

FLEX/ R&D / INDUSTRIAL 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



14' - 16'
Clear Height



Grade Level
Loading Doors



3.17/1,000 SF
Parking Ratio



Outdoor Common Areas
With Seating



Quality Campus-like Project



Corporate Image/
Creative Office Interiors

SITE PLAN

Building 4235 | Suite B

Total SF	6,809 SF
Office/ Warehouse	60% / 40%
Grade Level Doors	1
Lease Rate	\$2.15 NNN
Status	Available October 1, 2026

Building 4235 | Suite C

Total SF	4,207 SF
Office/ Warehouse	60% / 40%
Grade Level Doors	1
Lease Rate	\$2.15 NNN
Status	Available October 1, 2026

Building 4235 | Suites B&C

Total SF	11,016 SF
Office/ Warehouse	60% / 40%
Grade Level Doors	2
Lease Rate	\$2.15 NNN
Status	Available October 1, 2026

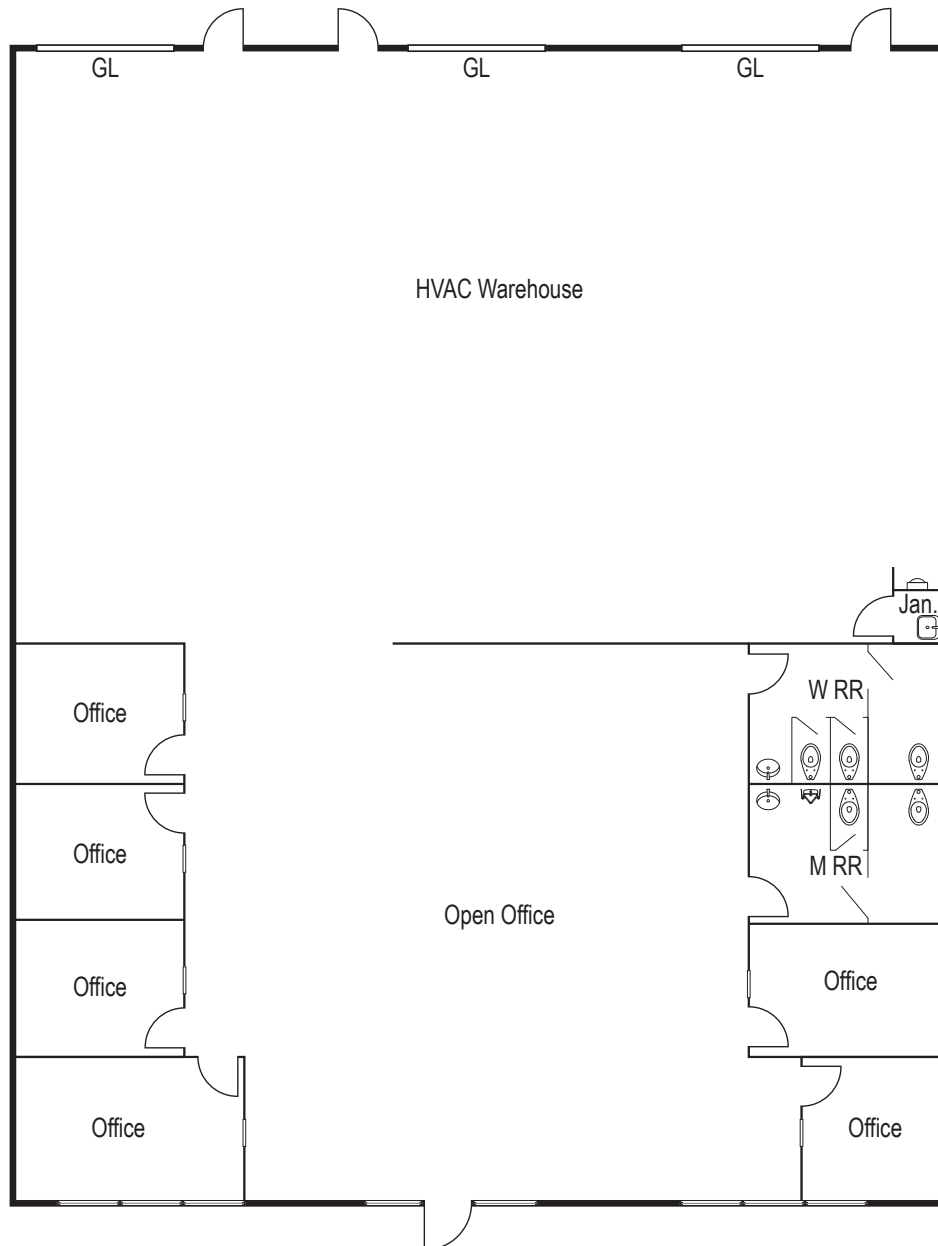
Building 4217 | Suite D

Total SF	5,864 SF
Office/ Warehouse	50% / 50%
Grade Level Doors	3
HVAC	100%
Lease Rate	Withheld
Status	Available Immediately



FLOOR PLAN

Building 4217
Suite D

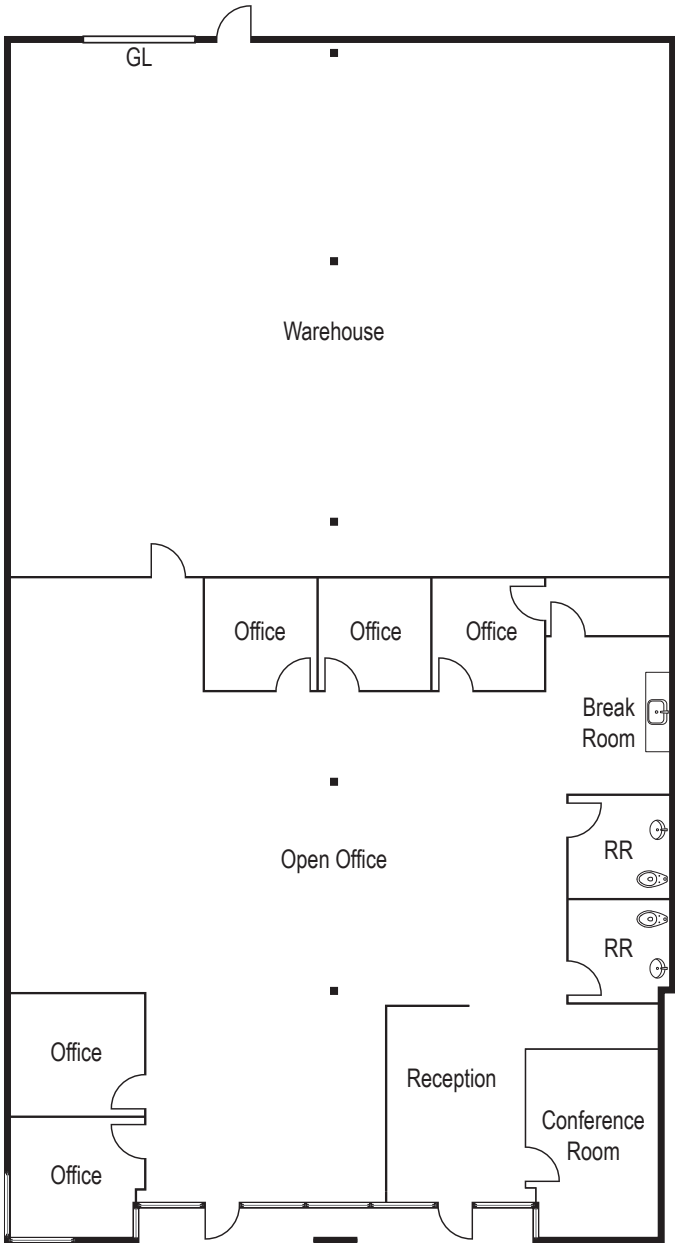


Total SF	5,864 SF
Office/Warehouse	50%/50%
HVAC	100%
Grade Level Doors	3
Status	Available Immediately
Lease Rate	Withheld



FLOOR PLAN

Building 4235
Suite B

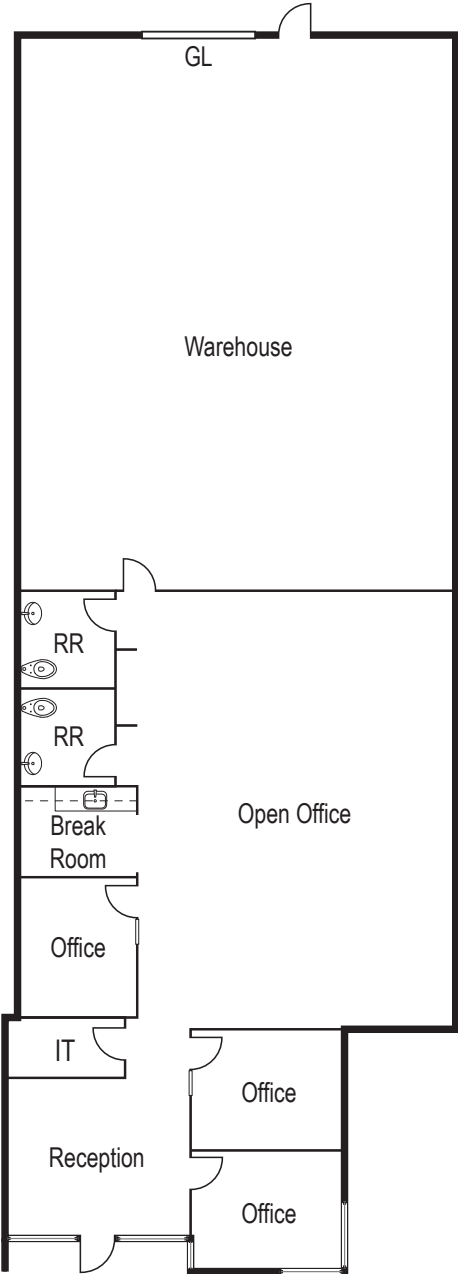


Total SF	6,809 SF
Office/Warehouse	60% / 40%
Grade Level Doors	1
Power	480v
Status	Available October 1, 2026
Lease Rate	\$2.15 NNN



FLOOR PLAN

Building 4235
Suite C

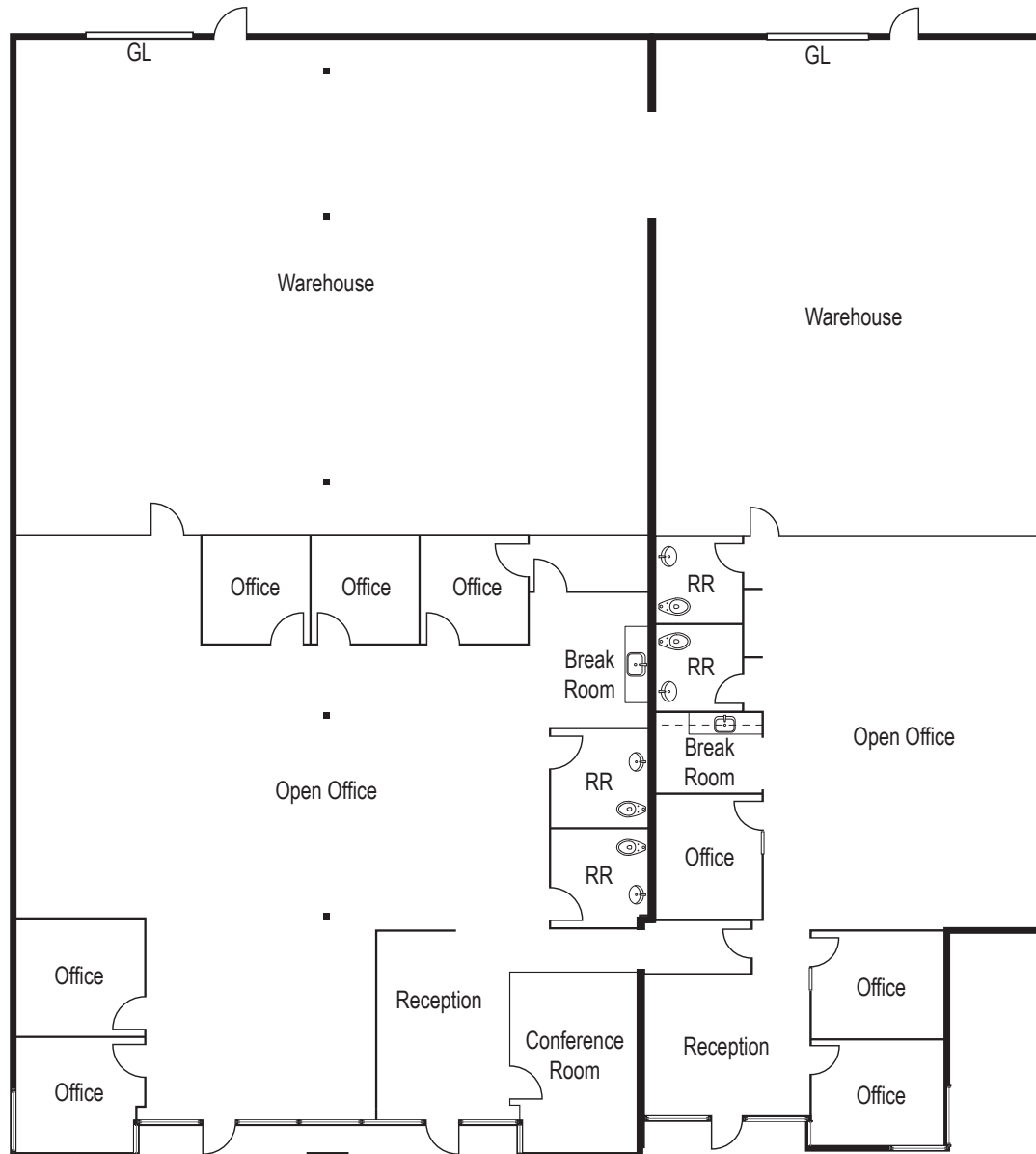


Total SF	4,207 SF
Office/Warehouse	60% / 40%
Grade Level Doors	1
Power	480v
Status	Available October 1, 2026
Lease Rate	\$2.15 NNN



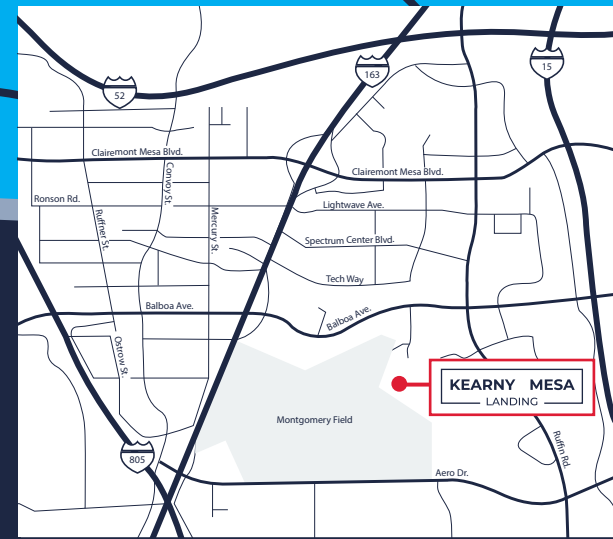
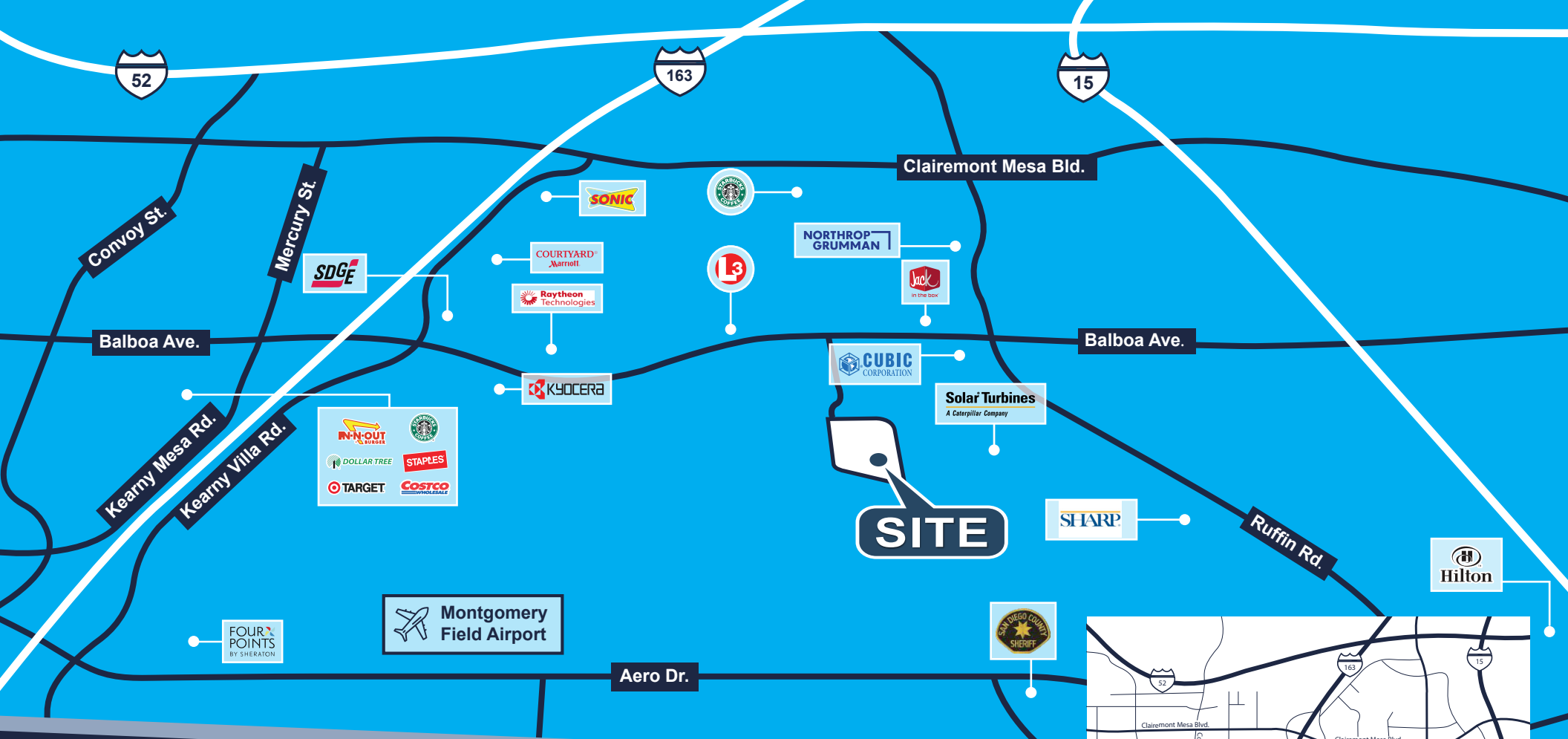
FLOOR PLAN

Building 4235
Suites B&C



Total SF	11,016 SF
Office/Warehouse	60% / 40%
Grade Level Doors	2
Power	480v
Status	Available October 1, 2026
Lease Rate	\$2.15 NNN





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