

# FLEX/INDUSTRIAL FOR SALE OR LEASE

4650 Overland Avenue

San Diego Spectrum Center Business Park in Kearny Mesa



±56,000 SF Freestanding, Highly Improved Building

±47,000–56,000 SF Available *Up to Full Building*

Dedicated Parking and Truck Court/Yard, Dock and Grade Loading, Heavy Power





## PROPERTY HIGHLIGHTS

- Freestanding ±55,850 SF high-image, functional flex/industrial building
- Situated on a dedicated ±2.5-acre lot
- ±38,917 SF ground-floor space
  - Approximately 40% improved with office and work areas
  - ±22,000 SF high-bay warehouse
  - 50% climate controlled (balance can be climate controlled)
- ±8,500–17,242 SF second-floor space
  - Office/admin and large open, climate-controlled areas
  - Elevator served with forklift-access roll-up door to warehouse
- Central San Diego location
  - Excellent freeway ingress/egress to I-15, SR-163, SR-52, and I-805
  - Prestigious San Diego Spectrum business park location, Kearny Mesa
- Dedicated parking/yard and truck court (fenceable)
- Truck loading: 1 grade-level door and 2 dock-high doors (pit levelers)
- Heavy power: 4,000 AMPs at 277/480V (expandable via pre-installed infrastructure)
- Robust HVAC/mechanical systems (90+ tons)
- Extensive high-speed fiber/data infrastructure
- Fire sprinkler suppression system
- Emergency backup power with UPS and diesel generator
- Distinctive Spanish architectural design with strong curb appeal
  - 30' lobby/reception area with fireplace
- Outdoor enclosed patio for meals, entertaining, or meetings (with grill)
- Above-standard building finishes throughout

Asking Rent: \$2.39 PSF NNN/month (Low NNNs – currently ±\$0.33 PSF/month)

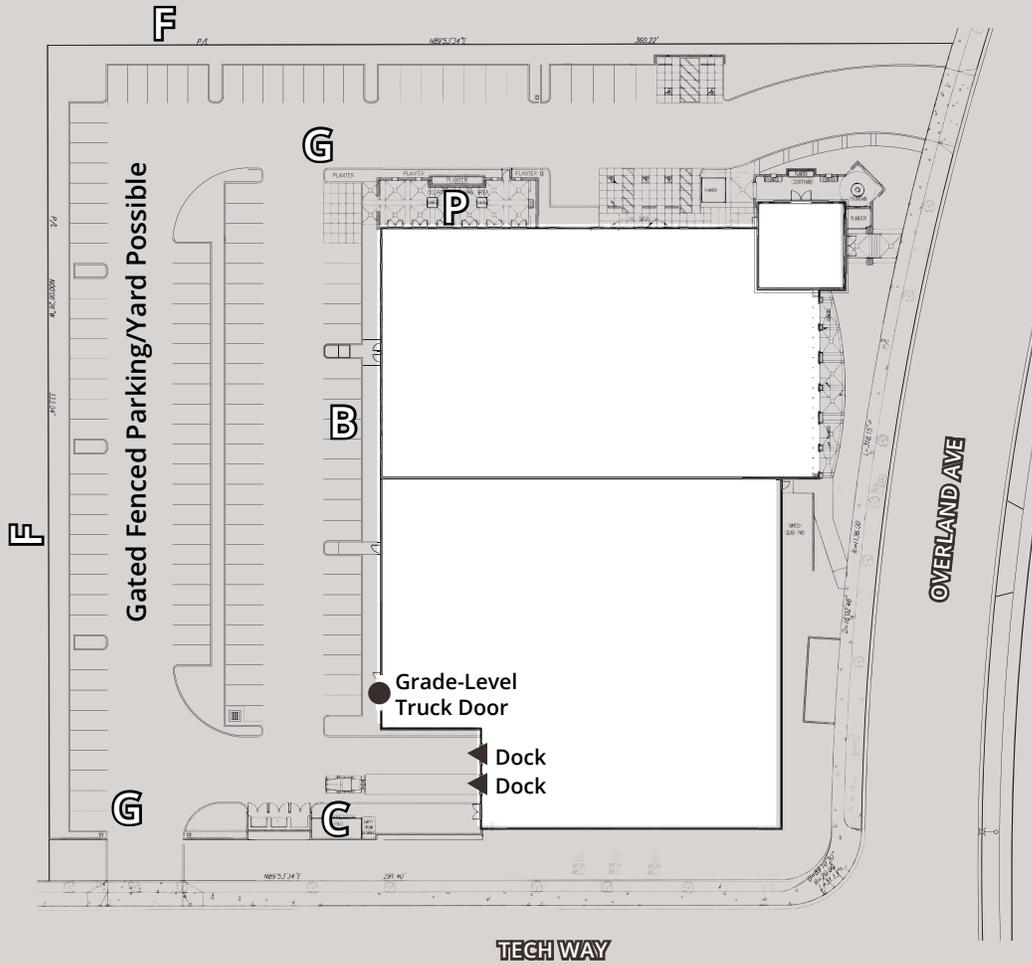
Sale Price: Contact Agent



**Bob Mooney**  
 Senior Vice President  
 +1 619 227 9414  
 bob.mooney@colliers.com  
 CA Lic. No. 00836061



# SITE PLAN



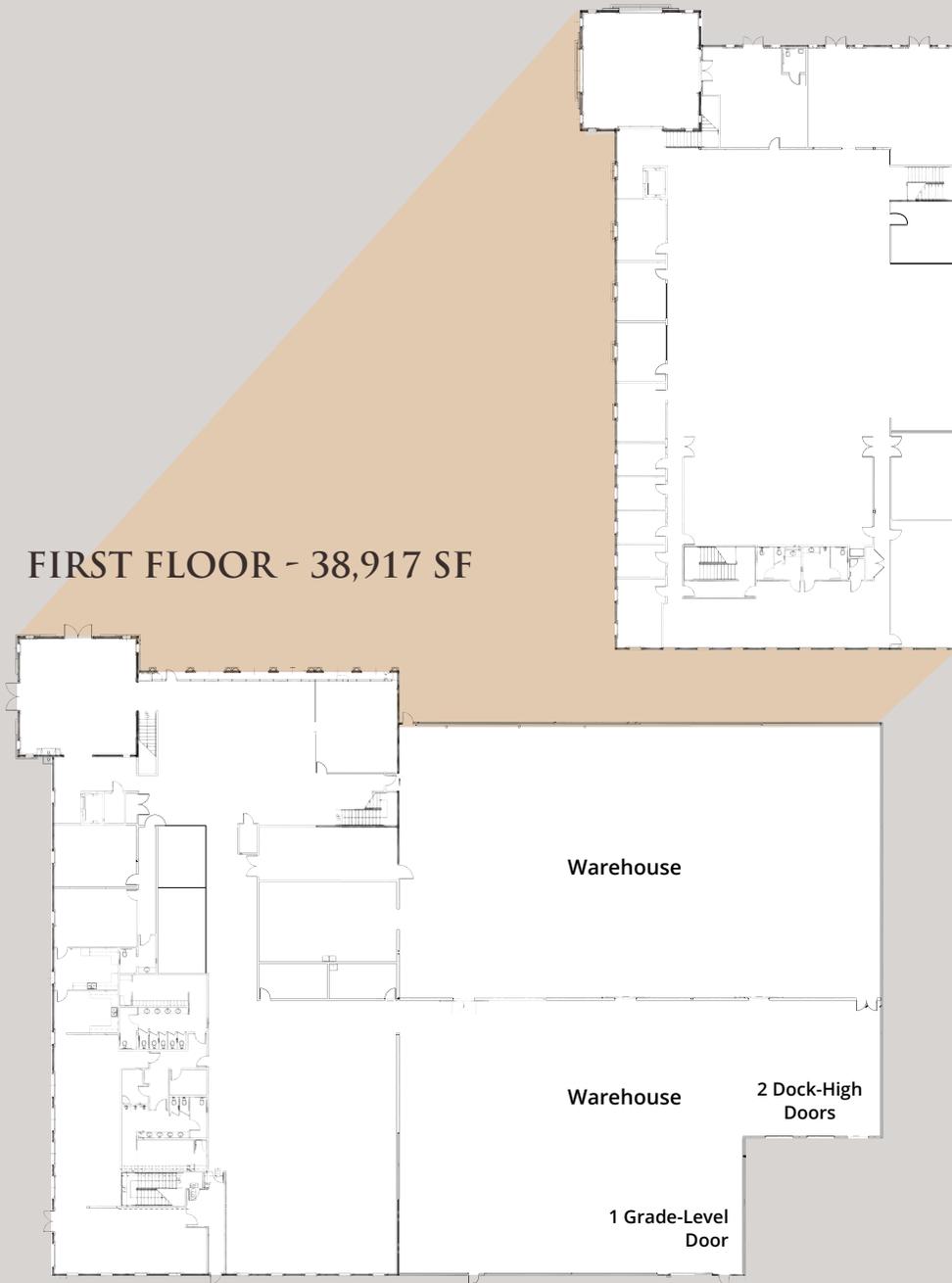
- Possible fenced parking/truck court
- G: Sliding Gate possible
- F: Fencing possible
- Truck Doors
  - ▲ Dock-high doors - *Including pit-levelers*
  - Ground-level door
- P: Patio - *Enclosed, includes built-in grill*
- C: Compressor area
- U: Uninterruptible power supply:  
*Backup diesel generator*

4650 OVERLAND AVENUE  
SAN DIEGO, CA 92123

# FLOORPLANS

2ND FLOOR -  
8,500 SF TO 17,242 SF  
(DIVISIBLE)

FIRST FLOOR - 38,917 SF



4650 OVERLAND AVENUE  
SAN DIEGO, CA 92123



## NOTABLE BUILDING ATTRIBUTES

- Rare opportunity to lease a 55,850 SF, highly improved freestanding building in San Diego's most strategic central location—the heart of Kearny Mesa.
- Ideal for flex, R&D, highly improved industrial, or medical users, offering versatility to accommodate a wide range of operations.
- Outstanding freeway and surface-street connectivity, delivering a true home run both logistically and from a quality-of-life standpoint.
- Located within the Spectrum Center, a walkable, upscale business environment surrounded by a robust mix of amenities and nearby housing options.
- Distinctive Spanish architecture with modern enhancements creates a memorable presence and an exceptional experience for clients and employees alike.
- Dramatic lobby with 33-foot ceilings, featuring grand wood entry doors, an inviting fireplace, and richly detailed exposed wood beam ceilings.

## NOTABLE BUILDING ATTRIBUTES CONTINUED

- The property features two landscaped courtyards, recessed windows framed in mahogany and wrought iron, and a Spanish triple-stacked tile roof crowning the lobby entrance.
- Inside, the building offers a versatile mix of conference rooms, private offices, open-plan bullpen areas, a kitchen/lunchroom/lounge, patios, numerous skylights, exposed steel ceilings, locker rooms, and showers.
- The warehouse is fully capable of climate control and includes two automatic dock-high truck doors with levelers, one ground-level truck door, abundant natural light, significant compressed-air capacity, and comprehensive power distribution, with clear heights ranging from 17 to 19 feet.
- Remaining portion of warehouse can be climate controlled from the existing capacity of HVAC units with additional ducting.
- The electrical system delivers 4,000 amps at 277/480 volts and is easily expandable due to preinstalled infrastructure.
- A robust HVAC distribution network, multiple floor drains, integrated waterlines, and full sprinkler coverage support all building functions.
- The site benefits from an extensive gas and air network and is backed up by a diesel generator to ensure uninterrupted operation.
- Conduit is already in place to install security gates, allowing the entire facility to be fully enclosed.
- There are 137 parking spaces on site, with potential for expansion.
- Altogether, this one-of-a-kind facility offers critical in-place infrastructure and highly flexible to support manufacturing or distribution businesses as they scale and adapt to evolving operational requirements.





ADDITIONAL  
PROPERTY  
PHOTOS





CLAIREMONT MESA BLVD

SPECTRUM CENTER BLVD



4650  
OVERLAND AVENUE



TECH WAY

BALBOA AVE

MONTGOMERY-GIBBS  
EXECUTIVE AIRPORT



AERO DR



# SPECTRUM CENTER – KEARNY MESA

4650 Overland Avenue  
San Diego, CA 92123

Contact Agent – Bob Mooney at 619.227.9414  
or bob.mooney@colliers.com

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