

TENANT INCENTIVE

Year 1 Leasing
Special
\$1.50/SF NNN*

*contingent upon credit/
financial minimum
threshold & minimum
lease term
(5) years

NEW RENOVATIONS COMPLETE
FLEXIBLE BUILDING DESIGN

Can accommodate Distribution,
Manufacturing, and R&D uses

9151 REHCO ROAD



FOR LEASE | 68,999 SF AVAILABLE
DIVISIBLE TO $\pm 23,475$ SF - $\pm 45,524$ SF
FREESTANDING INDUSTRIAL/R&D BUILDING
PRIME, CENTRAL SAN DIEGO LOCATION



9151 REHCO ROAD

RARE, FREESTANDING INDUSTRIAL/R&D BUILDING
IN PRIME CLASS-A CENTRAL SAN DIEGO LOCATION

JLL and Colliers are pleased to present 9151 Rehco Road—a contemporary, newly renovated distribution, manufacturing, and R&D facility, offering 68,999 SF of immediate leasing availability.

Contact Brokers for Lease Rate

68,999 SF
Available



Newly Renovated
As of September 2023



8 Dock-High Doors
3 Grade-Level Doors (2 Oversized)



±22'-24'
Warehouse Clear Height



Fenced Yard
Potential



New Roof &
Skylights in 2023



Lot Size:
4.72 Acres



Natural
Gas



2 Separate Electric Meters
2,000 AMPS (208V) & 2,500 AMPS (480V)
3-Phase Power (to be verified)



IL-2-1
City of San Diego
Industrial Zoning



Fully
Sprinklered



Superior Class A
Location



Central San Diego Location
Miramar/Sorrento Mesa



Easy Access to I-805 Freeway
Via Camino Santa Fe



Available Immediately
Contact Broker for Lease Rate



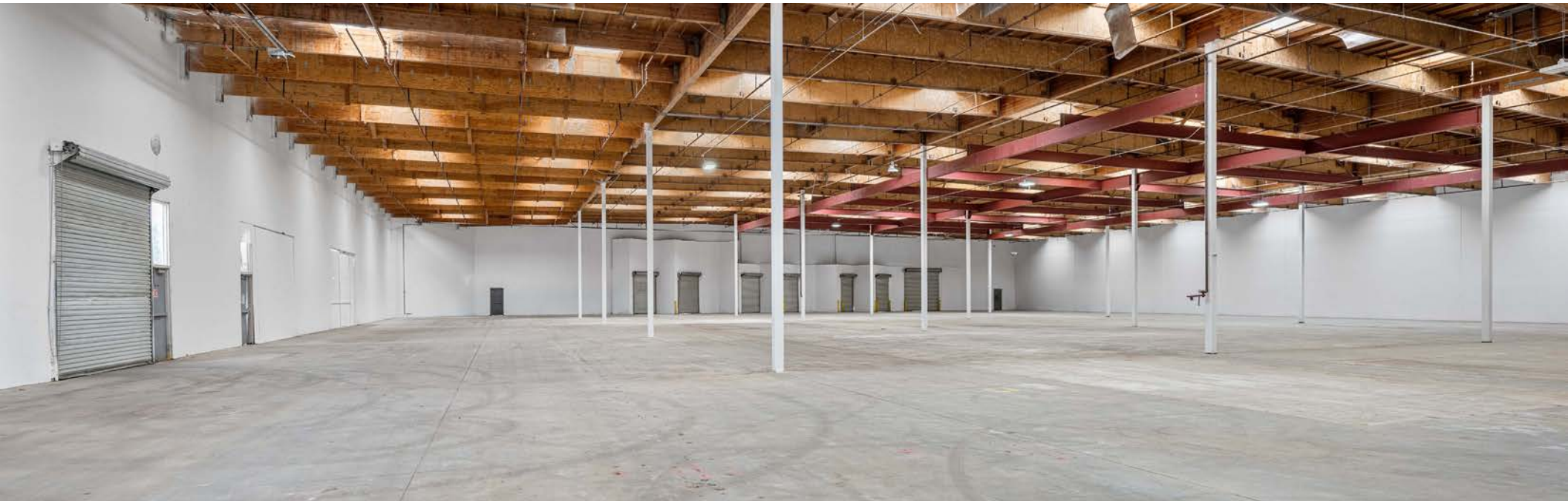
PROPERTY FEATURES AND LOCATION

Miramar/Sorrento Mesa: Hub for Market-Leading Industrial and Life Science Giants

Discover this exceptional opportunity at 9151 Recho Road. Situated in the thriving Miramar/Sorrento Mesa area and surrounded by trailblazing companies in industrial and life sciences, this property is a prized asset in a perfect location. Its proximity to industry leaders and central position makes it an ideal choice for those seeking a strategic business location.





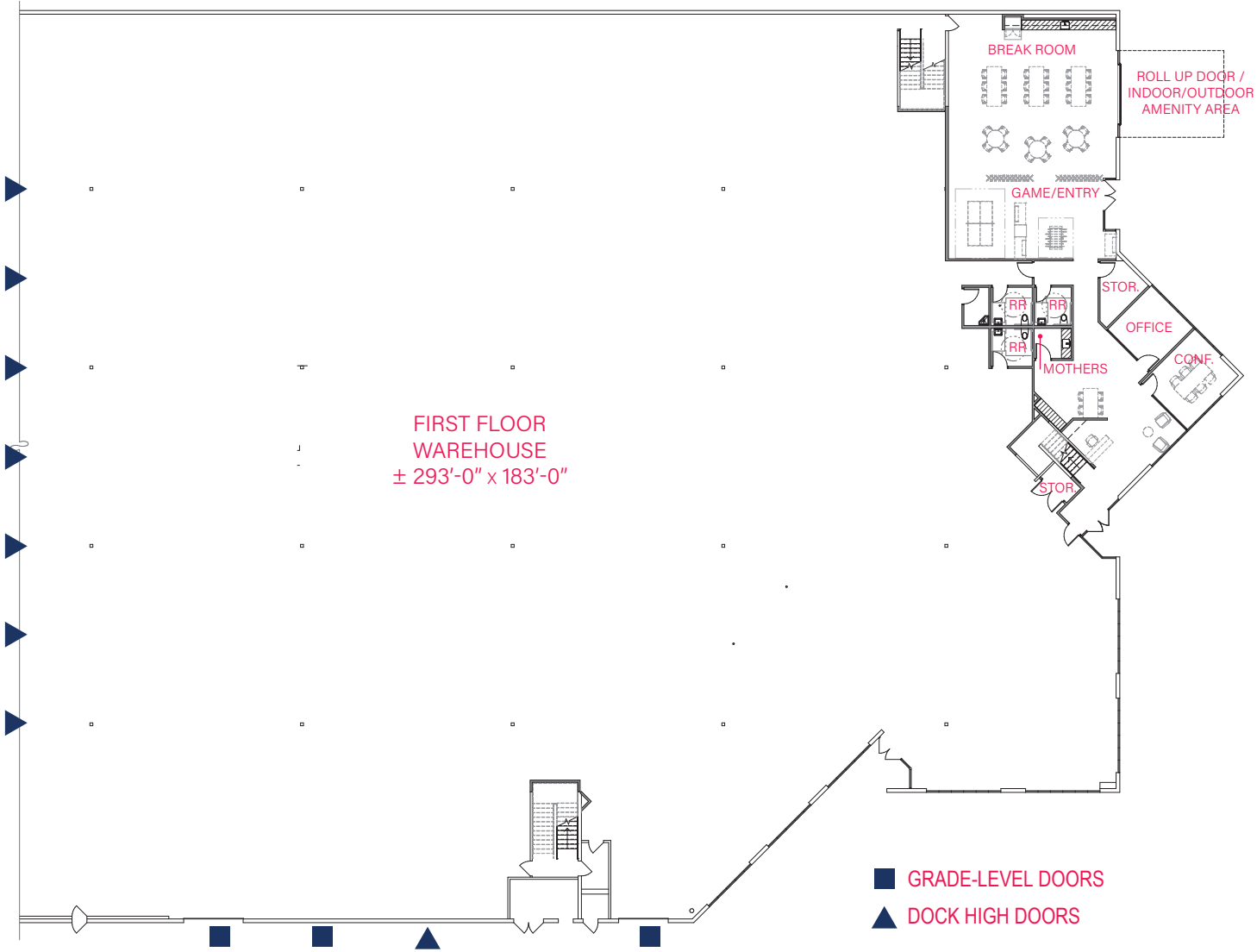


WAREHOUSE FLOORPLAN

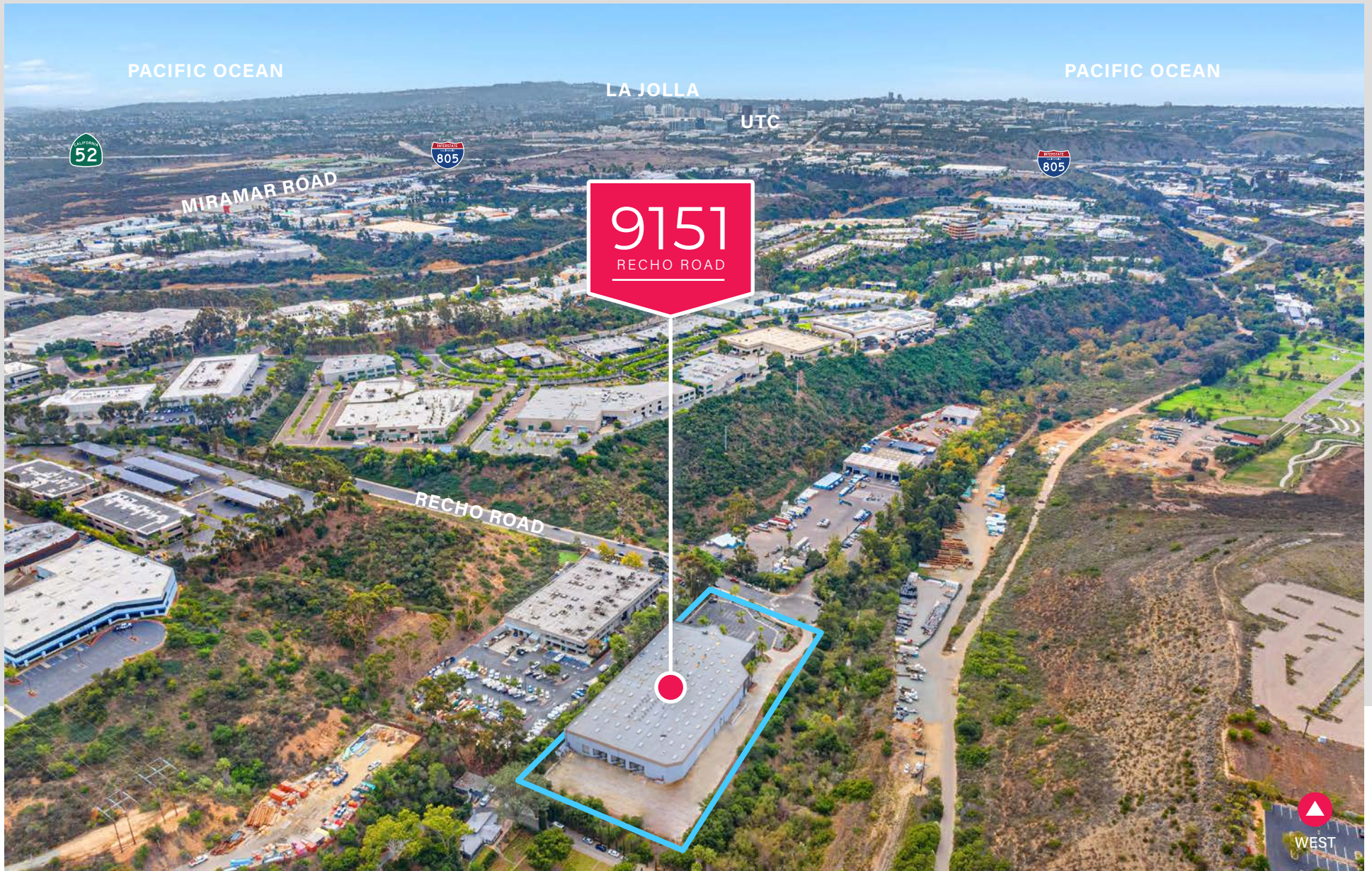
FREESTANDING BUILDING
(ABILITY TO FENCE/SECURE SITE)

8 DOCK-HIGH DOORS
3 GRADE-LEVEL DOORS
(2 OVERSIZED)

±22'-24' WAREHOUSE CLEAR HEIGHT









NEARBY AMENITIES

CHASE



FLAME & BROILER
SIMPLY HEALTHY



rubio's
COASTAL GRILL

SORRENTO
MESA

9151
RECHO ROAD

3 ROOTS
SORRENTO MESA



CARROLL CANYON RD

Office
DEPOT

★ Carl's Jr.

ARCO

Better Buzz
COFFEE ROASTERS



UTC

Westfield
UTC

EASTGATE MALL



RECHO RD

CAMINO SANTA FE



MIRAMAR RD

MIRA MESA BLVD

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



TARGET



BevMo!



the Habit
BURGER GRILL

VONS



petco



RED LOBSTER
FRESH FISH • LIVE LOBSTER



Walgreens

TRADER JOE'S



REGAL



BARNES & NOBLE
BOOKSELLERS



IN-N-OUT
BURGER



Jerome's
Furniture



Panera
BREAD

MIRAMAR RD



LITTLE
MISS
BREWING

HARBOR
FREIGHT



Mikkeller

BREWSKIS
BAR & ARCADE



BALLAST
POINT
BREWING COMPANY



pure
project



ALESMITH
BREWING COMPANY



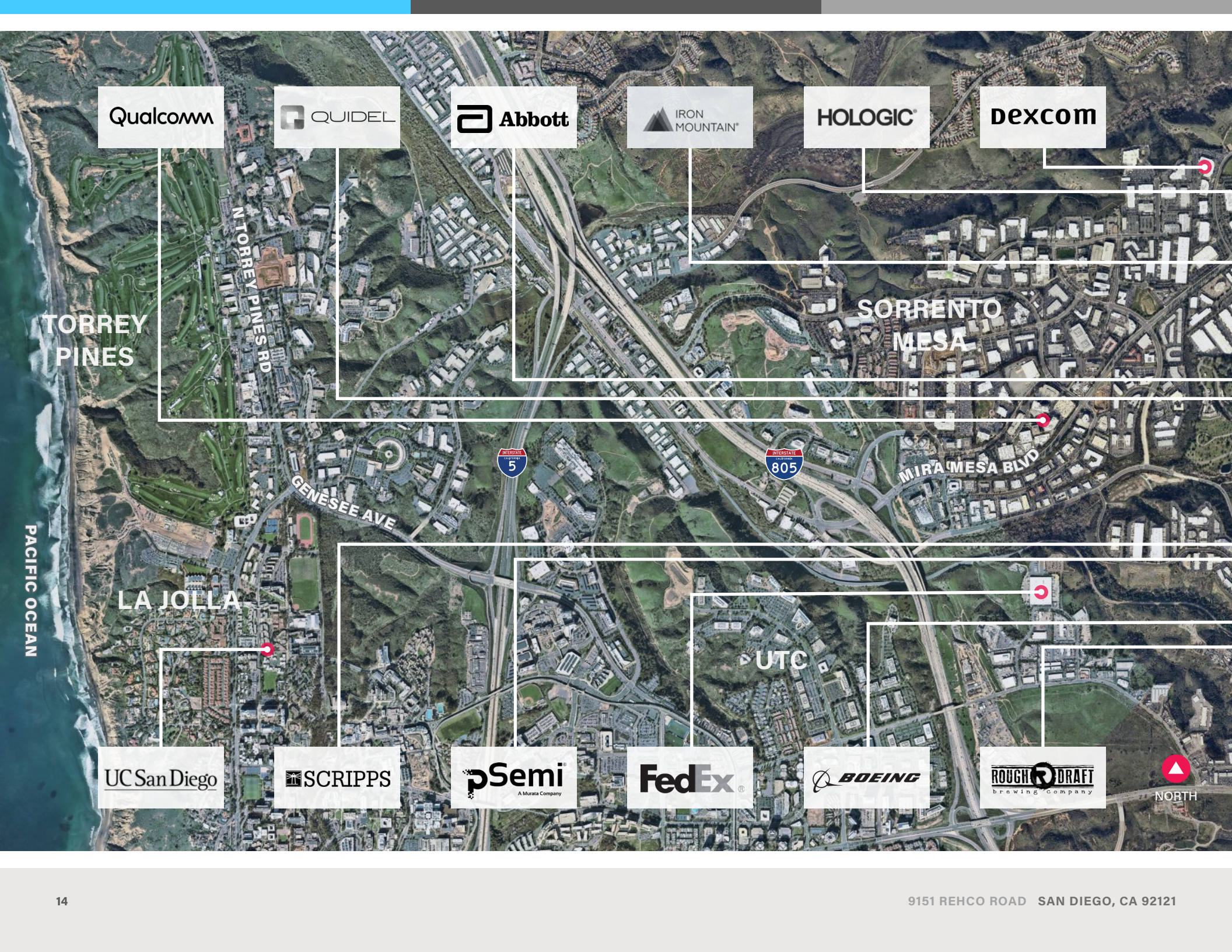
ATHLETIC BREWING CO.
NON-ALCOHOLIC BEERS



MCAS MIRAMAR



NORTH



Qualcomm

QUIDEL

Abbott

IRON MOUNTAIN

HOLOGIC

Dexcom

TORREY PINES

N TORREY PINES RD

SORRENTO MESA

MIRAMONTE BLVD

GENESEE AVE



LA JOLLA

UTC

UC San Diego

SCRIPPS

pSemi
A Murata Company

FedEx

BOEING

ROUGH DRAFT
brewing company





BioLegend®

AT&T

UC San Diego

SHARP

Applied Composites
One Source. Diverse Capabilities.

Thermo Fisher SCIENTIFIC



9151
RECHO ROAD

3 ROOTS
SORRENTO MESA

MIRA MESA

MIRAMAR RD

MCAS
MIRAMAR

CAMINO SANTA FE

STATE OF CALIFORNIA
BALLAST POINT
ESTABLISHED 1971

NORTHROP GRUMMAN

TESLA

ALESMITH
BREWING COMPANY
HAND-POURED ALES

RIVIAN

GraybaR

CORPORATE NEIGHBORS

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9151 REHCO ROAD | FOR LEASE

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