



5909 NANCY RIDGE DRIVE
SAN DIEGO, CA



CAPROCK
PARTNERS



Build-to-Suit Opportunity

25k to 85K SF Industrial Buildings



Conceptual Rendering Subject to Change

Property Highlights

5909 Nancy Ridge Drive, San Diego, CA 92121

Situated in the picturesque city of San Diego, California, 5909 Nancy Ridge Drive is an industrial property that extends across an impressive ±4.64 acres. Ideally located in the heart of Sorrento Mesa's flourishing industrial sector, it offers an exceptional build-to-suit opportunity, perfectly aligned with the area's rapid expansion.

- ❑ **Build-to-Suit Opportunity**
Potential for 25,000 to 85,000 SF
Modern Industrial Buildings
- ❑ **4.64 Net Acre Lot**
- ❑ **Sorrento Mesa Submarket**
Exceptional, Class A property in Sorrento Mesa's booming industrial and life science hub
- ❑ **Immediate Access to Major Freeways**
I-805, I-5, & I-15
- ❑ **Central San Diego Location**
- ❑ **IL-2-1 Zoning** (Industrial)
City of San Diego

Build-to-Suit Highlights

- ❑ **New Concrete Tilt-up Construction**
- ❑ **Fully Fenced Concrete Drive & Yard**
- ❑ **24'-28' Warehouse Clear Height**
- ❑ **Heavy Power & Natural Gas to Building**
- ❑ **Dock & Grade Loading**
- ❑ **High-Density Sprinkler System**
- ❑ **Accessible 53' Truck Access**
- ❑ **Potential for Low Coverage & Large Yard**

Sorrento Mesa



±4.64 NET ACRE LOT
Conceptual Pad Boundary





Sorrento Mesa

Take advantage of one of the last remaining parcels of land in the premium Central San Diego location of Sorrento Mesa.



Amenity-Rich Area



Breathtaking Canyon Views

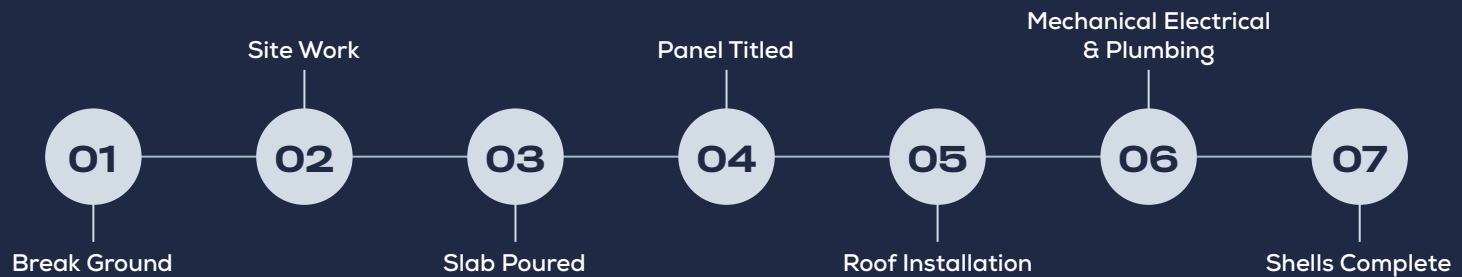


Strong Employee Base



Immediate Access To Major Freeways

Construction Timeline



Qualcomm

QUIDEL

Abbott

IRON MOUNTAIN

HOLOGIC

Dexcom

Torrey Pines

N TORREY PINES RD

805

Sorrento Mesa

5

MIRA MESA BLVD



5909 NANCY RIDGE DRIVE

La Jolla

GENESEE AVE

UTC

UC San Diego

SCRIPPS

pSemi
A Murata Company

FedEx

BOEING

ROUGH DRAFT
brewing company

PACIFIC OCEAN

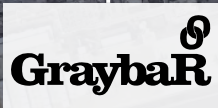
Corporate Neighbors



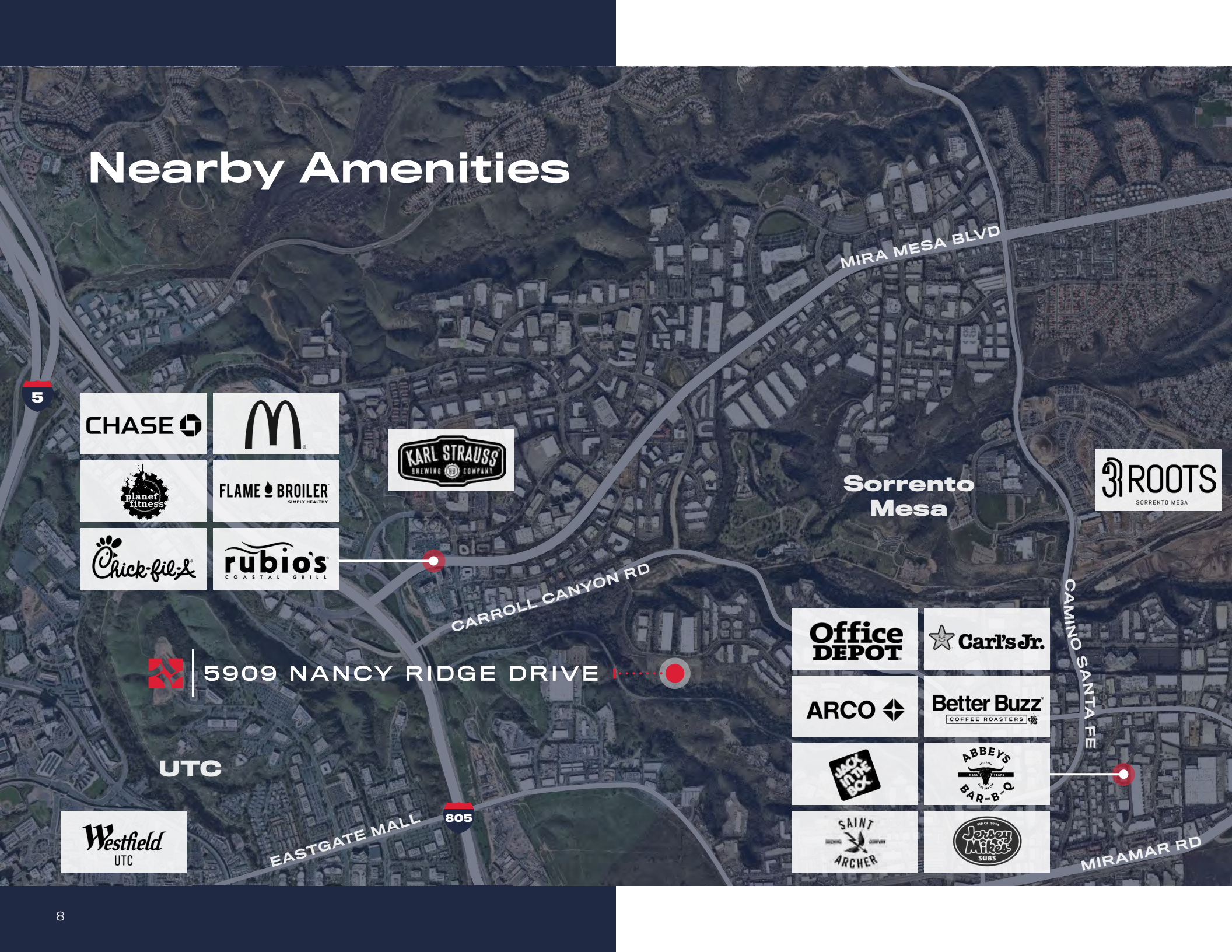
Mira Mesa



MCAS Miramar



Nearby Amenities



CHASE



FLAME BROILER
SIMPLY HEALTHY



Sorrento
Mesa

3 ROOTS
SORRENTO MESA



rubio's
COASTAL GRILL

CARROLL CANYON RD



5909 NANCY RIDGE DRIVE

Office
DEPOT

★ Carl's Jr.

ARCO

Better Buzz
COFFEE ROASTERS



ABBEYS
BAR-B-Q

UTC

Westfield
UTC

EASTGATE MALL

805

SAINT
ARCHER

Jersey Mike's
SUBS

MIRAMAR RD

MIRA MESA BLVD

Mira Mesa

Mira Mesa Market Center

Village at Mira Mesa

TRADER JOE'S



BARNES & NOBLE
BOOKSELLERS



Scripps Ranch

MIRAMAR RD



HARBOR
FREIGHT



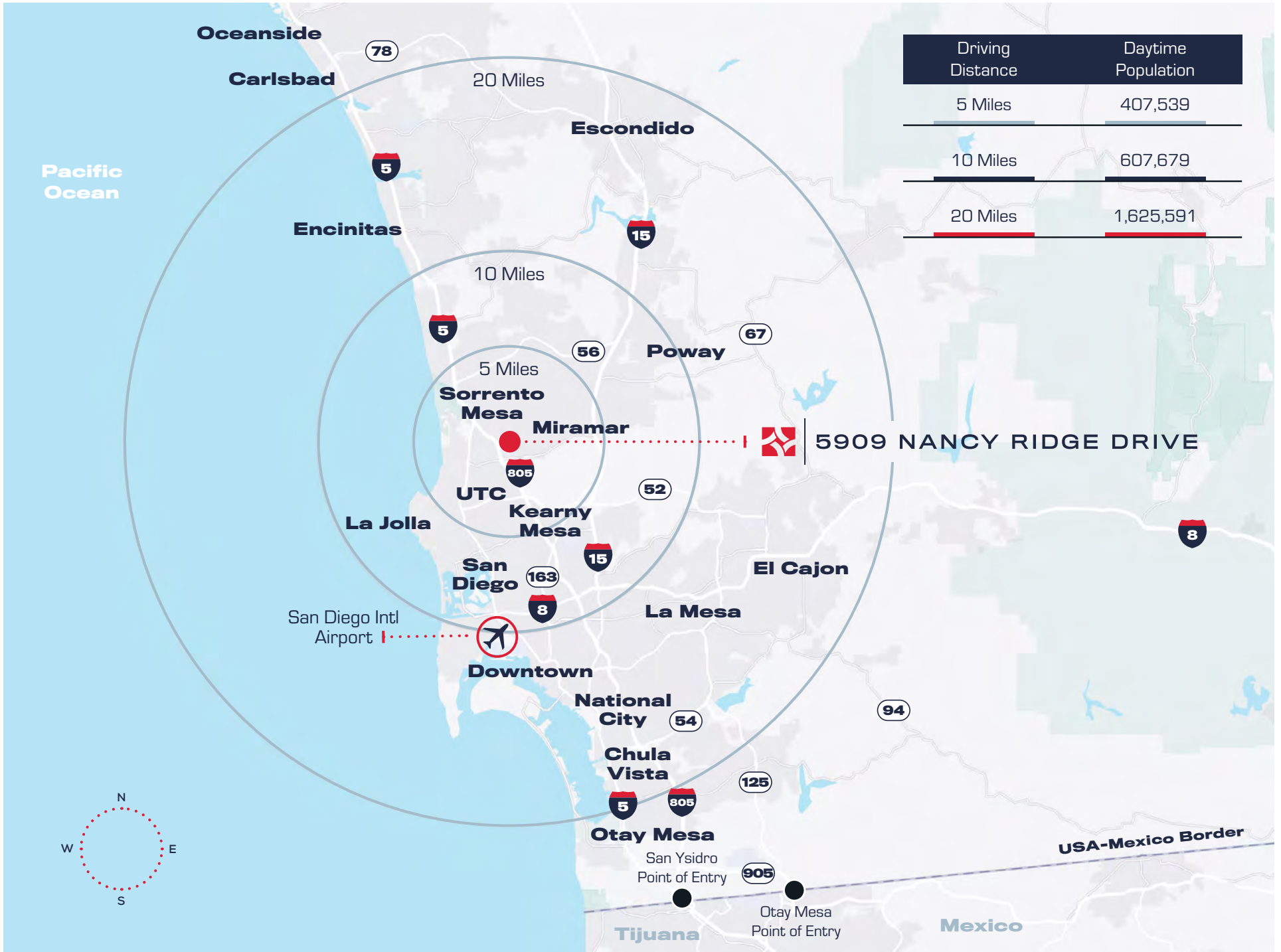
BREWSKIS
BAR & ARCADE



MCAS Miramar

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Unmatched Access to Every Corner of San Diego County

- **I-805**
1.4 Miles / 4 Minutes
- **I-5**
2.8 Miles / 5 Minutes
- **I-15**
5.1 Miles / 10 Minutes
- **UTC**
2.3 Miles / 4 Minutes
- **Downtown San Diego**
17 Miles / 16 Minutes
- **San Diego Intl Airport**
16 Miles / 18 Minutes
- **National City Shipyards**
16.2 Miles / 16 Minutes
- **U.S./Mexico Border**
28 Miles / 24 Minutes
- **Orange County**
44 Miles / 40 Minutes
- **East County San Diego**
14 Miles / 14 Minutes
- **Inland Empire**
42 Miles / 40 Minutes
- **Ports of Los Angeles & Long Beach**
90 Miles / 1 Hour 20 Minutes

The E-Commerce Effect

The continued surge in e-commerce sales and the need to get products to consumers quickly while minimizing supply chain costs are forcing retailers and wholesalers into modern facilities and rapidly changing supply chain strategies. The location and functionality of distribution centers have become even more integral in supply chain operations. As a result, large "Final Mile" distribution centers with enhanced amenities have sprung up over the past decade in core regional markets. In the past two years, the rising importance of next-day and same-day delivery has also created an explosion in demand for big-box product in secondary markets, especially near large population centers and logistics hubs like seaports, inland ports, and air cargo ports.



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