

# 4000 RUFFIN ROAD



 VIRTUAL TOUR

**FOR LEASE**  
**±57,642 SF IN KEARNY MESA**

# DESIGNED FOR INDUSTRIAL PERFORMANCE

Engineered for efficiency and built to perform, 4000 Ruffin Road is a premier warehouse and distribution facility designed to support modern industrial operations. Recent renovations, institutional ownership, flexible loading configurations, and outstanding freeway connectivity combine to create a highly functional logistics hub in one of San Diego's most established industrial markets.

## 413,313 SF

Warehouse/  
Distribution Building

## INSTITUTIONAL

Ownership &  
Operations

## LOADING

Dock-High, Grade-Level  
& Truck Well

## CENTRAL

Direct Access to I-8 • I-15  
I-805 • SR-52 • SR-163

## 22'-8" — 26'-10"

Clear Height

## POTENTIAL

Yard & Truck  
Parking

## EFFICIENT

Motion Sensor Lighting  
New Water-Wise Landscaping

## UPGRADED

Illuminated Monument Signage  
Exterior Lighting

## IL-2-1

Zoning

## ±115'

Truck Court  
Depth

## ADJACENT

To Bus Stop &  
Public Transit

## 345'

Building Depth

## 1.7/1,000

Parking Ratio

## 2%

Skylights

## RENOVATED

Recent new roof, concrete  
truck courts, parking lot,  
landscaping, lighting, paint  
and amenity areas





**AVAILABLE**

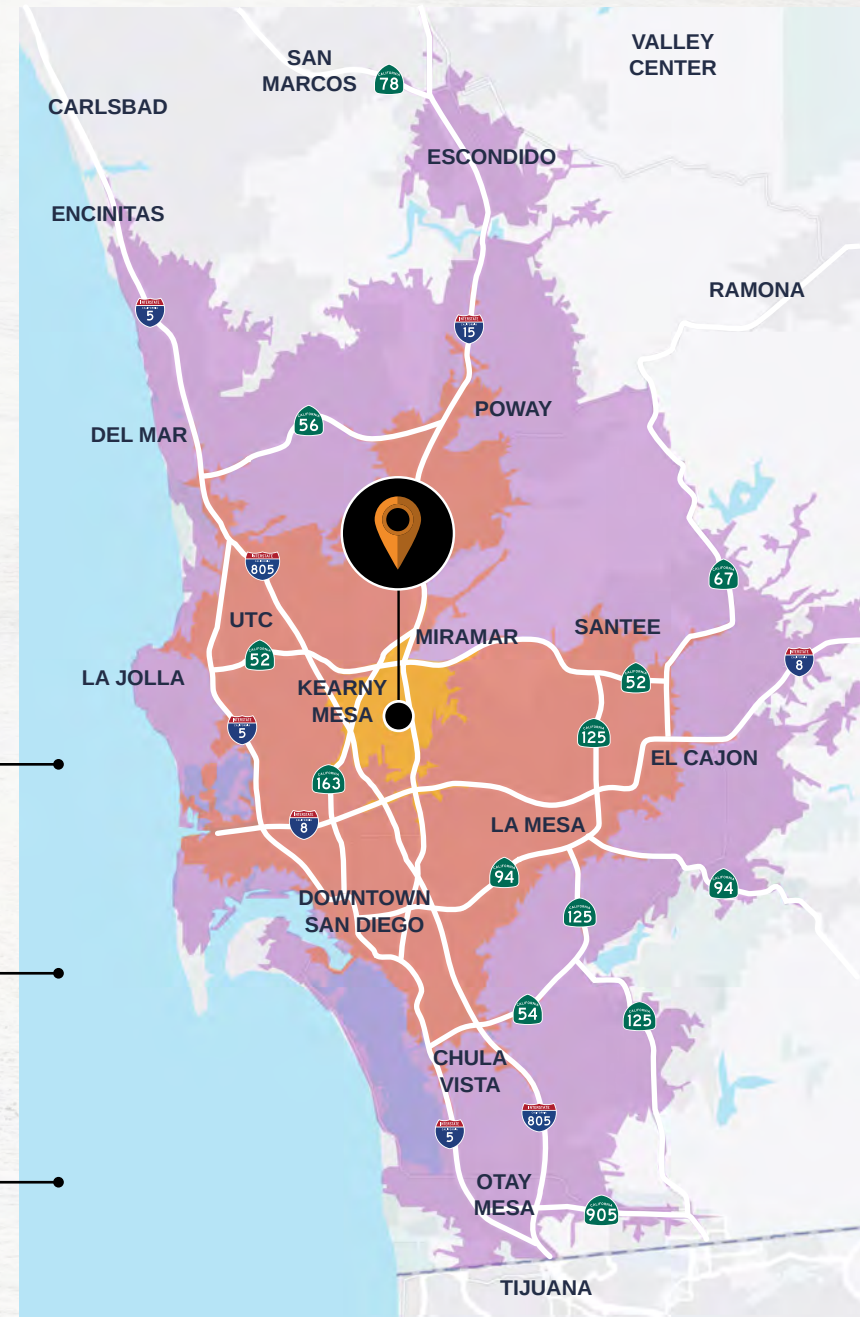
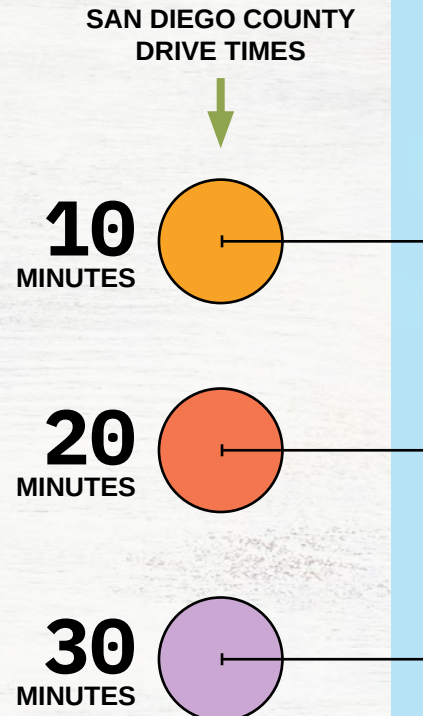
**SUITE K**

**±57,642 SF TOTAL  
±4,500 SF OFFICE**

**STRATEGICALLY LOCATED WITH IMMEDIATE ACCESS TO FIVE MAJOR FREEWAYS, 4000 RUFFIN ROAD DELIVERS SUPERIOR CONNECTIVITY TO THE GREATER SAN DIEGO REGION.**

## KEARNY MESA: STRATEGIC BY LOCATION

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.





**4000** RUFFIN  
ROAD

DOWNTOWN  
SAN DIEGO

AERO DR

MONTGOMERY  
FIELD

RUFFIN RD

BALBOA AVE

SR-52  
±2.7 MILES

N

I-15

0.8 MILES

SR-163

1.8 MILES

I-805

2.6 MILES

SR-52

2.7 MILES

I-8

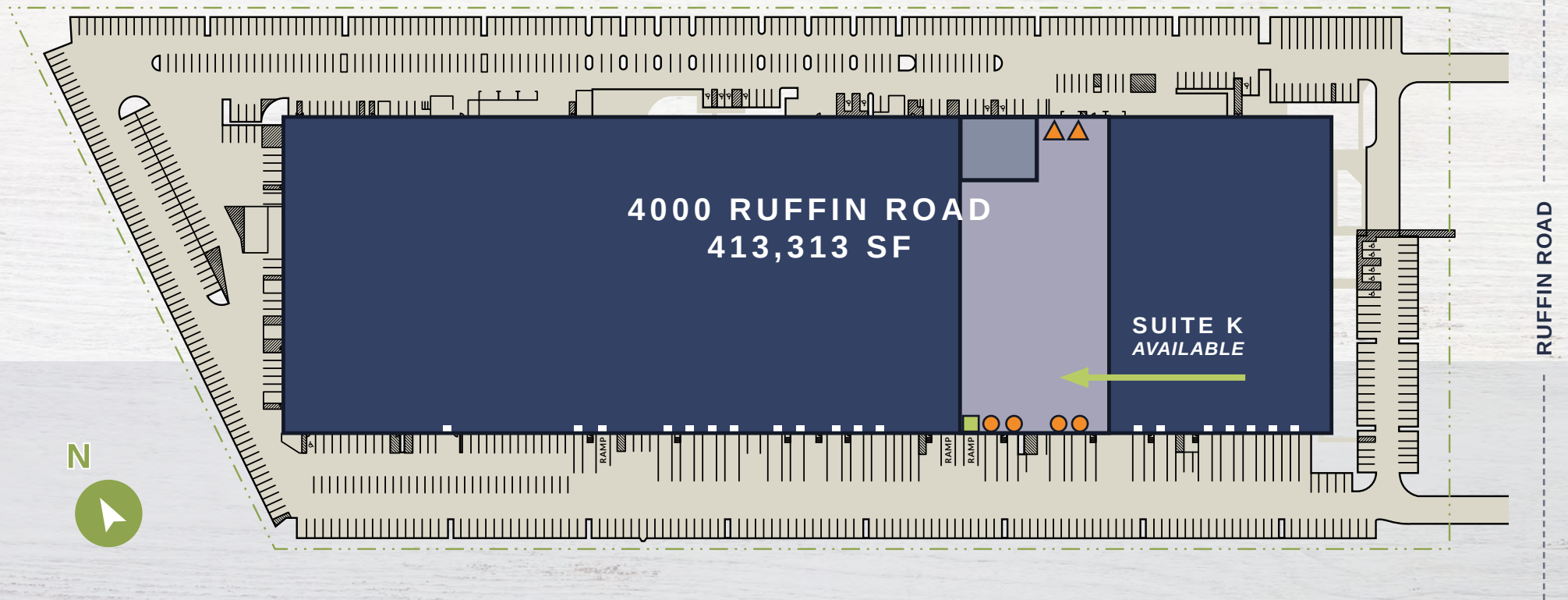
3.1 MILES

# 4000 RUFFIN ROAD

## SITE PLAN

- ▲ = Two (2) 10' x 10' Grade-Level Loading Doors
- = Four (4) New Dock-High Loading Doors with Pit Levelers
- = One (1) 12' x 12' Grade-Level Door with Ramp

# 413,313 SF



[VIRTUAL TOUR](#)



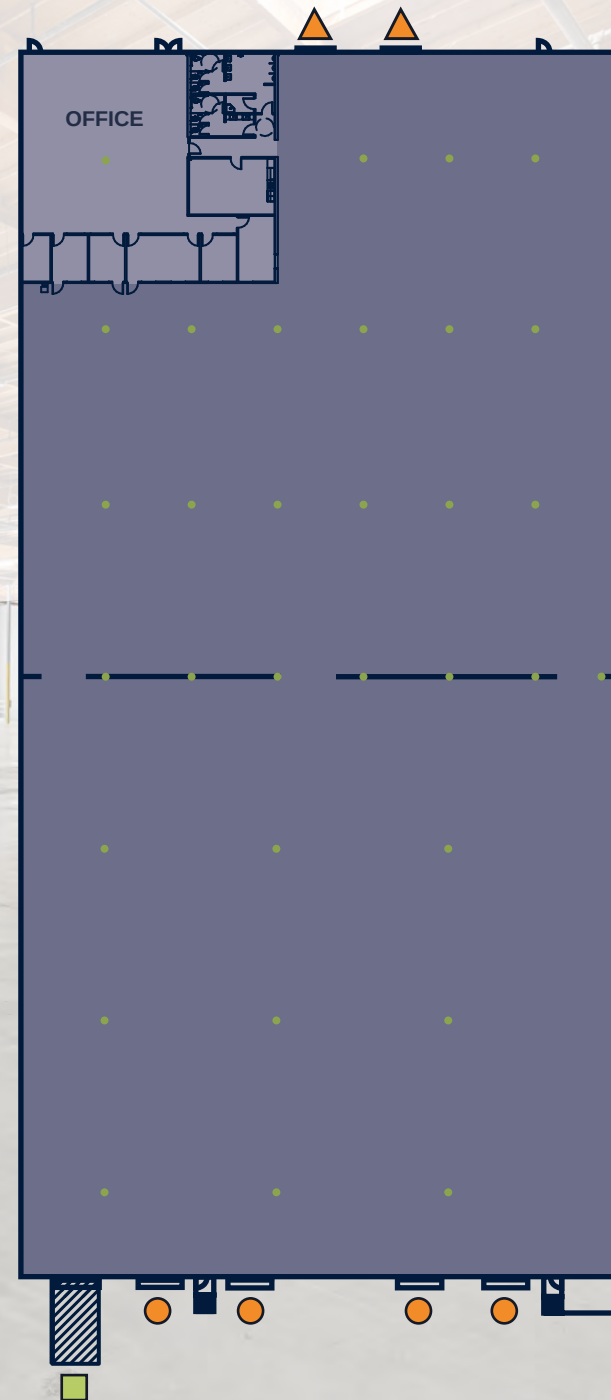
# 4000 RUFFIN ROAD

## SUITE K

- 57,642 SF
- 4,500 SF Office
- 22'-8" – 26'-10" Clear Height
- Up to 1,000 Amps Available
- New LED Warehouse Lighting
- Flow-Through Access
- High Image, Class A Warehouse
- Available Immediately
- Contact Broker for Pricing



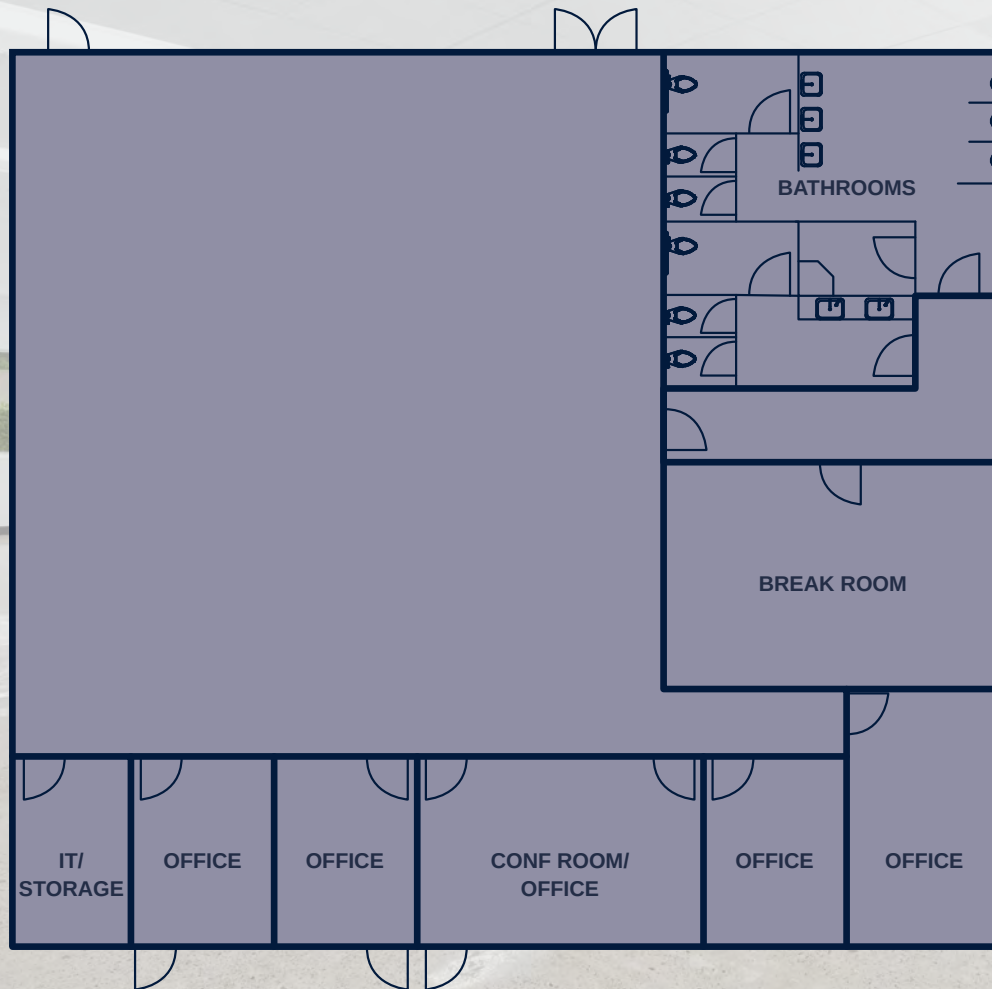
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57,642 SF

# 4000 RUFFIN ROAD

## SUITE K: OFFICE



- Brand New Office Space Improvements
- Polished Concrete Floors with Carpet Tile in Private Offices
- New Dune Second Look Ceiling System
- New LED Lighting
- New Break Room Cabinetry with Solid Surface Counters
- New Roll-Up Doors
- Motorized Overhead Glass Break Room Door
- Solid Surface Countertops

 VIRTUAL TOUR

# 4,500 SF

EXISTING

CORPORATE OCCUPIERS



**4000** RUFFIN  
ROAD

# 4000 RUFFIN RD

## RACKING FEATURES

### TOTAL PALLETS

- Approximately:  
2,436 (60" Pallets)  
868 (48" Pallets)
- Approximately:  
2,436 (72" Pallets)

### FEATURES

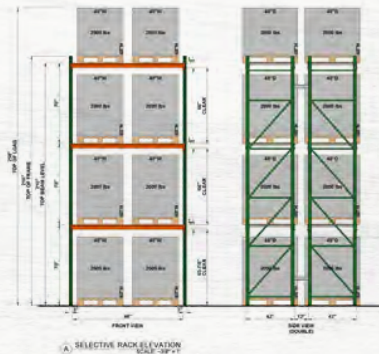
- 160"-181" Aisles
- 60" & 72" Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request

### CONCEPTUAL RACKING LAYOUT

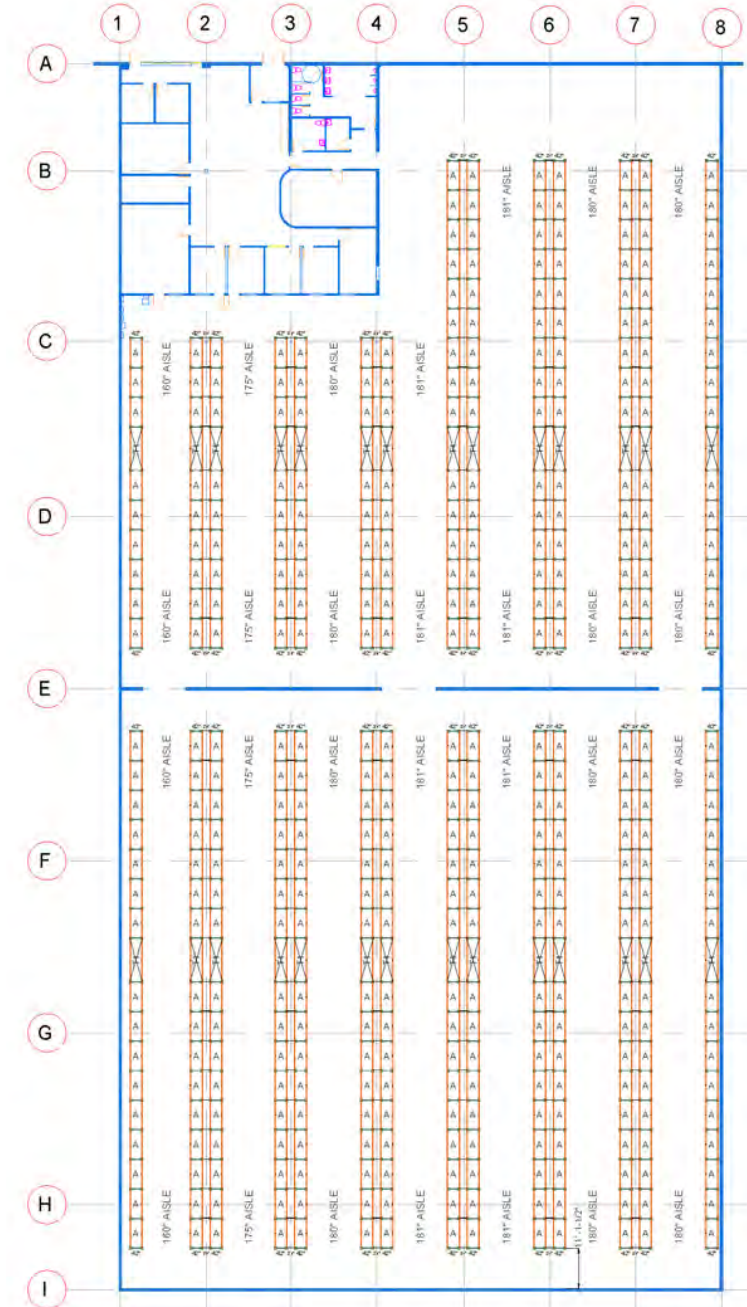
No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



### 60"/48" PALLETS 22' CLEAR



### 72" PALLETS 22' CLEAR



N



amazon

15

14

Airgas

13

CAES  
by Honeywell

12

FERGUSON

11

BAE SYSTEMS

TOBY WELLS  
YMCA

16

United  
Rentals

KEARNY  
MESA

GENERAL  
DYNAMICS

10

Jrto  
Lay

9

ResMed

8

L3HARRIS

5

Raytheon

7

6

KYOCERA

MONTGOMERY-GIBBS  
EXECUTIVE AIRPORT

BALBOA AVE

4

CUBIC  
CORPORATION

SAFRAN

2

1

Solar Turbines  
A Caterpillar Company

3

SKF

RUFFIN RD

AERO DR

CLAIREMONT MESA BLVD

CONVOY ST

163

805

GRAINGER

18

2

PEPSI

17



CLAIREMONT

## NEARBY FREEWAYS

- 0.8 MILES EAST TO I-15
- 1.8 MILES WEST TO SR-163
- 2.6 MILES WEST TO I-805
- 2.7 MILES NORTH TO SR-52
- 3.1 MILES SOUTH TO I-8

4000 RUFFIN  
ROAD

# KEARNY MESA: AMENITIES THAT SUPPORT YOUR WORKFORCE

## TIERRASANTA

TIERRASANTA BLVD

### TIERRASANTA AMENITIES

Pinto Thai Bistro McDonald's  
Round Table Pizza Tappi Sushi  
Fresh Golden Donuts Mom's Pho  
Yoga Box Jack in the Box  
Anytime Fitness Starbucks  
Ace Hardware Homestyle Hawaiian  
Smart & Final Heavenly Yogurt

Tierrasanta Gas Station  
Murphy Canyon Rec Ctr

### 1 Clairemont Mesa Boulevard East

The Coffee Bean & Tea Leaf  
The UPS Store  
Filippi's Pizza Grotto  
Tahini Middle Eastern

Chase Bank  
Starbucks  
Arco  
Panda Express

Toby Wells YMCA  
Quantum Brewing  
Kogi BBQ  
Robeks Fresh Juices & Smoothies

### 2 Clairemont Mesa Boulevard West

99 Ranch Market  
Tea N More  
Common Theory  
LA Fitness  
Societe Brewing Co.  
LABORA Coffee

Hopnonyous Brewing Co.  
The Godfather  
Yakyudori  
Walmart  
Kilowatt Brewing  
Matcha Cafe Maiko

Zion Market  
Food 4 Less  
Dream & Wonder Bakery  
Katsu Cafe  
Wushiland Boba  
Yiko Yiko

### 3 Convoy District

Eastern Dynasty  
Song Hak Korean BBQ  
Rakiraki Ramen  
Tasty Noodle House  
SomiSomi  
Grandma Tofu & BBQ  
Original Pancake House  
Costco Business Center

Bonchon Convoy  
Submarine Crab  
Chopstix  
Dumpling Inn  
Steamy Piggy  
CoCo Ichibanya Curry  
Fish With You  
Target

Carriage House Cocktails & Karaoke  
Friend's House Korean  
Happy Lemon Convoy  
Min Sok Chon  
H Mart Balboa  
Cross Street Chicken & Beer  
Koon Thai Kitchen  
Starbucks

### 4 Corporate Neighbors

- ① Solar Turbines
- ④ Cubic Corporation
- ⑦ Raytheon
- ⑩ General Dynamics NASSCO
- ⑬ CAES by Honeywell
- ⑯ United Rentals

- ② Safran Power Units
- ⑤ L3 Harris
- ⑧ ResMed
- ⑪ BAE Systems
- ⑭ Airgas
- ⑰ Pepsi

- ③ SKF USA
- ⑥ Kyocera
- ⑨ Frito Lay
- ⑫ Ferguson
- ⑮ Amazon
- ⑱ Grainger

## 4000 RUFFIN RD A CLOSER LOOK



# 01

### Ample Loading Access

- Two (2) 10' x 10' Grade-Level Loading Doors
- Four (4) New Dock-High Loading Doors with Pit Levelers
- One (1) 12' x 12' Grade-Level Door with Ramp

Southeast  
Corner

# 02



# 03

### Monument Signage

Illuminated monument signage for enhanced visibility

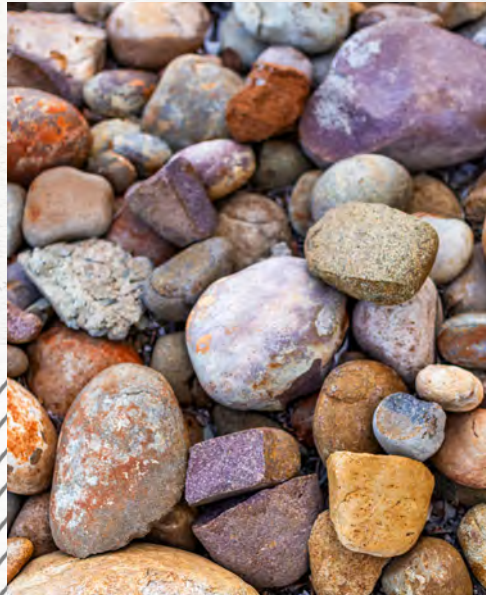


04



## Drought-Tolerant Landscaping

Award-winning, water-wise landscaping reduces irrigation needs, lowers maintenance costs, and enhances the property's professional appearance



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