



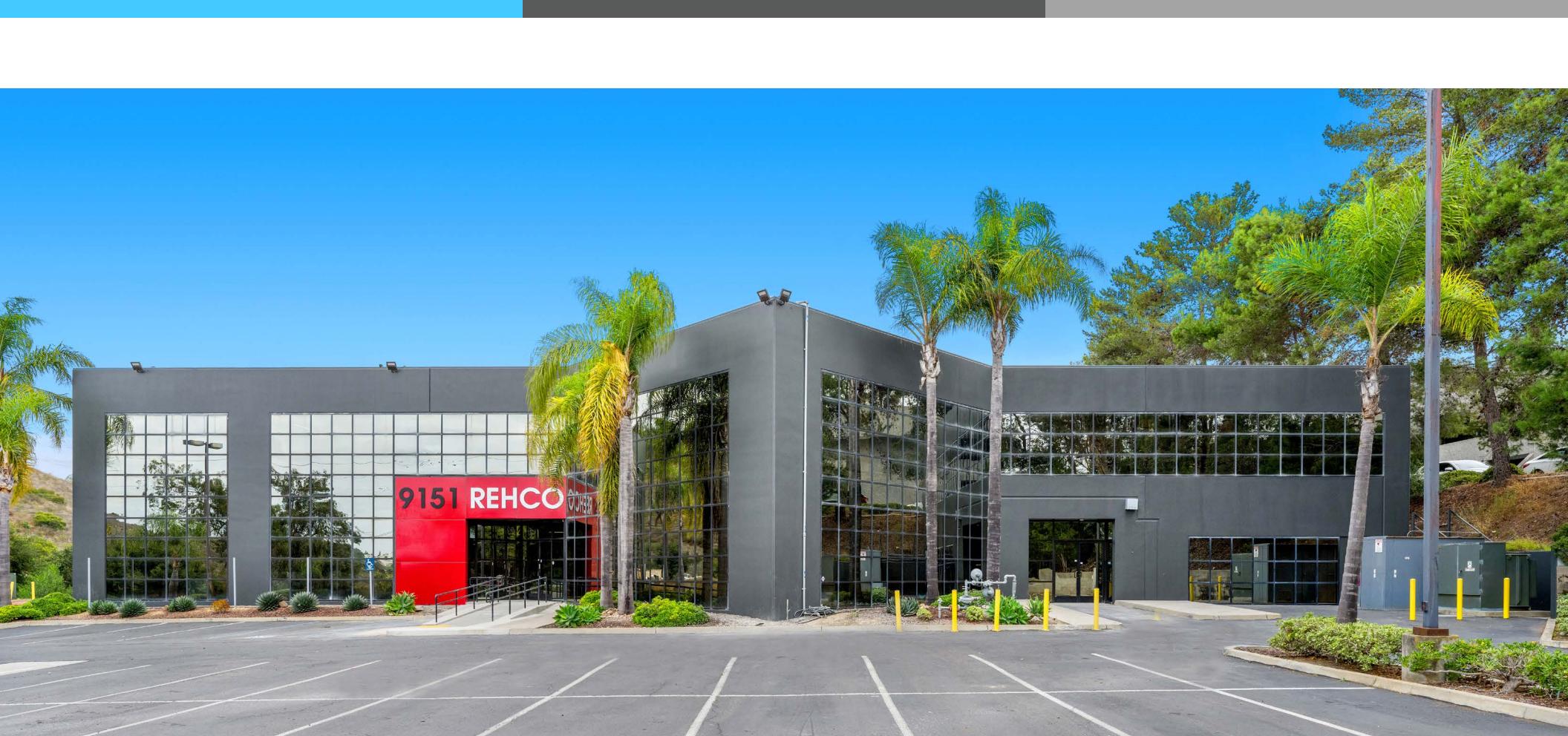
**NEW RENOVATIONS COMPLETE  
FLEXIBLE BUILDING DESIGN**

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



±22'-24'  
Warehouse Clear Height



Lot Size:  
4.72 Acres



IL-2-1  
City of San Diego  
Industrial Zoning



Central San Diego Location  
Miramar/Sorrento Mesa



Newly Renovated  
As of September 2023



Fenced Yard  
Potential



Natural  
Gas



Fully  
Sprinklered



Easy Access to I-805 Freeway  
Via Camino Santa Fe



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



New Roof &  
Skylights in 2023



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



Superior Class A  
Location



Available Immediately  
Contact Broker for Lease Rate



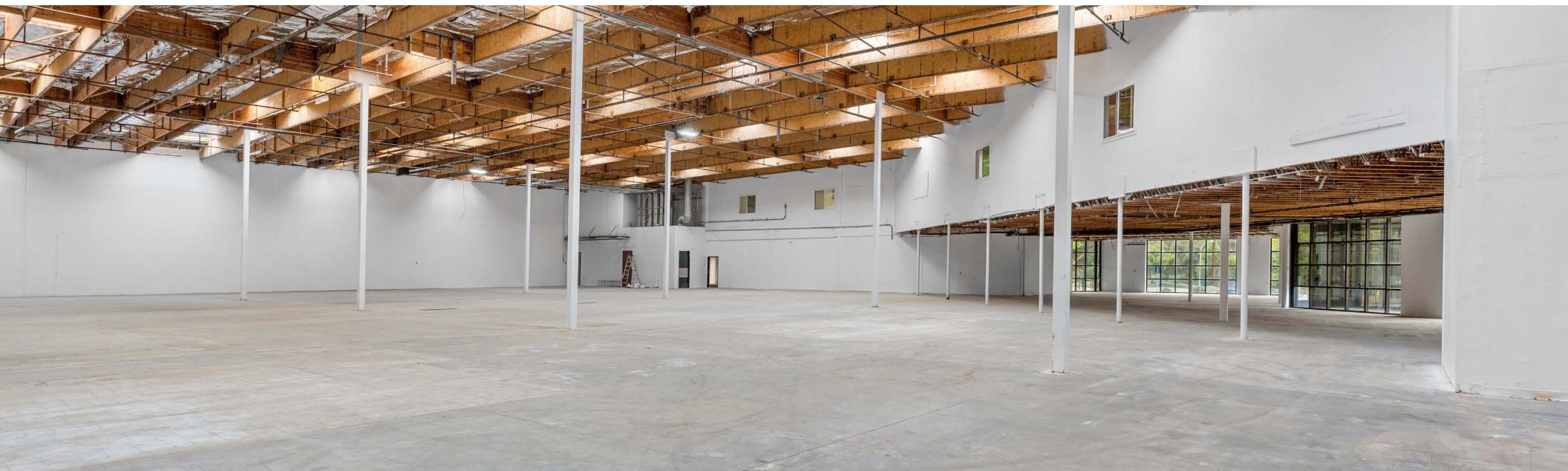
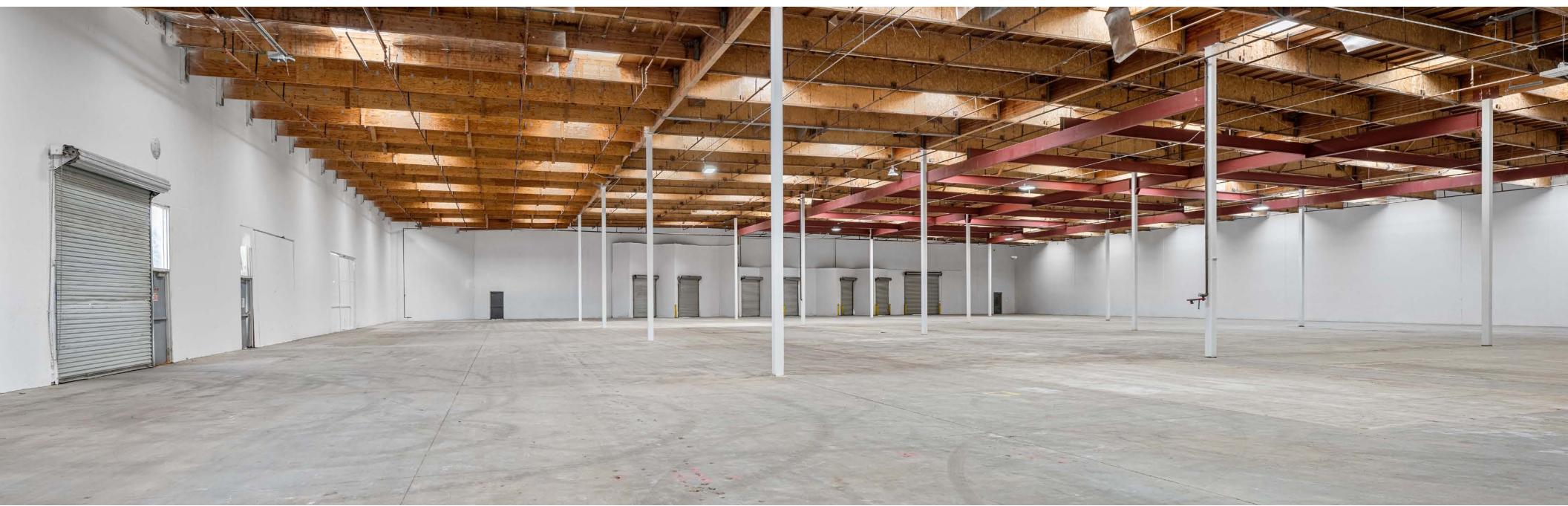
## PROPERTY FEATURES AND LOCATION

### 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.





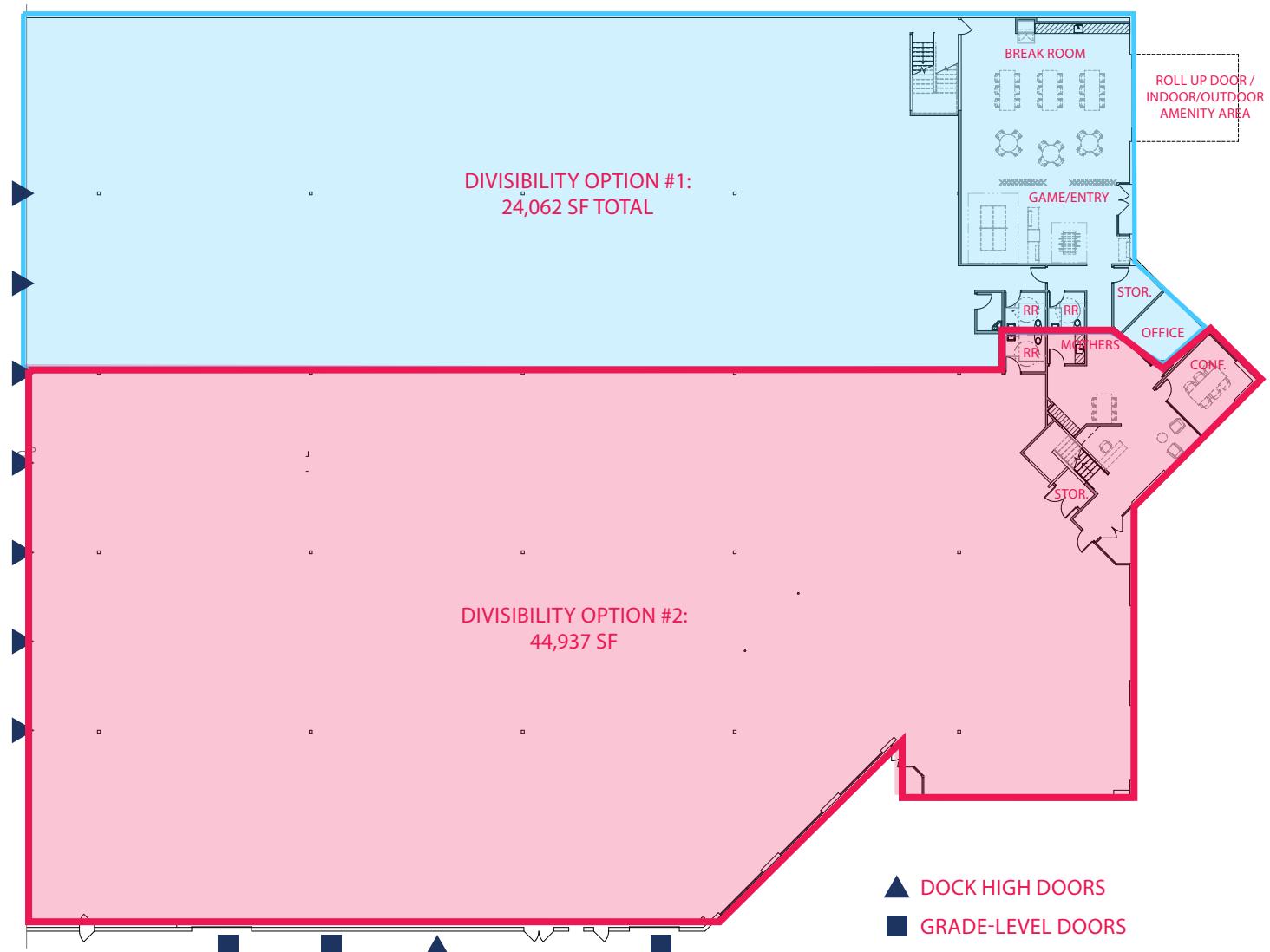


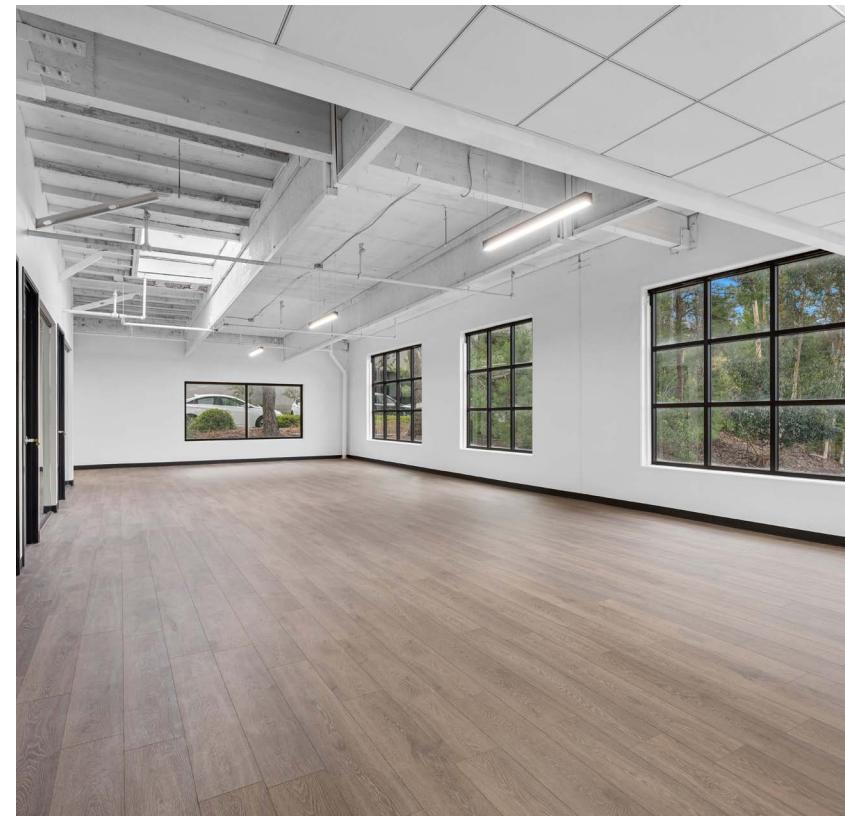
# WAREHOUSE FLOORPLAN

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



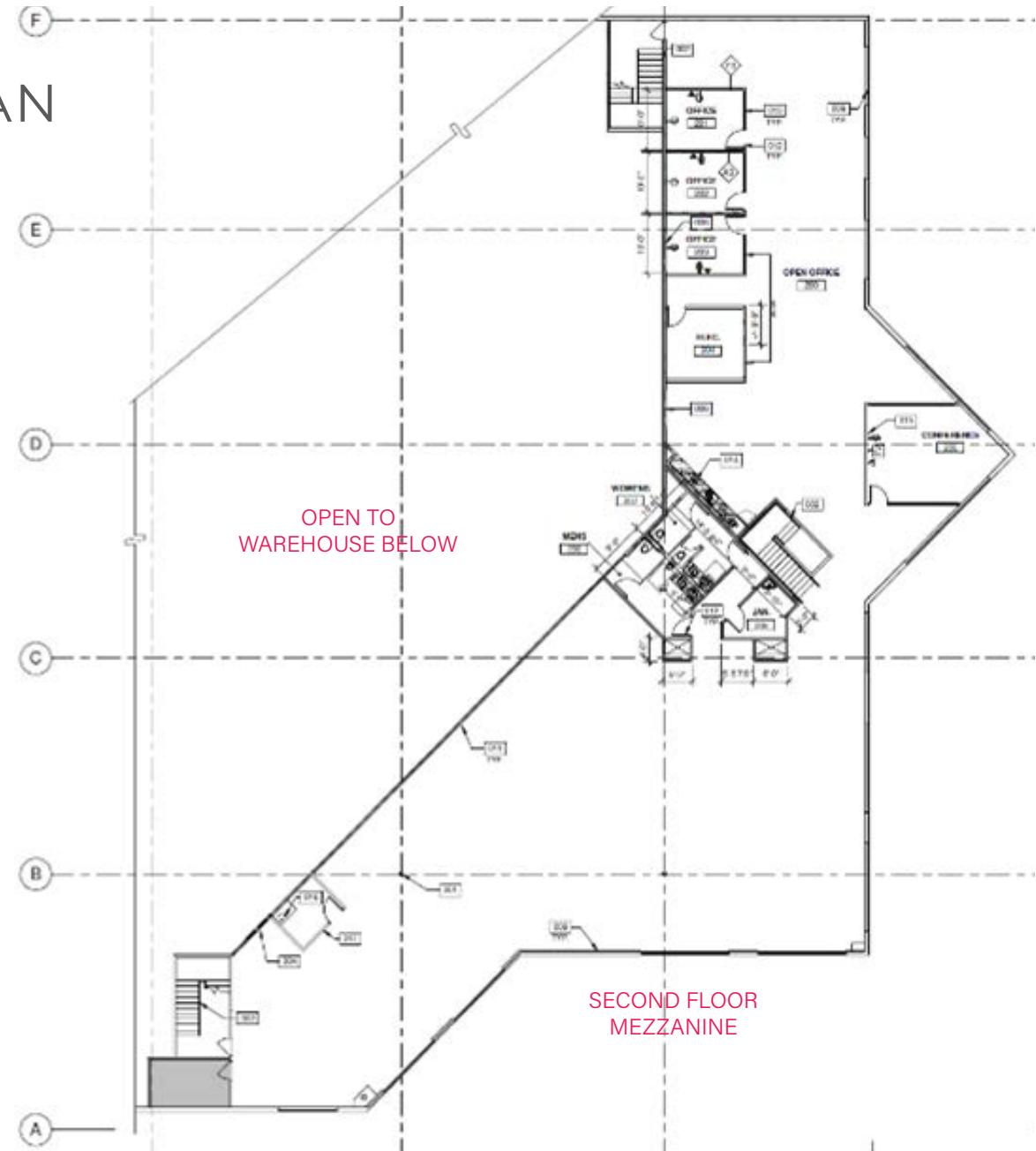


# MEZZANINE FLOORPLAN

COMPLETELY  
RENOVATED (2023)

FUNCTIONAL  
OFFICE SPACE

$\pm$  X SF  
OFFICE SPACE







# NEARBY AMENITIES



FLAME BROILER  
SIMPLY HEALTHY



UTC

Westfield

CARROLL CANYON RD

INTERSTATE  
805

SORRENTO  
MESA

9151  
REHCO ROAD

3 ROOTS  
SORRENTO MESA

Office  
DEPOT

Carl's Jr.

ARCO

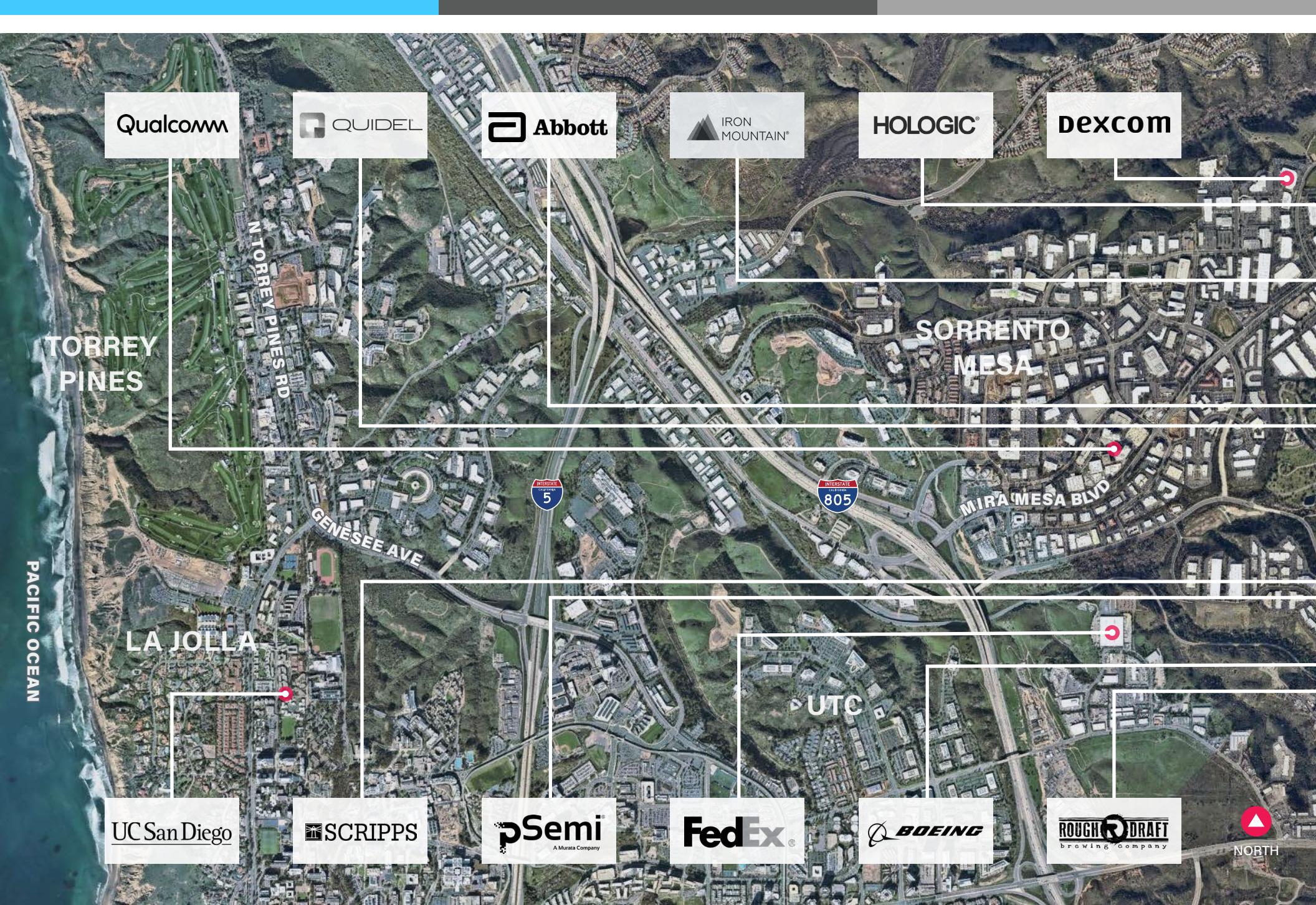
Better Buzz  
COFFEE ROASTERS



SAINt  
ARCHER

JERSEY  
MIKE'S  
SUBS

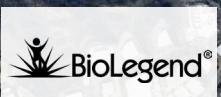






# CORPORATE NEIGHBORS

MIRA MESA BLVD



9151  
REHCO ROAD

3 ROOTS  
SORRENTO MESA

CAMINO SANTA FE

MIRA MESA

MIRAMAR RD

MCAS  
MIRAMAR



NORTHROP  
GRUMMAN

TESLA



RIVIAN

Graybar

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# 9151 REHCO ROAD | FOR LEASE

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