

FLEX/ R&D SPACE AVAILABLE FOR LEASE



KEARNY MESA LANDING

4205 - 4247 PONDEROSA AVENUE | SAN DIEGO, CA 92123



Exclusively Represented By:

Voit
REAL ESTATE SERVICES

PROPERTY FEATURES



Easy Access to I-15,
Hwy 163 & Hwy 805



Central San Diego Location



Quiet Cul-de-sac Location



8 Buildings Flex Project
Totaling \pm 156,079 SF



Multiple Unit Sizes



Each Unit Designed With
Separate Entrances & Loading



12' - 14'
Clear Height



Grade Level
Loading Doors



3.17/1,000 SF
Parking Ratio



Outdoor Common Areas
With Seating



Quality Campus-like Project



Corporate Image



SITE PLAN

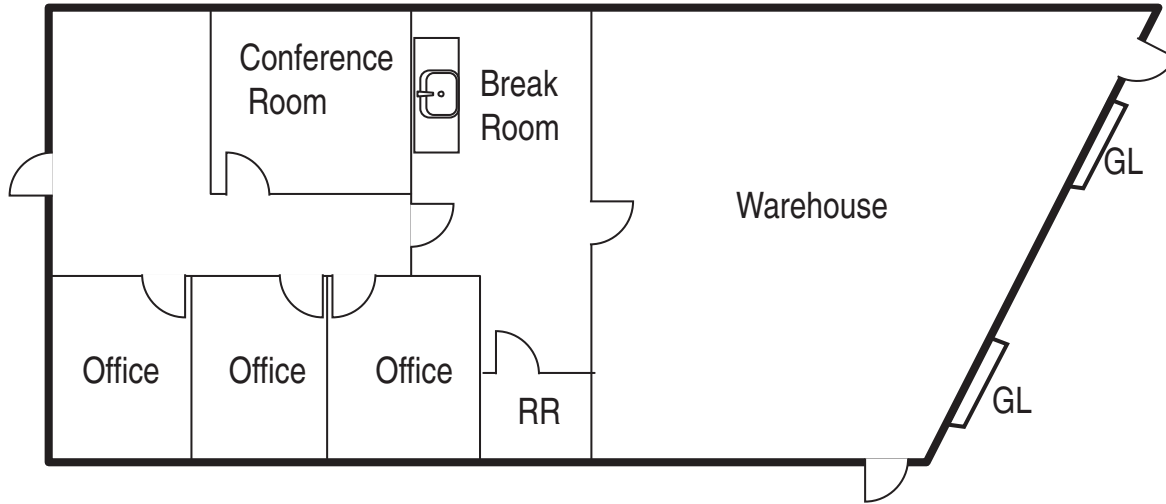


Building 4223 | Suite A

Total SF	2,962 SF
Office	55%
Rate	\$2.10 NNN (NNN=\$0.50/SF)
Status	Available October 1, 2023

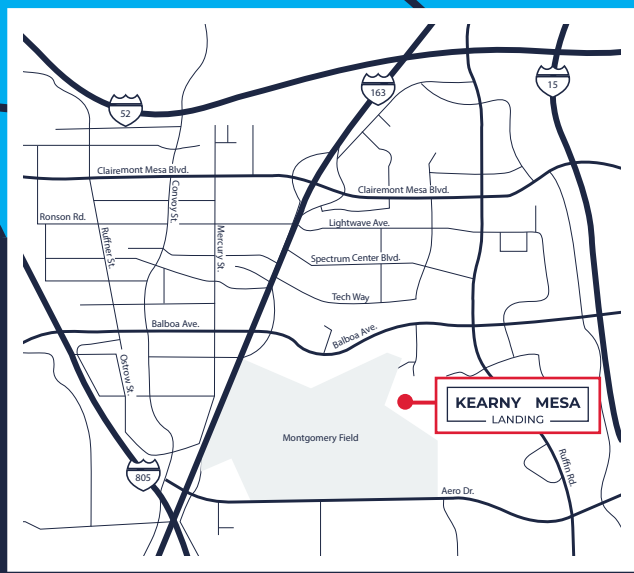
FLOOR PLAN

Building 4223
Suite A



Total SF	2,962 SF
Office	55%
Warehouse	45%
Grade Level Doors	2
Lease Rate	\$2.10 NNN (NNN=\$0.50/SF)
Status	Available October 1, 2023





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