

# 8870

## LIQUID CT

San Diego, CA 92121

Renovations  
complete!

FOR LEASE

Freestanding **198,702 SF** Industrial Facility  
in Premier San Diego Location



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



LBA Logistics



An aerial photograph of a large, modern industrial facility with a white, flat roof. The roof is dotted with numerous skylights and several large HVAC units. The building is surrounded by lush green trees and landscaping. In the background, other industrial buildings and parking lots are visible. A dark blue semi-transparent box is overlaid on the lower-left portion of the image, containing white text.

# INTRODUCING **SAN DIEGO'S PREMIER INFILL FACILITY**

Surrounded by buzzing commerce activity and global companies right in your neighborhood, 8870 Liquid Ct offers endless opportunity for distribution, logistics, R&D, eCommerce, 3PL or life sciences tenants to connect with San Diego, Orange County, and Greater Los Angeles' thriving populations and essential partners within a short mile radius. Putting size, access, and efficiency at the center of your experience, this is a rare, must-see opportunity.





**198,702**  
Square Feet



Class A, Central  
location (Miramar/  
Sorrento Mesa)

**Renovations**  
Complete

**Flexible Building Design**  
Can accommodate Distribution,  
Manufacturing, & R&D Uses

# BUILDING FEATURES

Property address:  
**8870 Liquid Court, San Diego, CA 92121**

Building size:  
**198,702 SF**

Submarket:  
**Miramar**

Asking lease rate:  
**Contact Brokers**

Zoning:  
**IL-2-1**

Clear height:  
**22' - 24'**

Renovations:  
**Complete**

Lot size:  
**10.21 Acres**

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## Existing Infrastructure

Fire sprinklers, natural gas, 2,000 Amps of 3-Phase power (to be verified), exterior backup generator (788-gallon capacity), refrigerated areas within building.

## Features

Excellent Central San Diego location, prime Western Miramar location with easy access to 805 via Camino Santa Fe. Rare, 200,000 SF availability in class A submarket. Freestanding building, fully fenced and secure, concrete truck courts, and parking areas. 1st time on market in over 30 years.

## Loading

**27** trailer positions  
(at platforms)

**44** trailer stalls  
on site

**3** concrete  
platforms

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**LIQUID CT**

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# SITE PLAN

## Lot size:

10.21 Acres | 444,747 SF

## OFFICE: 19%:

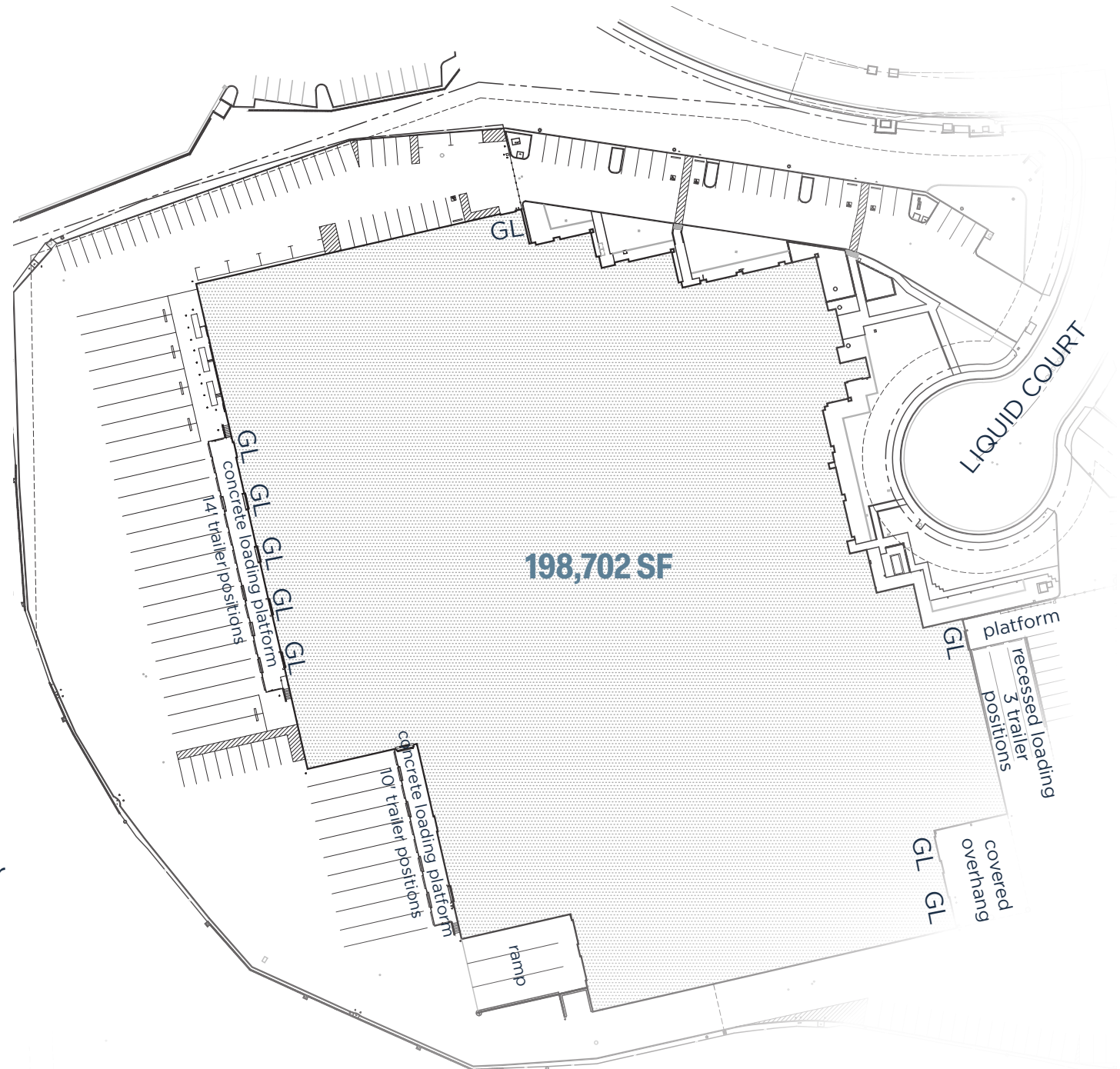
±38,088 SF

±18,436 SF ground floor

±19,652 SF 2nd story

## WAREHOUSE: 81%:

±160,614 SF







**MAKE YOUR MARK ON THIS  
PREVIOUS BEER DISTRIBUTION  
FACILITY, AVAILABLE FOR THE  
FIRST TIME IN OVER 30 YEARS**

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# 8870 LIQUID CT

## FLOOR PLANS CONTACT

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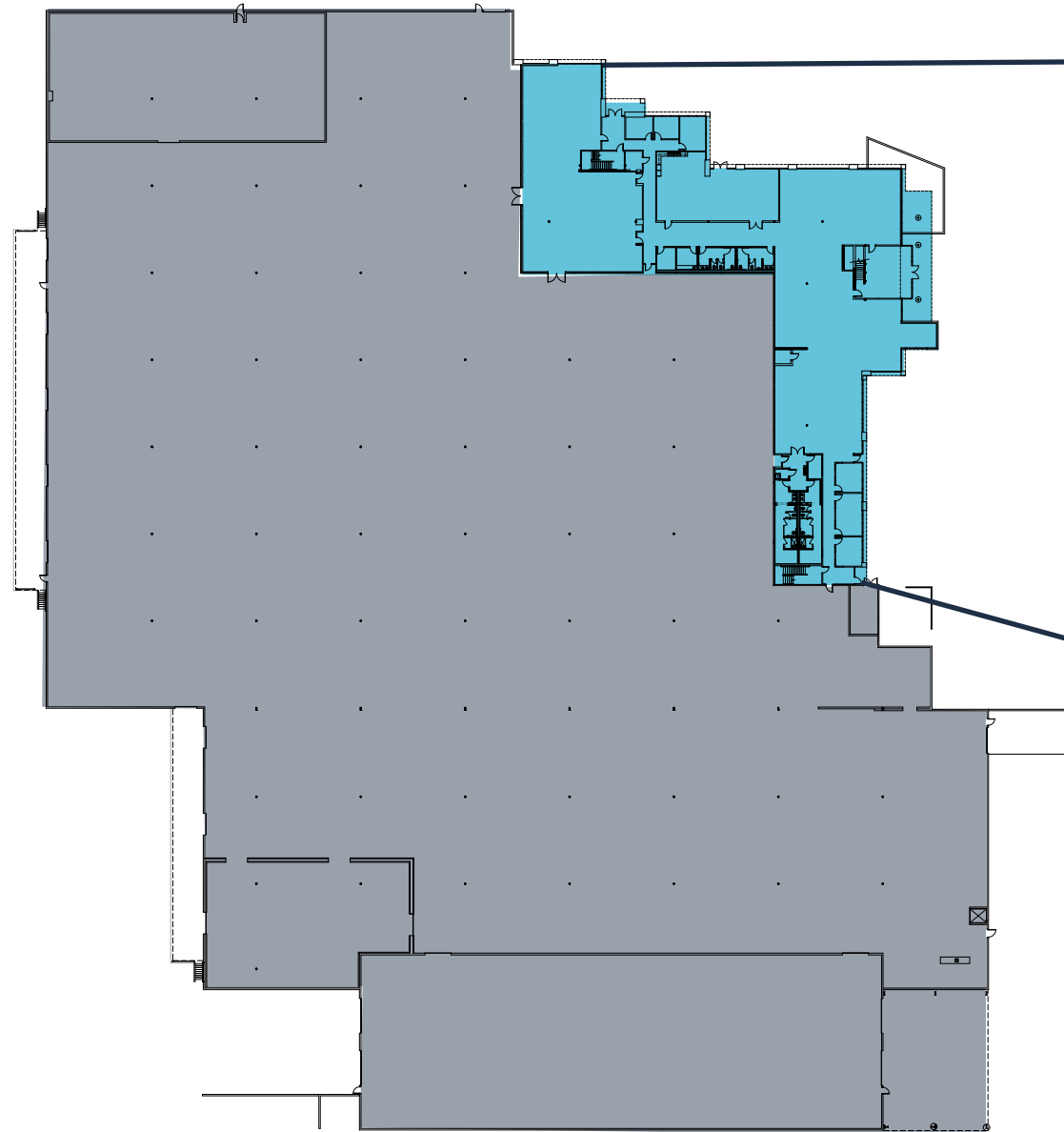
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## 1<sup>st</sup> FLOOR

OFFICE: 18,436 SF

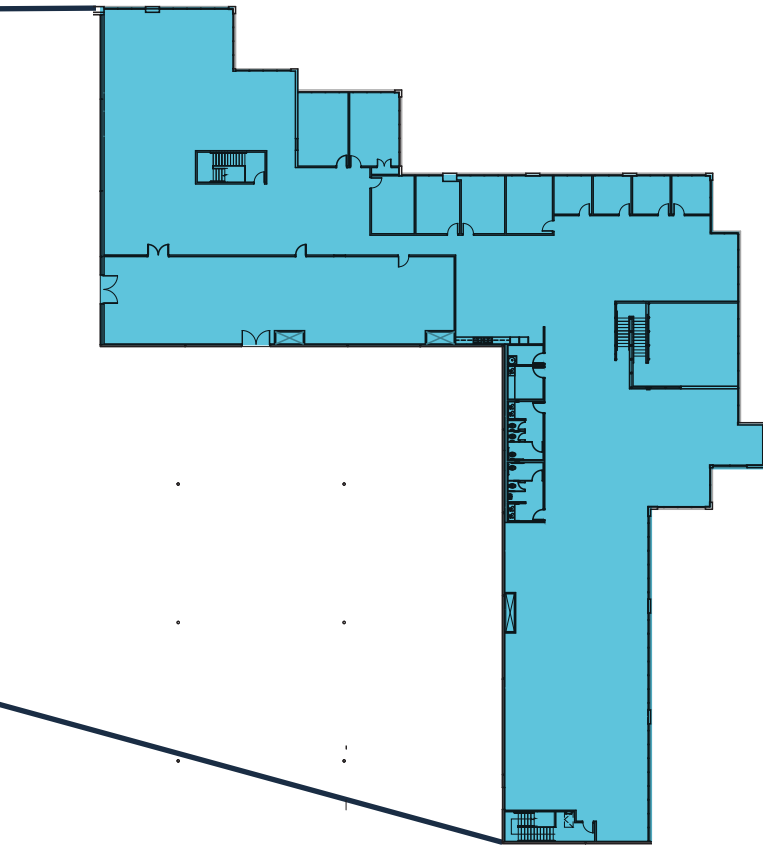
WAREHOUSE: 160,614 SF





# 2<sup>nd</sup> FLOOR

OFFICE: 19,652 SF





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# NEARBY AMENITIES



CHASE



FLAME BROILER



rubio's COASTA GRILL

Office  
DEPOT



ARCO

Better Buzz  
COFFEE ROASTERS



SAINT  
BREWING COMPANY  
ARCHER



8870  
LIQUID CT

MIRA MESA BLVD

CAMINO SANTA FE

Carroll Rd

Miramar Rd

UTC



MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA



BevMo!

the Habit  
BURGER GRILL

VONS



Chick-fil-A

Raising Cane's  
CHICKEN FINGERS

petco

RED LOBSTER  
FRESH FISH • LIVE LOBSTER



Walgreens

TRADER JOE'S



BARNES & NOBLE  
BOOKSELLERS

ISLANDS  
fine burgers & drinks

IN-N-OUT  
BURGER

Applebee's

BEST BUY

Jerome's  
Furniture



Walgreens

3 ROOTS  
SORRENTO MESA

HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

BREWSKIS  
BAR & ARCADE



pure  
project



Dunn Edwards  
PAINTS

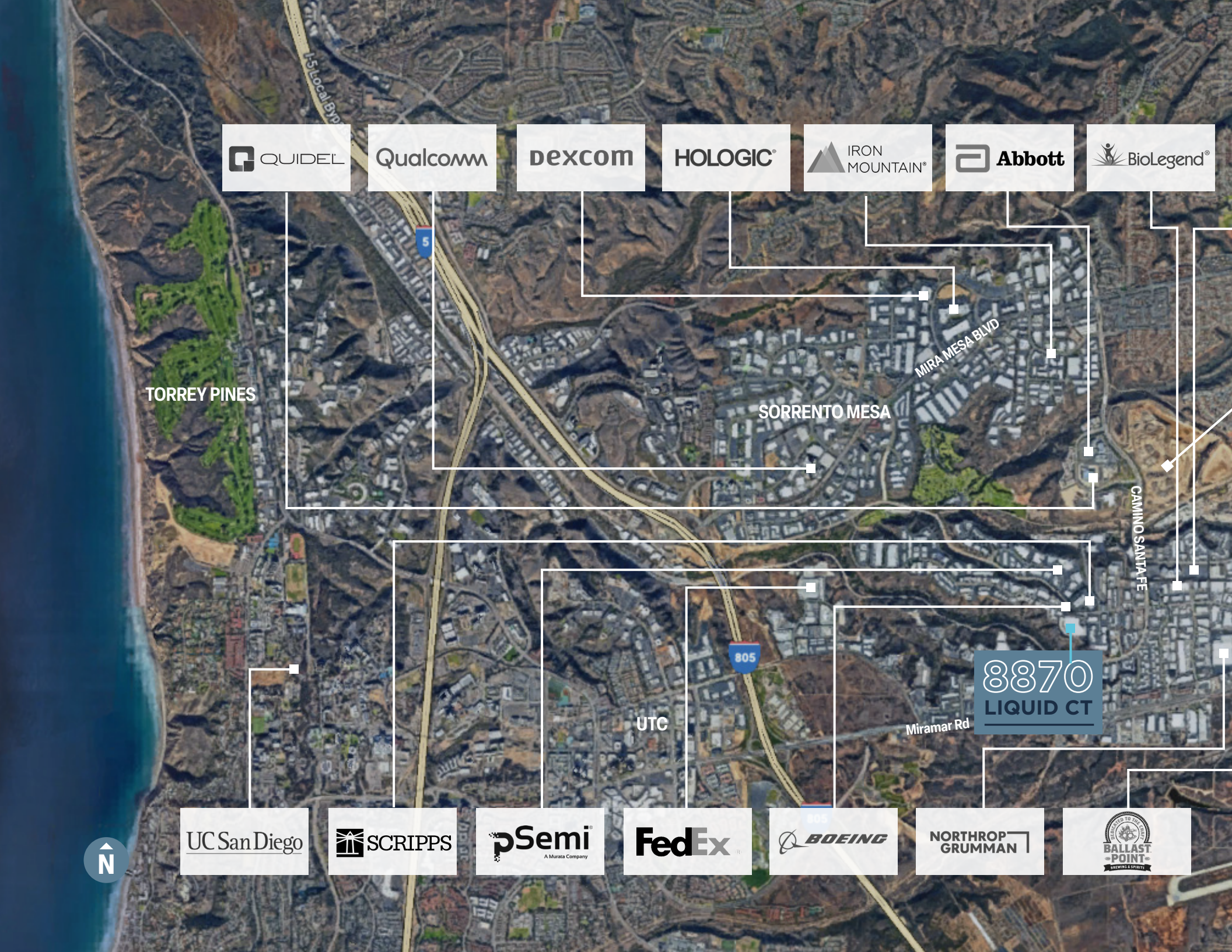
ALESMTIH  
BREWING COMPANY  
HAND-POURED ALES

ATHLETIC BREWING CO.  
100% ALL-AMERICAN BEER



15





QUIDEL

Qualcomm

dexcom

HOLOGIC

IRON MOUNTAIN

Abbott

BioLegend

TORREY PINES

SORRENTO MESA

MIRA MESA BLVD

CAMINO SANTA FE

UTC

Miramar Rd

8870  
LIQUID CT

UC San Diego

SCRIPPS

pSemi  
A Murata Company

FedEx

BOEING

NORTHROP GRUMMAN

BALLAST-POINT  
RESTORING A SPIRIT







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# CORPORATE NEIGHBORS



# CONTACT

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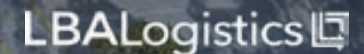
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