

# 8870

## LIQUID CT

San Diego, CA 92121

Renovations  
complete!

**FOR LEASE**

Freestanding **198,702 SF** Industrial Facility  
in Premier San Diego Location



LBA Logistics

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

An aerial photograph of a large, modern industrial facility with a white roof and surrounding greenery. The building is a large, rectangular structure with a white roof and several skylights. It is surrounded by lush green trees and a parking lot. In the background, other industrial buildings and a parking lot are visible. The overall scene is bright and clear, suggesting a sunny day.

# INTRODUCING SAN DIEGO'S PREMIER INFILL FACILITY

Surrounded by buzzing commerce activity and global companies right in your neighborhood, 8870 Liquid Ct offers endless opportunity for distribution, logistics, R&D, eCommerce, 3PL or life sciences tenants to connect with San Diego, Orange County, and Greater Los Angeles' thriving populations and essential partners within a short mile radius. Putting size, access, and efficiency at the center of your experience, this is a rare, must-see opportunity.



**198,702**  
Square Feet



Class A, Central  
location (Miramar/  
Sorrento Mesa)

**Renovations**  
Complete

**Flexible Building Design**  
Can accommodate Distribution,  
Manufacturing, & R&D Uses

# BUILDING FEATURES

Property address:  
**8870 Liquid Court, San Diego, CA 92121**

Building size:  
**198,702 SF**

Submarket:  
**Miramar**

Asking lease rate:  
**Contact Brokers**

Zoning:  
**IL-2-1**

Clear height:  
**22' - 24'**

Renovations:  
**Complete**

Lot size:  
**10.16 Acres**

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## Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (875-gallon capacity), refrigerated areas within building.

## Features

Excellent Central San Diego location, prime Western Miramar location with easy access to 805 via Camino Santa Fe. Rare, 200,000 SF availability in class A submarket. Freestanding building, fully fenced and secure, concrete truck courts, and parking areas. 1st time on market in over 30 years.

## Loading

**27** trailer positions (at platforms)

**40** trailer stalls on site

**3** concrete platforms

**15** grade level doors

**150** passenger parking stalls

**8870**

**LIQUID CT**

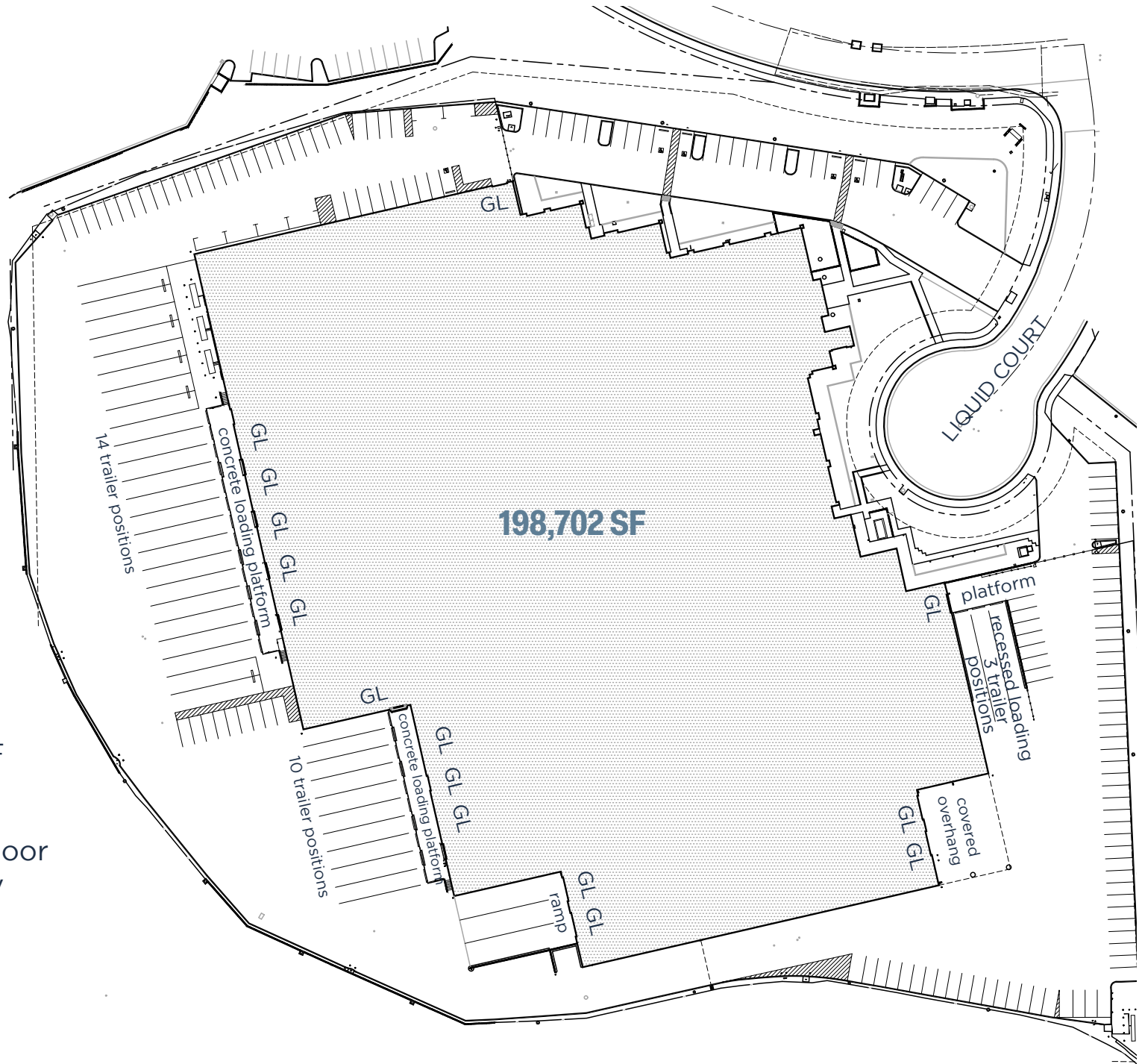
San Diego, CA 92121

# SITE PLAN

**Lot size:**  
10.16 Acres | 442,377 SF

**OFFICE: 19%:**  
±18,436 SF ground floor  
±19,652 SF 2nd story  
±38,088 SF

**WAREHOUSE: 81%:**  
±160,614 SF



The image shows the interior of a large, empty industrial warehouse. The ceiling is high, featuring a complex structure of wooden beams and corrugated metal panels. A network of green-painted pipes runs across the ceiling. The floor is a smooth, light-colored concrete. On the left side, there are large, partially open bay doors that provide a view of the outdoors. In the background, there are some electrical panels and yellow safety bollards. The overall atmosphere is clean and spacious.

**MAKE YOUR MARK ON THIS  
PREVIOUS BEER DISTRIBUTION  
FACILITY, AVAILABLE FOR THE  
FIRST TIME IN OVER 30 YEARS**

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# 8870 LIQUID CT

# FLOOR PLANS

## CONTACT

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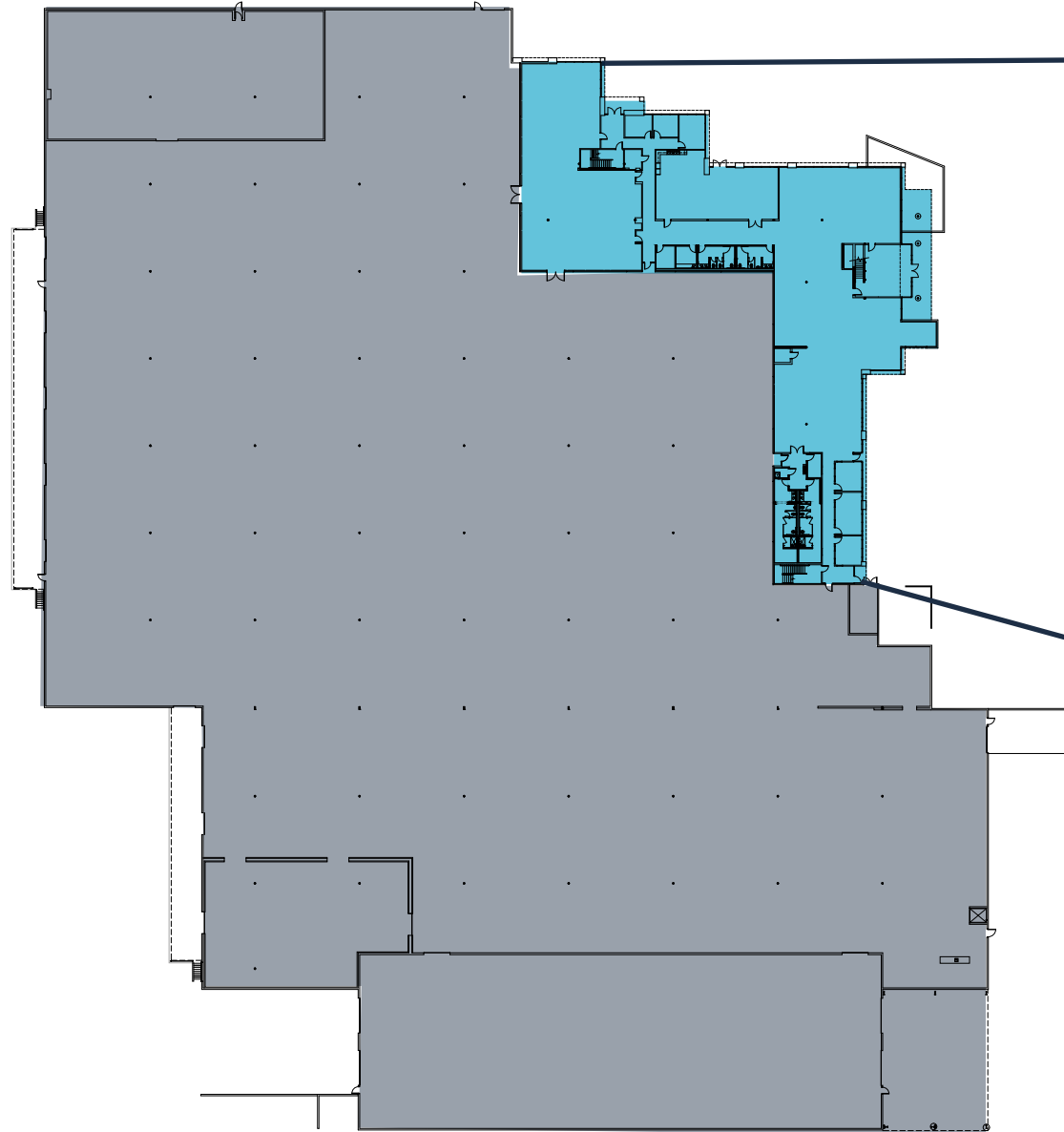
### JAMES DUNCAN

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## 1<sup>st</sup> FLOOR

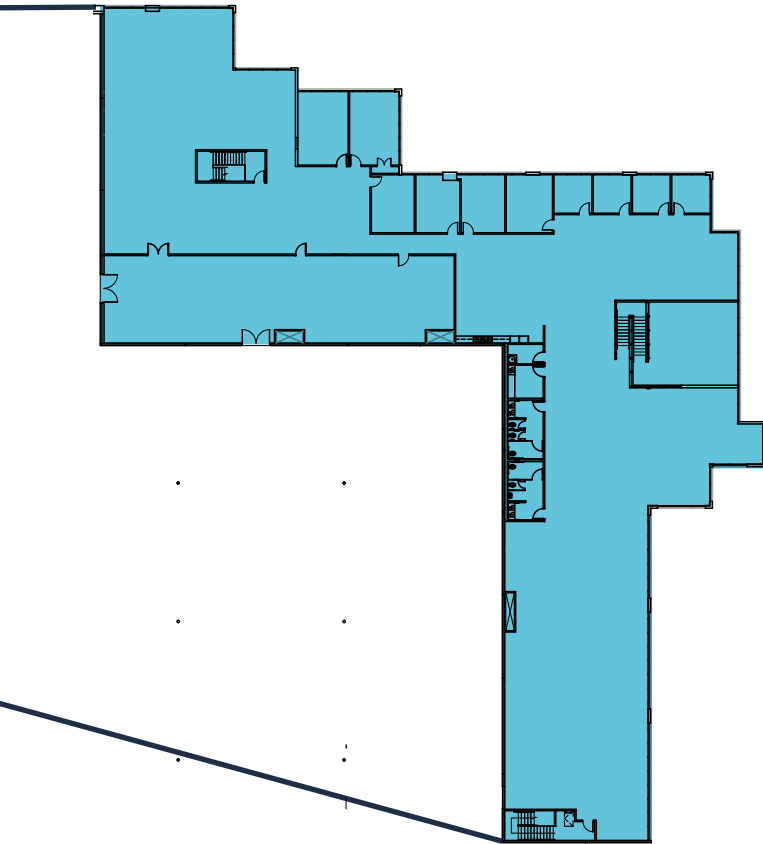
OFFICE: 18,436 SF

WAREHOUSE: 160,614 SF



# 2<sup>nd</sup> FLOOR

OFFICE: 19,652 SF



8870  
LIQUID CT

# NEARBY AMENITIES



CHASE

McDonald's

planet fitness

FLAME BROILER

Chick-fil-A

rubio's COASTA GRILL

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

805



Carol Rd

8870  
LIQUID CT

Office DEPOT

Carl's Jr.

ARCO

Better Buzz COFFEE ROASTERS

Jack in the box

ABBEYS BAR-B-Q

SAINT ARCHER BREWING COMPANY

Jersey Mike's SUBS

UTC

Miramar Rd

805

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



BevMo!

the Habit  
BURGER GRILL

VONS



Chick-fil-A

Rolling Cakes  
CHICKEN FINGERES

petco

RED LOBSTER  
FRESH FISH - LIVE LOBSTER



Walgreens

3 ROOTS  
SORRENTO MESA

TRADER JOE'S



BARNES & NOBLE  
BOOKSELLERS

ISLANDS  
fine burgers & drinks

IN-N-OUT  
BURGER

Applebee's

BEST BUY

Jerome's  
Furniture



Walgreens

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

BREWSKIS  
BAR & ARCADE



pure  
project

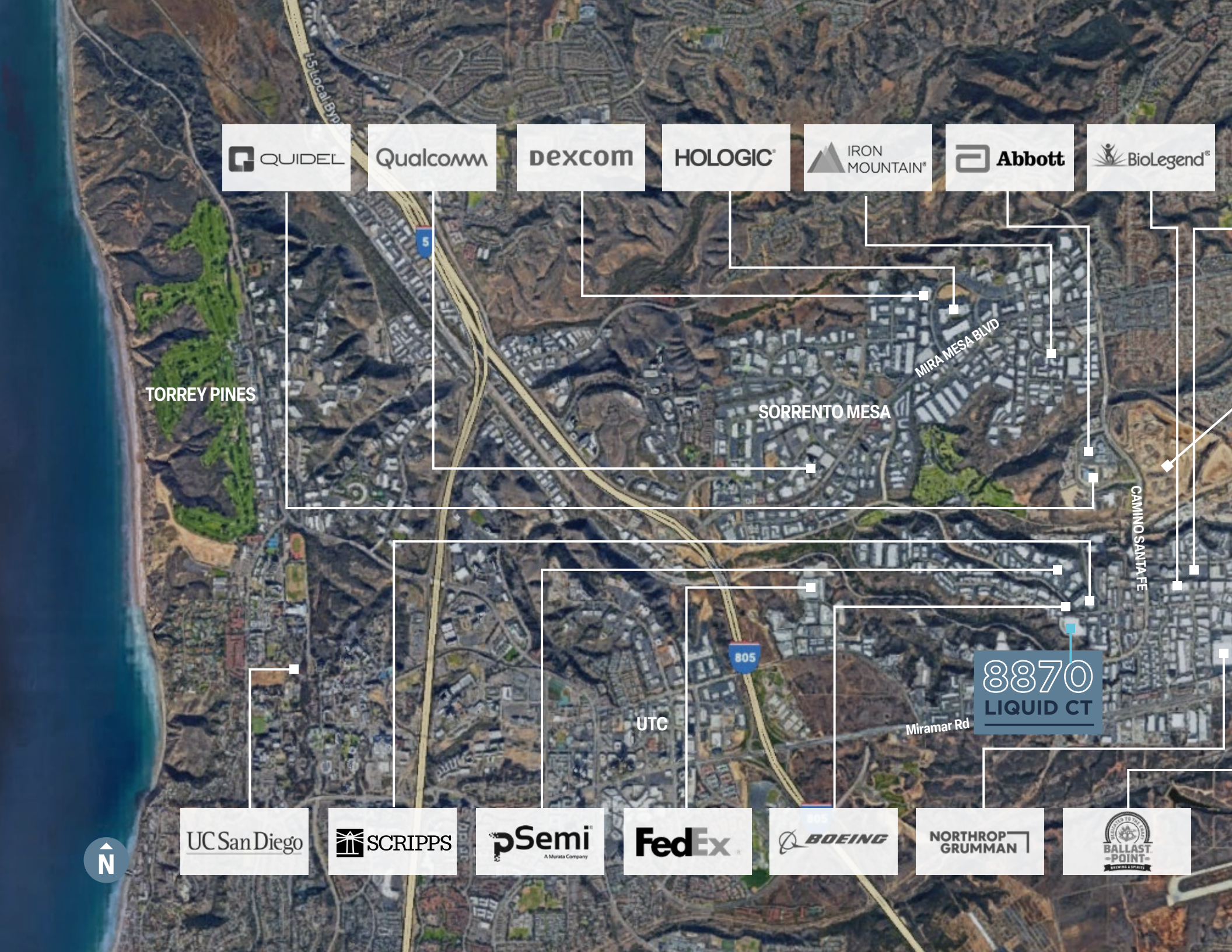


Dunn Edwards  
PAINTS

ALESMITH  
BREWING COMPANY  
HAND POUNDED ALES

ATHLETIC BREWING CO.  
100% ALL-NATURAL BEERS





 QUIDEL

Qualcomm

Dexcom

HOLOGIC®

 IRON MOUNTAIN®

 Abbott

 BioLegend®

TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

UTC


Miramar Rd

8870  
LIQUID CT




UC San Diego

 SCRIPPS

 pSemi™  
A Murata Company

FedEx

 BOEING

NORTHROP GRUMMAN

 BALLAST POINT  
BETWEEN A SPIRIT



UC San Diego

SHARP

Applied Composites  
One Source. Diverse Capabilities.

ThermoFisher  
SCIENTIFIC

MIRA MESA

SCRIPPS RANCH

3ROOTS  
SOLICITORS



TESLA



RIVIAN

GraybaR

8870  
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# CORPORATE NEIGHBORS

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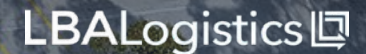
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