

FLEX/ R&D / INDUSTRIAL SPACE  
AVAILABLE FOR LEASE



## KEARNY MESA LANDING

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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 4217 | Suite D

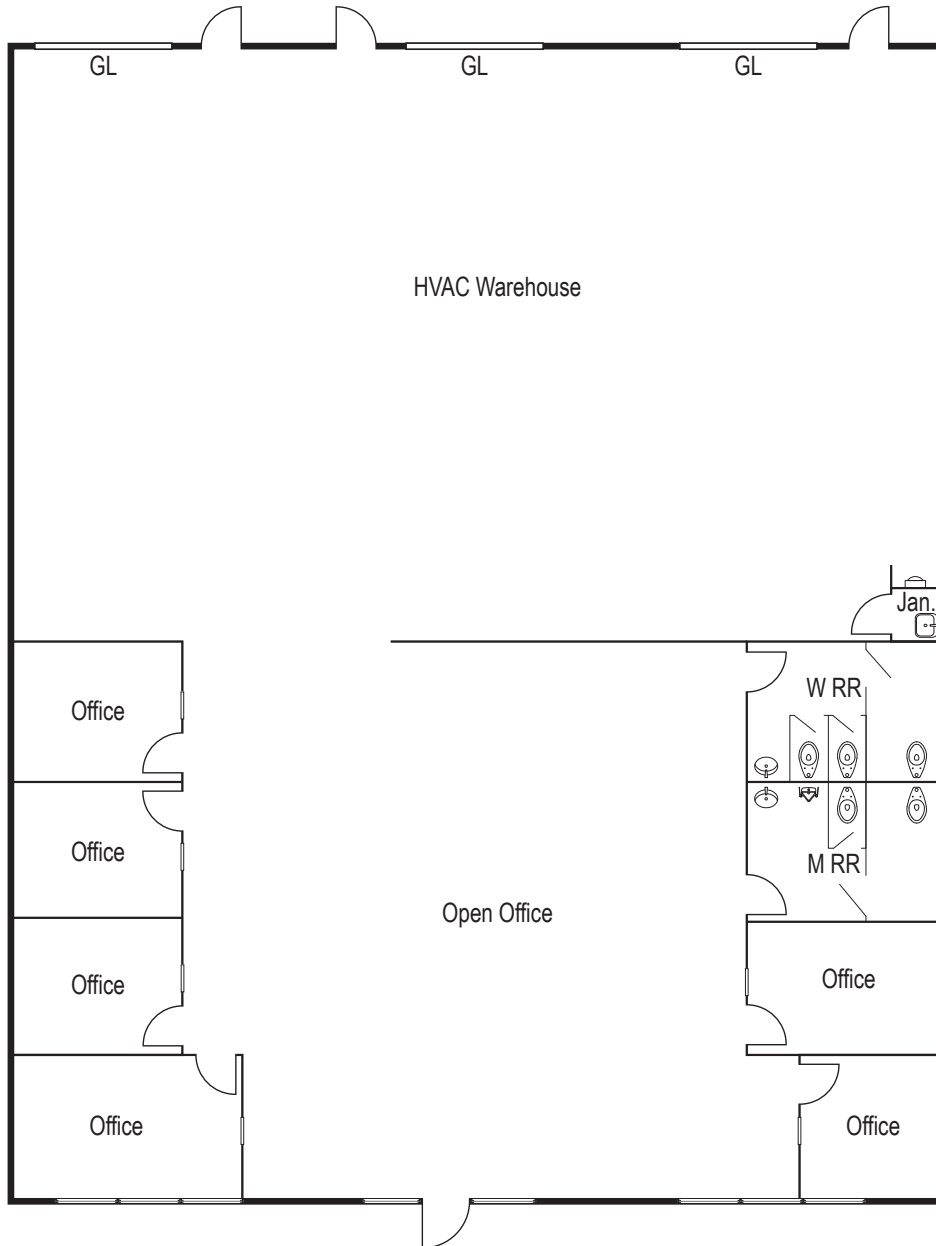
Total SF	5,864 SF
Office/ Warehouse	50% / 50%
Grade Level Doors	3
HVAC	100%
Lease Rate	Withheld
Status	Available Immediately

## Building 4217 | Suite H

Total SF	4,554 SF
Office/ Warehouse	40% / 60%
Grade Level Doors	2
HVAC	70%
Lease Rate	\$2.05 NNN
Status	Available Immediately

# FLOOR PLAN

Building 4217  
Suite D

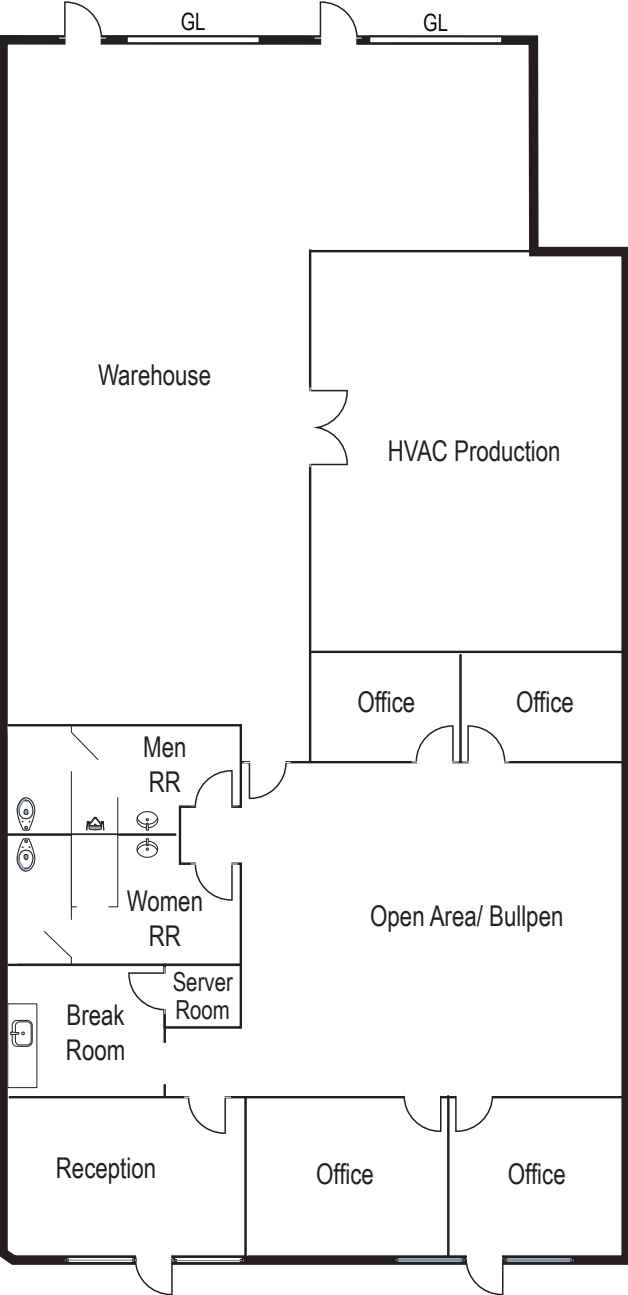


<b>Total SF</b>	<b>5,864 SF</b>
<b>Office/Warehouse</b>	<b>50%/50%</b>
<b>HVAC</b>	<b>100%</b>
<b>Grade Level Doors</b>	<b>3</b>
<b>Status</b>	<b>Available Immediately</b>
<b>Lease Rate</b>	<b>Withheld</b>



# FLOOR PLAN

Building 4217  
Suite H



<b>Total SF</b>	<b>4,554 SF</b>
<b>Office/Warehouse</b>	<b>40%/60%</b>
<b>HVAC</b>	<b>70%</b>
<b>Grade Level Doors</b>	<b>2</b>
<b>Status</b>	<b>Available Immediately</b>
<b>Lease Rate</b>	<b>\$2.05 NNN</b>





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