



**Voit**  
REAL ESTATE SERVICES

4635 RUFFNER STREET  
SAN DIEGO, CA 92111

# 4635

R U F F N E R

KEARNY MESA

Rayne water

**FOR SALE**

**± 10,675 SF FREESTANDING INDUSTRIAL BUILDING**

# 4635

R U F F N E R

FOR SALE

## KEARNY MESA INDUSTRIAL ADVANTAGE

Located in the heart of Kearny Mesa, 4635 Ruffner Street offers a rare free-standing industrial ownership opportunity in one of San Diego's most central and well-connected submarkets. Surrounded by major freeways, established business parks, and key commercial corridors, the property is well-positioned for users seeking long-term flexibility and regional connectivity.

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OPPORTUNITY RD

➔ ±0.52 ACRES SITE

➔ ±10,675 SF FREESTANDING INDUSTRIAL BUILDING\*

*\*BUYER TO VERIFY BUILDING SIZE*





# PROPERTY ESSENTIALS

±10,675 SF Freestanding Industrial Building\*



±0.52 Acre Site



±20' Clear Height



±40% Office Allocation



Fenced & Secured Yard



Year Built: 1987



IL-2-1 City of San Diego Industrial Zoning



APN: 356-160-77-00



Five (5) Double-Wide Grade-Level Doors



Immediate Access: I-805, SR-163, I-15, & SR-52



Concrete Lot



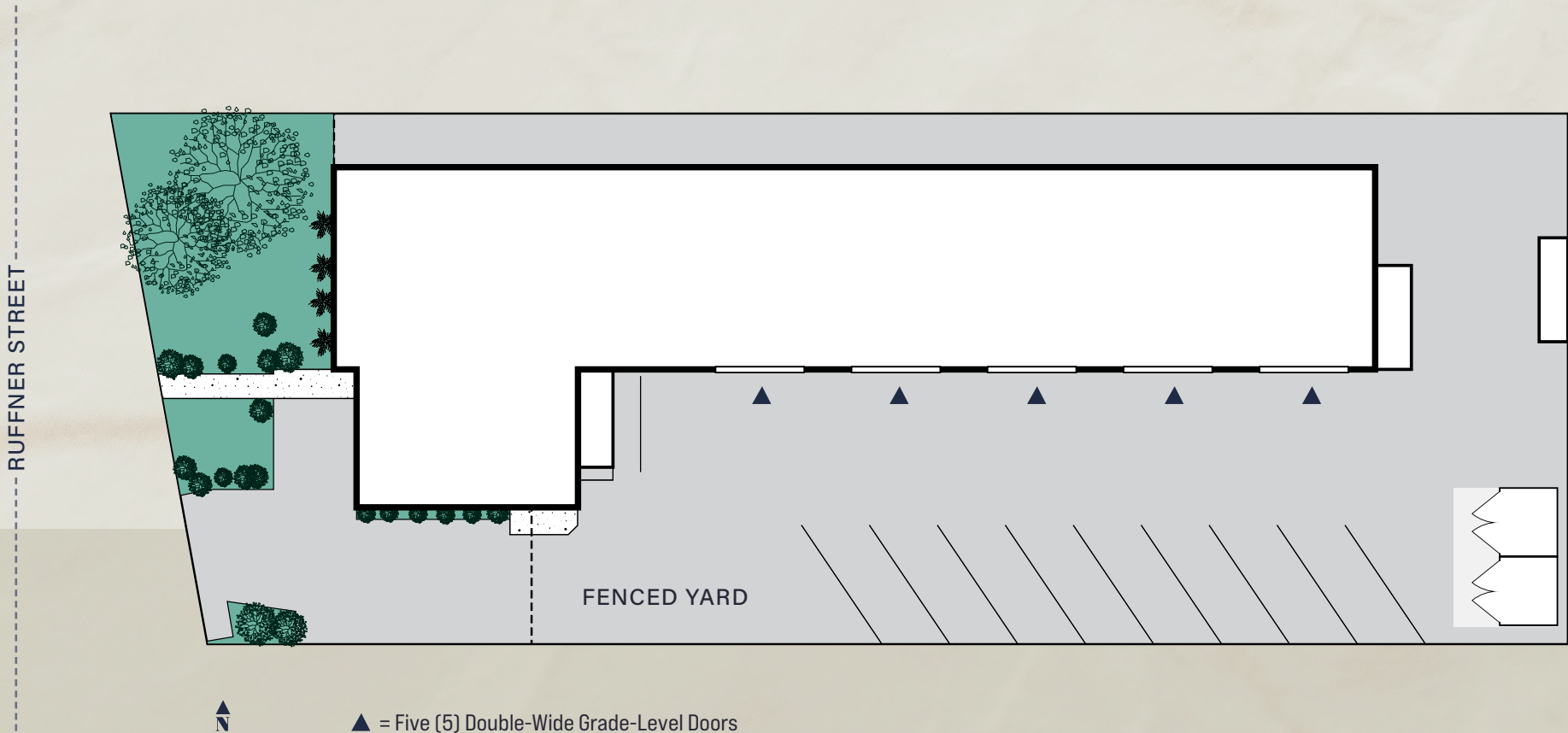
Sale Price: \$5,000,000



*\*Buyer to Verify Building Size*

# SITE PLAN

4635 RUFFNER STREET



\*SITE PLAN NOT TO SCALE

±10,675 Total SF\*

▲ = Five (5) Double-Wide Grade-Level Doors

\*Buyer to Verify Building Size

# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



\*FLOOR PLAN NOT TO SCALE

WITH IMMEDIATE ACCESS TO FOUR MAJOR FREEWAYS, 4635 RUFFNER ST OFFERS SEAMLESS CONNECTIVITY TO THE BROADER SAN DIEGO METROPOLITAN AREA.

## KEARNY MESA: CENTRAL CONNECTIVITY

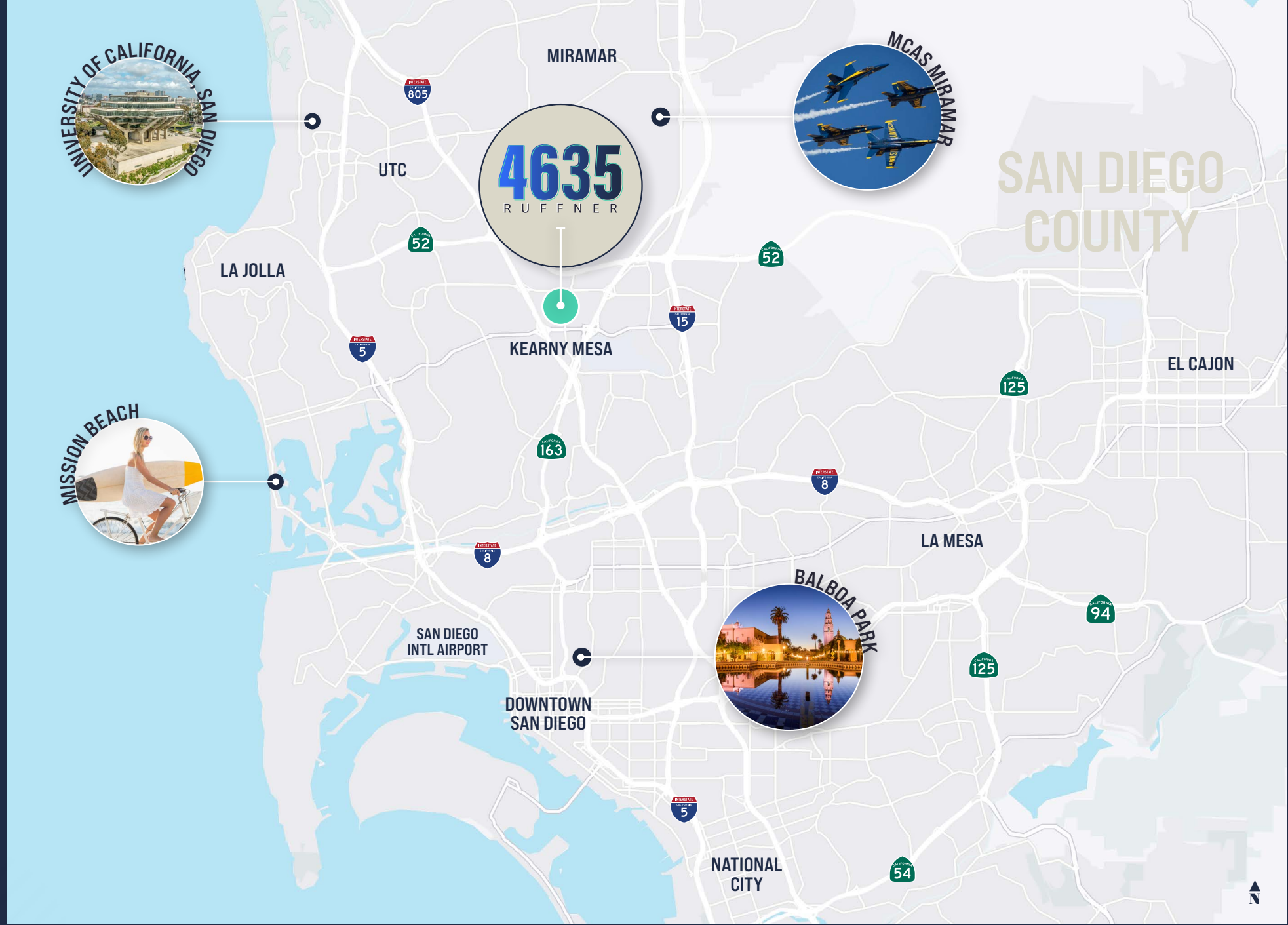
Kearny Mesa's central location and immediate freeway access make it one of San Diego's most convenient and well-connected industrial submarkets. The area's accessibility to major regional corridors supports efficient movement throughout the county, while its surrounding amenities and central positioning help attract and retain a strong regional labor force.



→ SAN DIEGO COUNTY DRIVE TIMES



**4635**  
RUFFNER



SR-163

1.1 MILES

I-805

1.4 MILES

I-15

2.6 MILES

SR-52

3.0 MILES



Strategically Located ±10,675 SF Freestanding Industrial Asset in Kearny Mesa\*

\*Buyer to Verify Building Size

4635



# LET'S TALK

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## KEARNY MESA

# 4635

R U F F N E R

