Max, Sleep Number, Chipotle, LensCrafters, Petco, Thrive Affordable Vet Care, Kabab Shop, Starbucks

4

Carmel Mt. Ranch Town Center

Ralphs, Trader Joe's, Sherwin-Williams, Chase, Hallmark, Bank of America, McDonald's, U.S. Bank, Boto Sushi, El Pollo Loco, Chico's, GameStop, iTAN, 7-Eleven, Shell, Carmel Mountain Vet, Perlman Clinic, North County Optometry, Dairy Queen, Starbucks, UPS, Everbowl, Kumon

5

U.S. Postal Office

6

Carmel Mountain Plaza

at home, Total Wine & More, DICK'S Sporting Goods, Nordstrom Rack, Sprouts Farmers Market, Marshalls, Ross Dress For Less, Michaels, Sola Salon Studios, Barnes & Noble, Broken Yolk, Banana Republic, California Pizza Kitchen, Sephora, Carter's Jared, Mattress Firm, Chick-Fil-A, Panera, AT&T, In-N-Out, Rubios, Massage Envy, Habit Burger, Shell, Which Wich

7

Carmel Mountain Ranch Home Center

Home Depot, Epic Wings, Grub Burger Bar, Mostra Coffee, See's Candies

8

Costco Wholesale

9

Sonesta ES Suites





 Immediate access to I-15 & Hwy 56

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RANCHO BERNARDO

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