

**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 24,062 SF - 44,937 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 a total of 68,999 SF that is divisible to 24,000 SF - 44,937 SF spaces of immediate leasing availability.

Contact Brokers for Lease Rate

68,999 SF Available
Divisible: 24,062 SF - 44,937 SF



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



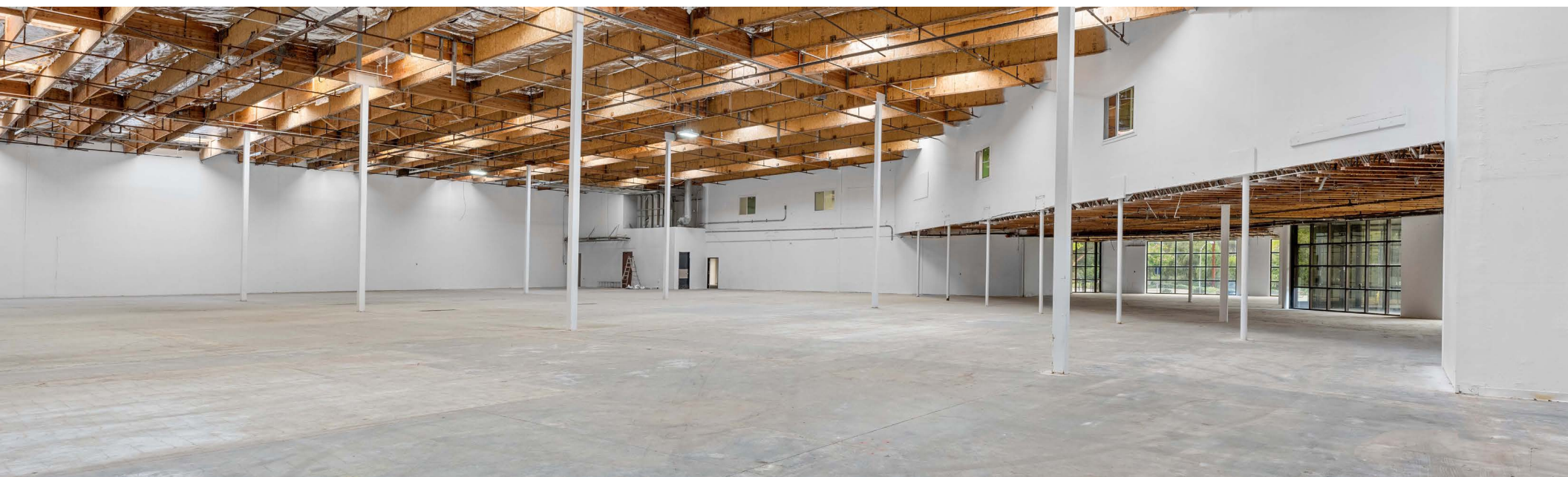
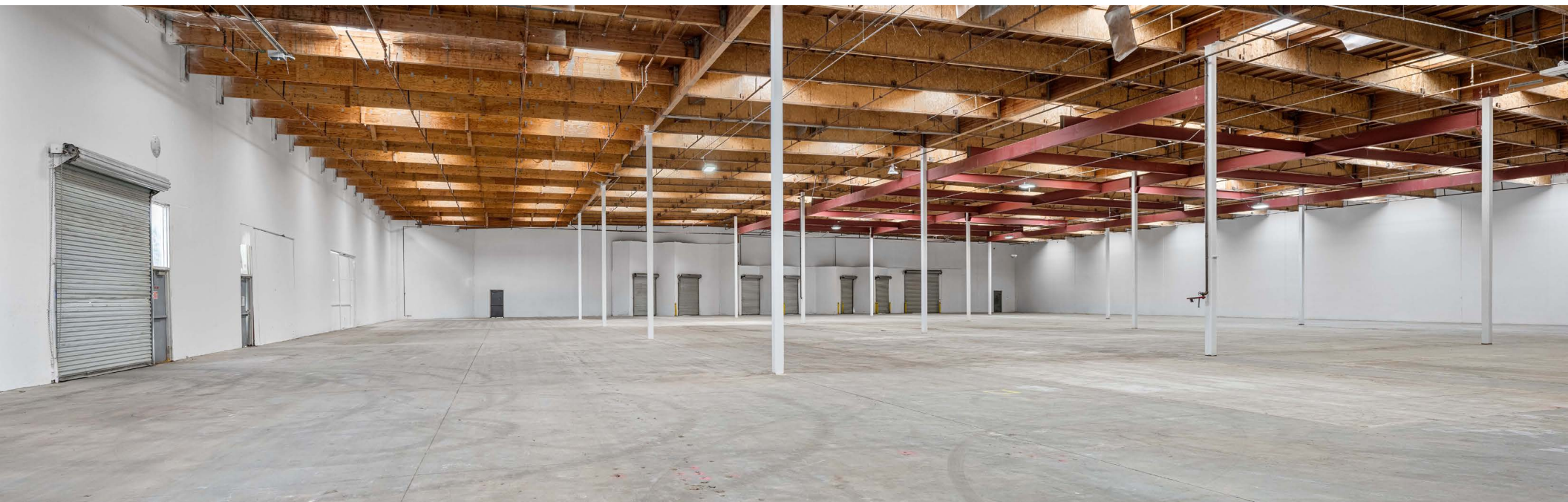
PROPERTY FEATURES AND LOCATION

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

Discover this exceptional opportunity at 9151 Rehco 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.





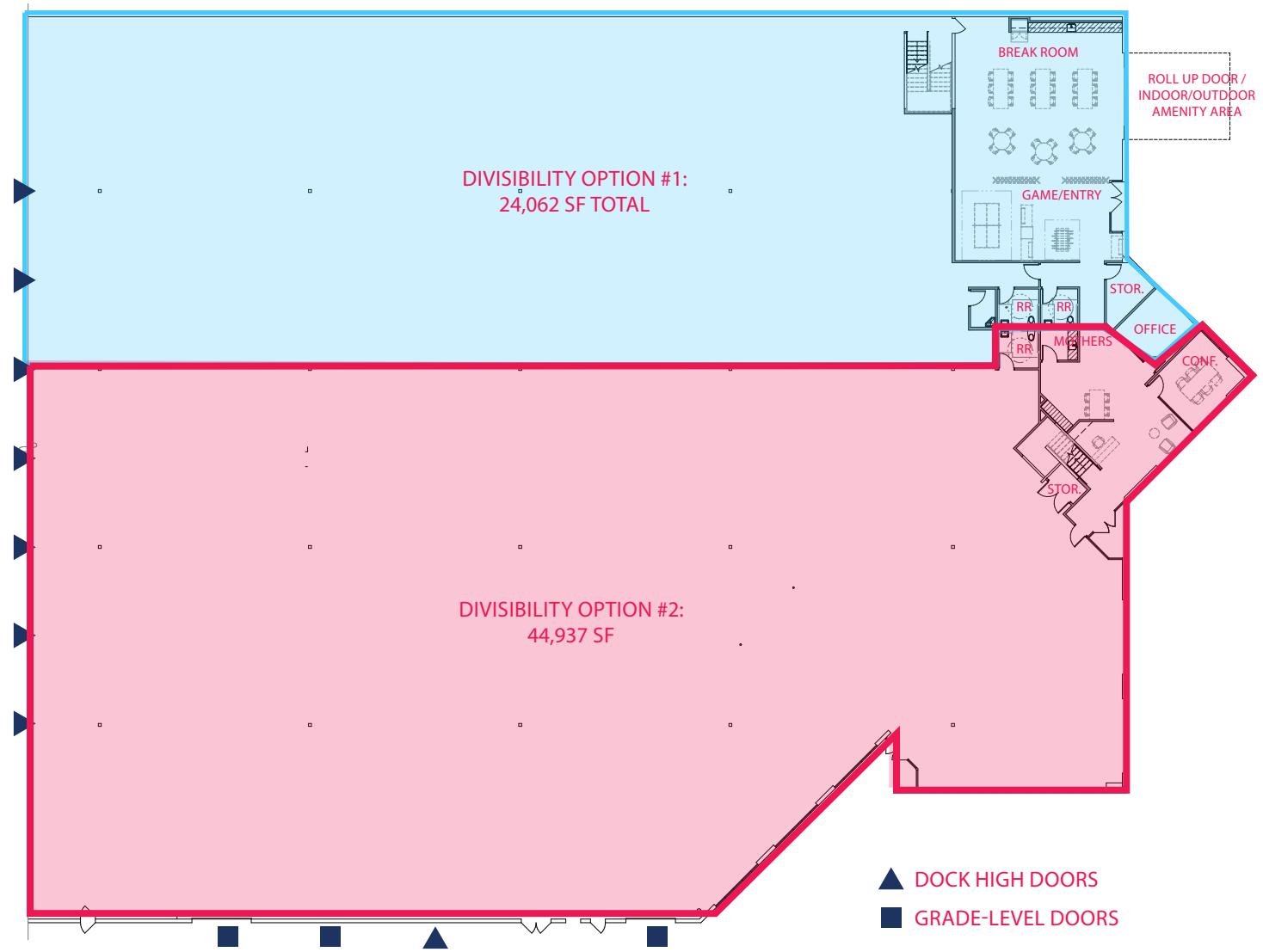


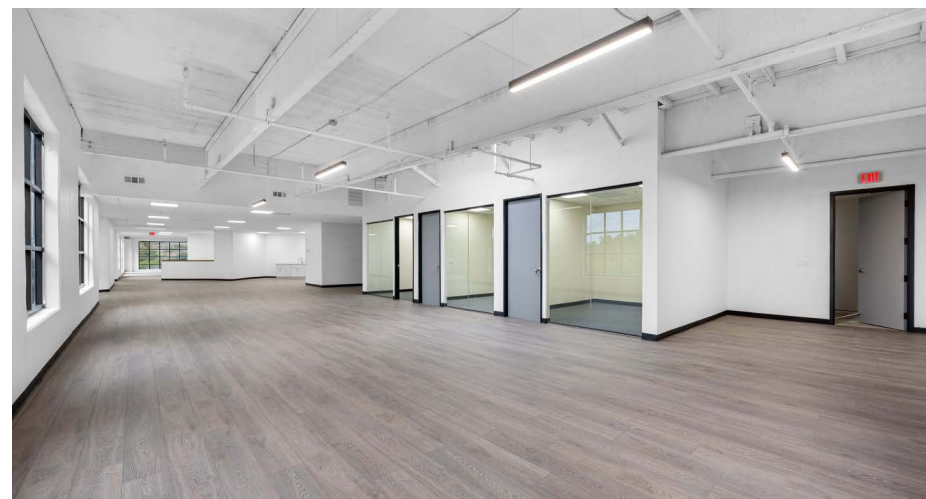
WAREHOUSE FLOORPLAN

68,999 SF
FREESTANDING BLDG
(ABILITY TO FENCE/SECURE SITE)

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

±22'-24' WAREHOUSE
CLEAR HEIGHT



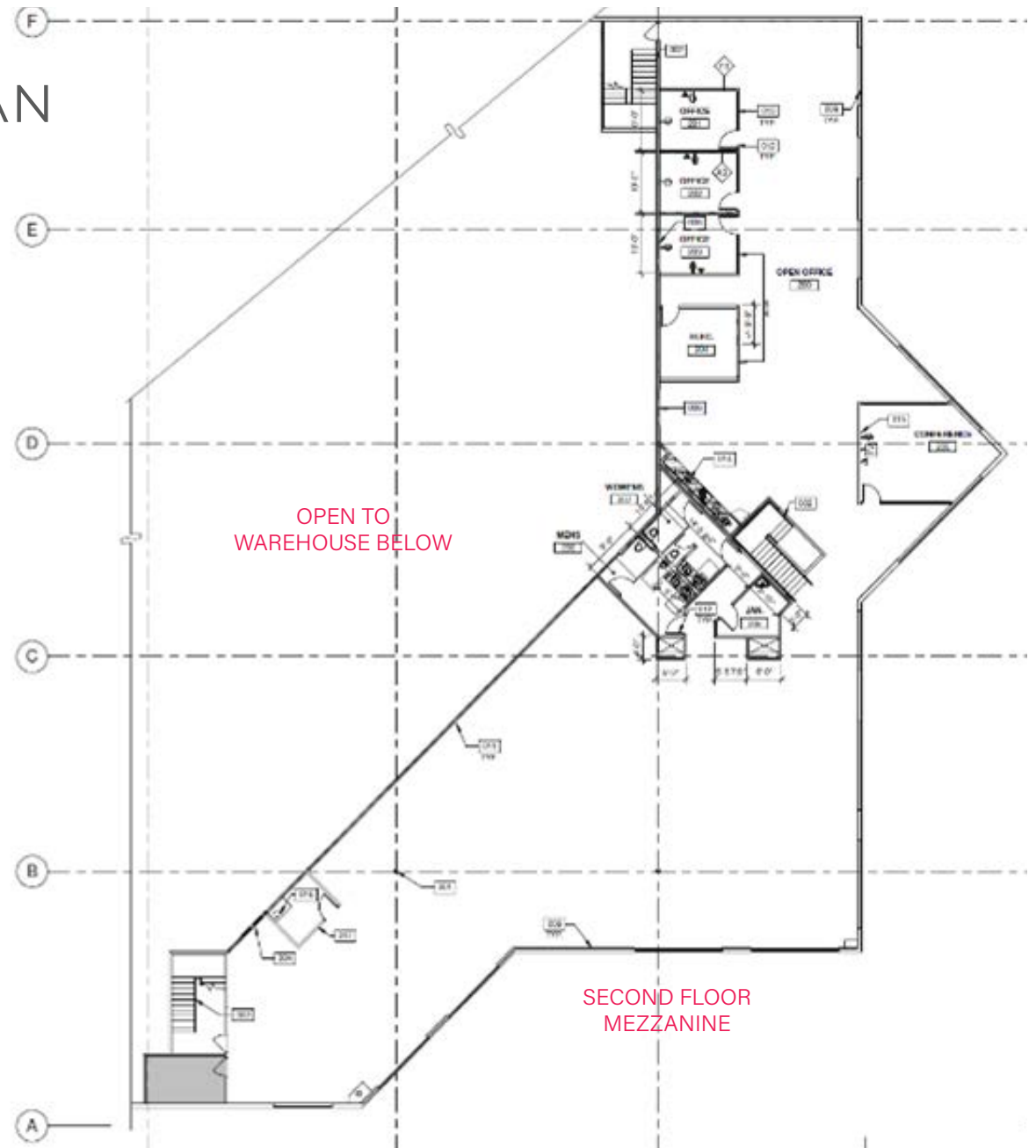


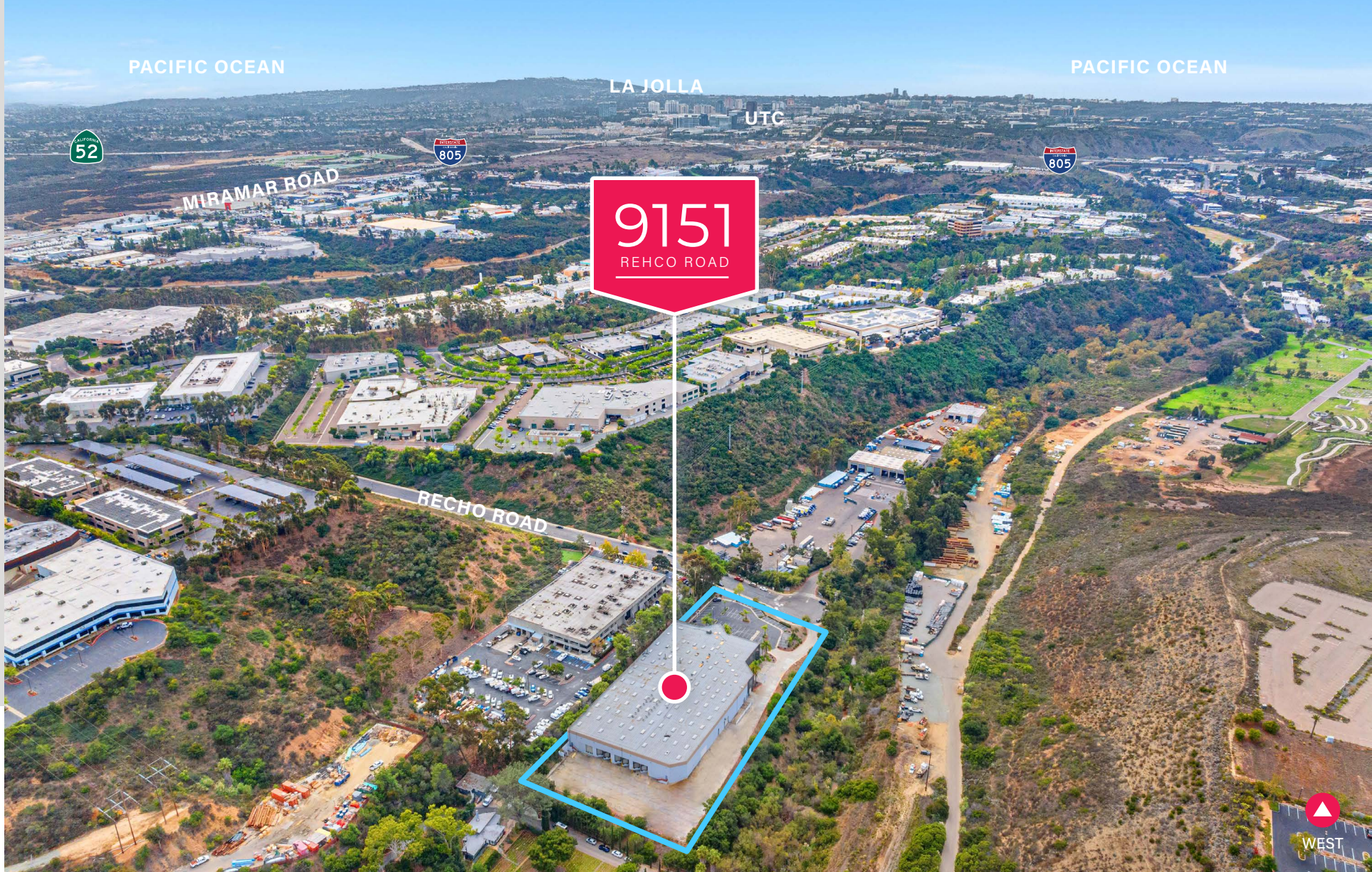
MEZZANINE FLOORPLAN

COMPLETELY
RENOVATED (2023)

FUNCTIONAL
OFFICE SPACE

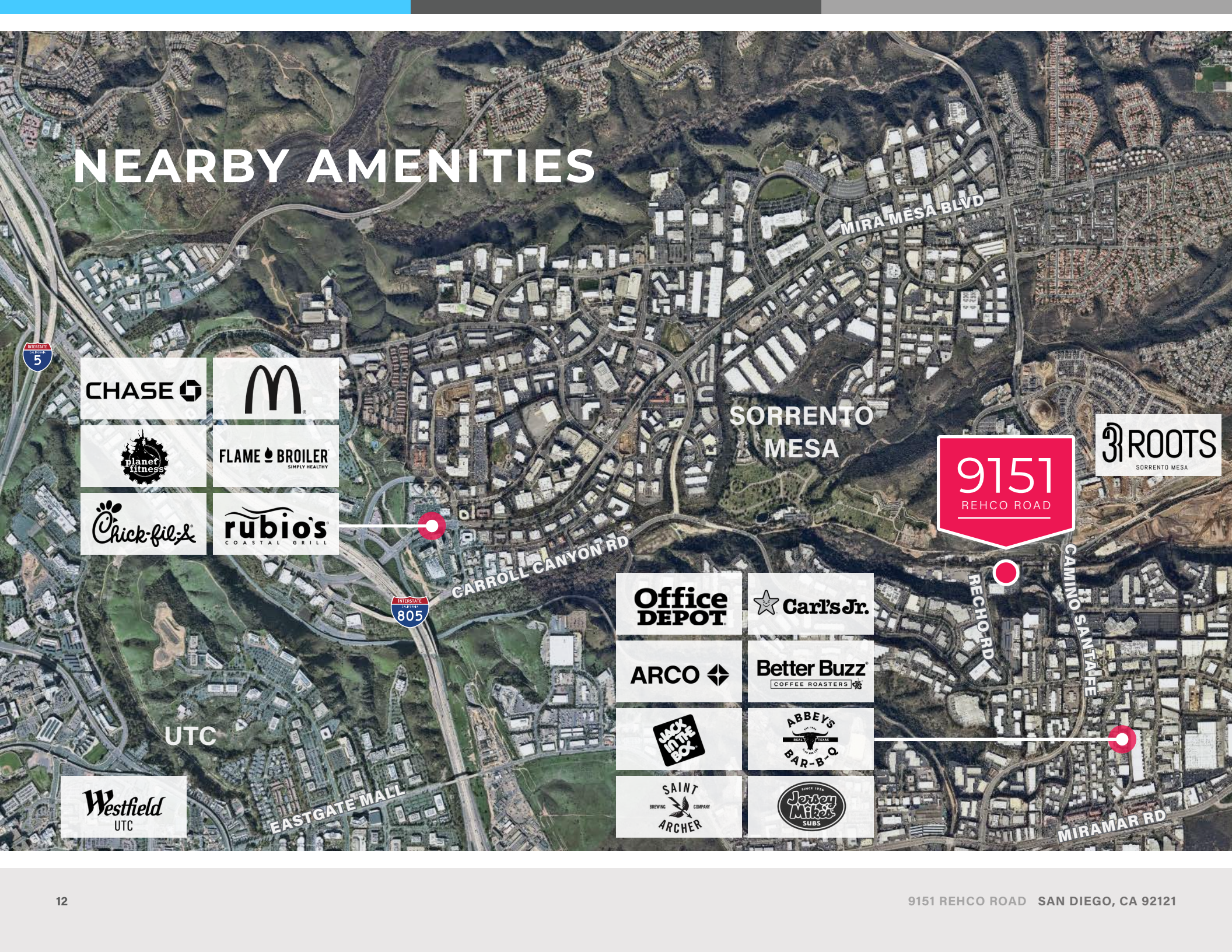
±X SF
OFFICE SPACE







NEARBY AMENITIES



CHASE



FLAME & BROILER
SIMPLY HEALTHY



RUBIO'S
COASTAL GRILL

SORRENTO
MESA

9151
REHCO ROAD

3ROOTS
SORRENTO MESA

Office
DEPOT

★ Carl's Jr.

ARCO

Better Buzz
COFFEE ROASTERS



UTC

Westfield
UTC

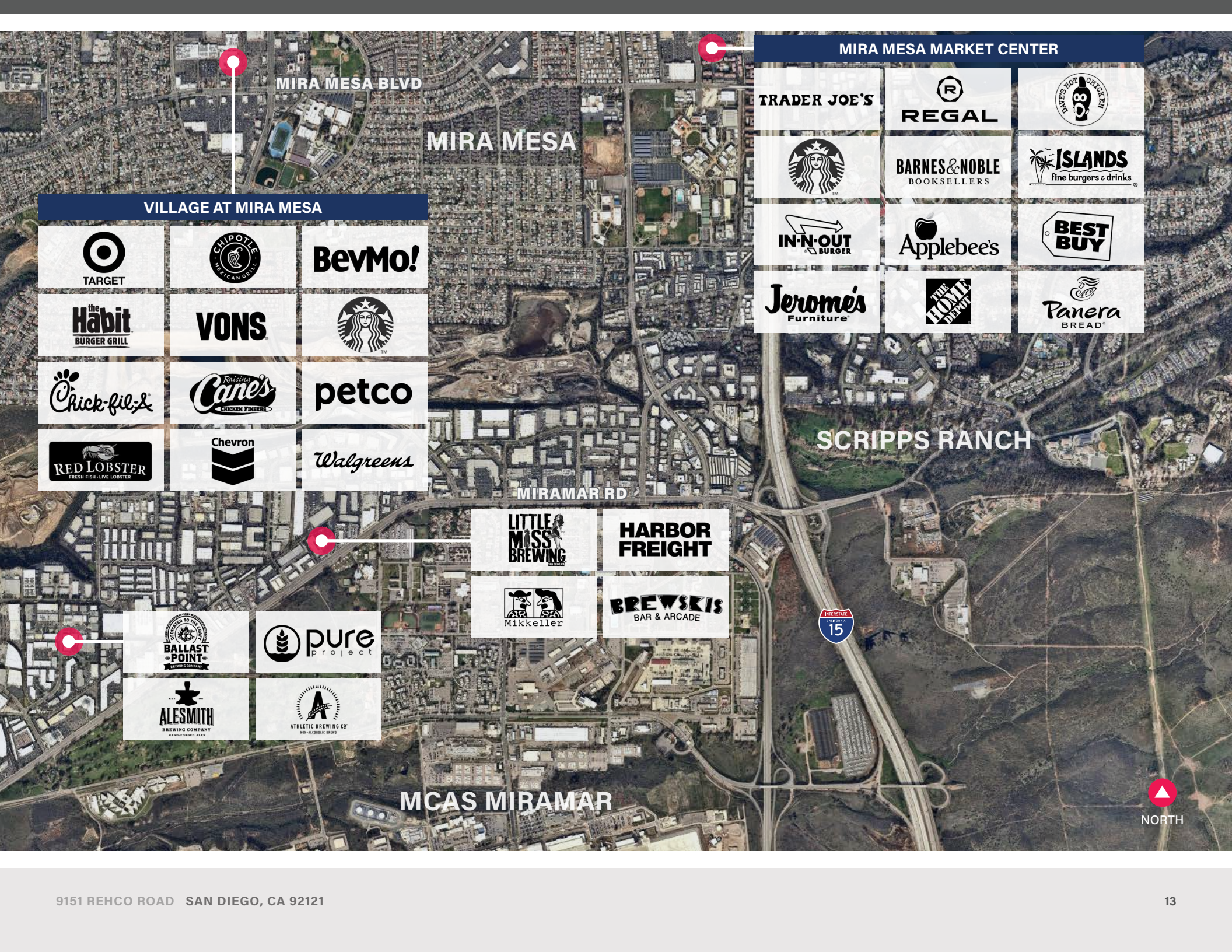
EASTGATE MALL

CARROLL CANYON RD

REHCO 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



Chick-fil-A



Raising Cane's
CHICKEN FINGERS

petco



RED LOBSTER
FRESH FISH • LIVE LOBSTER



Chevron

Walgreens

TRADER JOE'S



REGAL



PANT'S HOT CHICKEN



Starbucks

BARNES & NOBLE
BOOKSELLERS



ISLANDS
fine burgers & drinks



IN-N-OUT
BURGER



Applebee's



BEST
BUY

Jerome's
Furniture



THE HOME
DEPOT



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

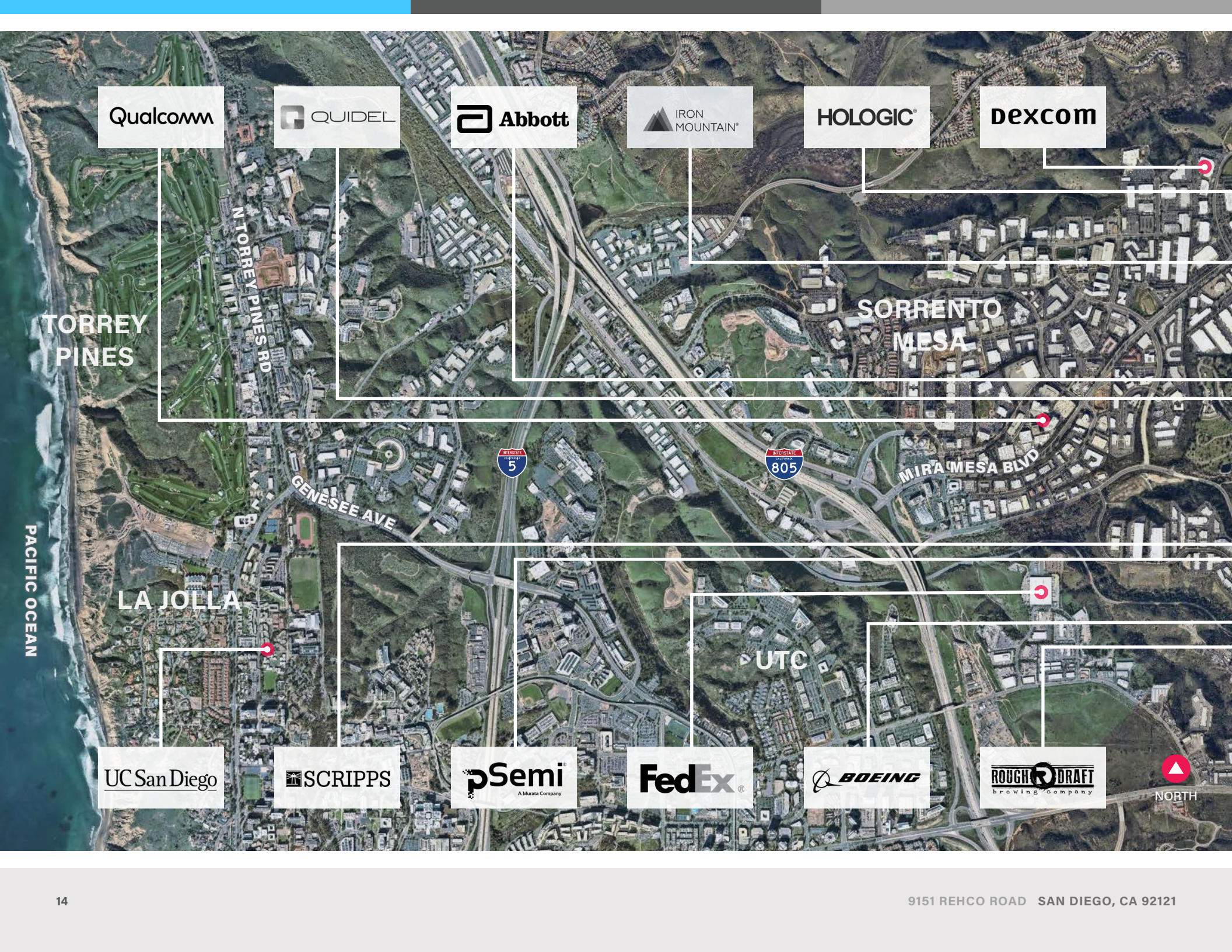


INTERSTATE
CALIFORNIA
15

MCAS MIRAMAR



NORTH



Qualcomm

QUIDEL

Abbott

IRON MOUNTAIN®

HOLOGIC®

Dexcom

TORREY PINES

SORRENTO MESA

PACIFIC OCEAN

LA JOLLA

UTC

UC San Diego

SCRIPPS

pSemi
A Murata Company

FedEx®

BOEING

ROUGH DRAFT
brewing company

NORTH



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9151 REHCO ROAD | FOR LEASE

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