



High Image, State-of-the-Art Industrial Building
Outstanding Kearny Mesa Location
LEED Gold Certification

BUILDING COMPLETION NOVEMBER 2024

**TENANT INCENTIVE:
5 Months Free on
5 Year Term***
*Signed by
December 31, 2024



BRAND NEW ±123,492 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY

8888 Balboa Avenue, San Diego, CA 92123





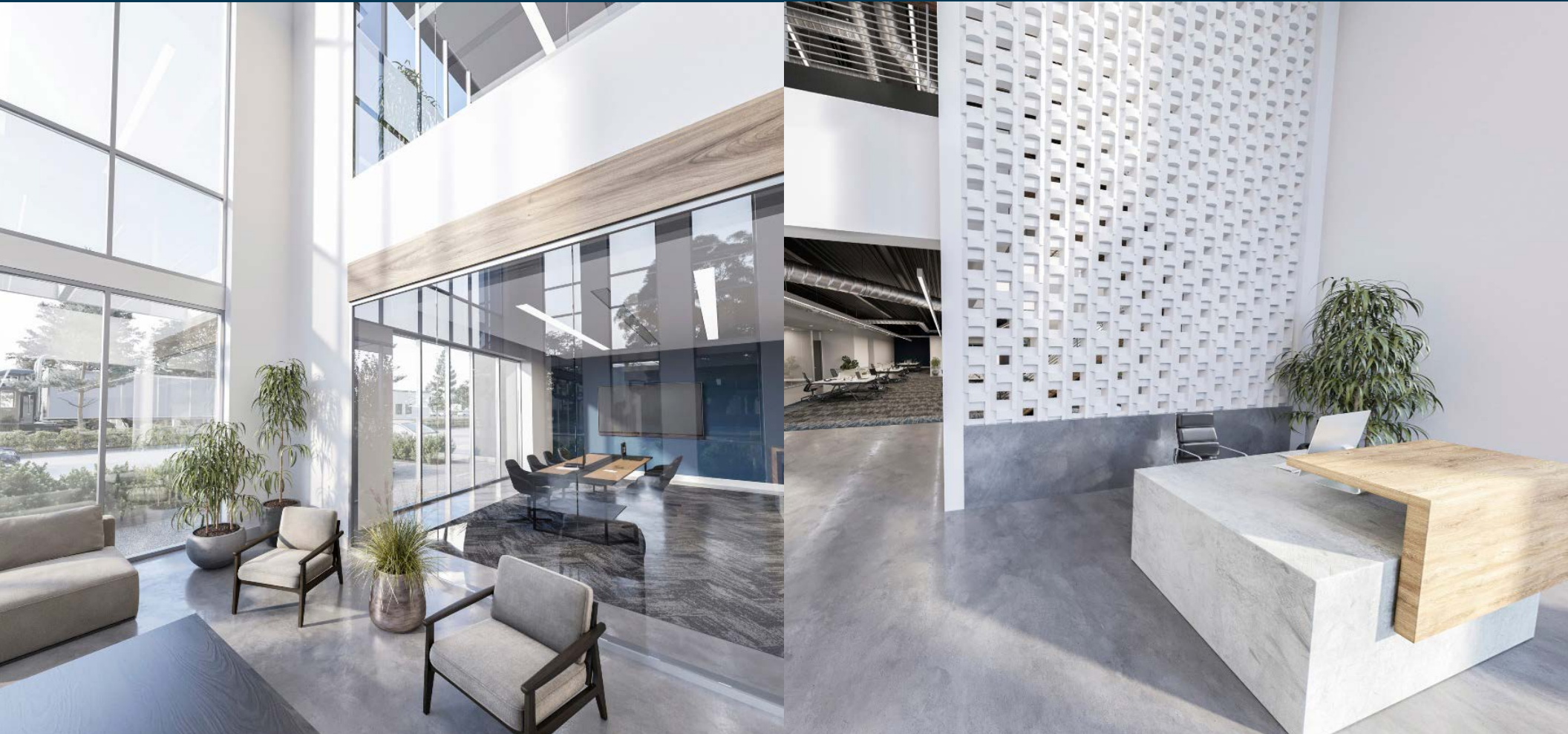
PROPERTY HIGHLIGHTS

- ±123,492 SF newly constructed freestanding logistics facility
- 36' Minimum warehouse ceiling clearance
- ESFR sprinkler system (K-25 @ 40PSI)
- 20 Dock-high loading doors (2 pit levelers, 18' edge of dock levelers)
- (1) Ground-level loading door
- (56' x 60') Column spacing
- Concrete throughout loading area
- Warehouse slab: 7" thick; 4,000 PSI
- Fenced and secured yard or trailer parking (concrete fences)
- 8'H wrought iron secured fence at truck court entry
- Power capacity: 3,000 amps with 4,000 pull section
- (6) EV charging stalls
- Multiple points of ingress/egress options
- High-end Class A office finishes
- HVLS fans at loading dock speed bay
- Electrical outlets at each dock position
- Clean air parking stalls ready
- Bullseye Central San Diego location (Kearny Mesa Submarket)
- Immediate access to I-15, SR-163, I-805, and SR-52

SOLAR INFORMATION

Pricing/Incentives

PV DC System Size	130.68	kW
PV AC System Size	116.81	kW
Est. Annual System Production	202,554	kWh
Est. Annual Energy Savings	5%	

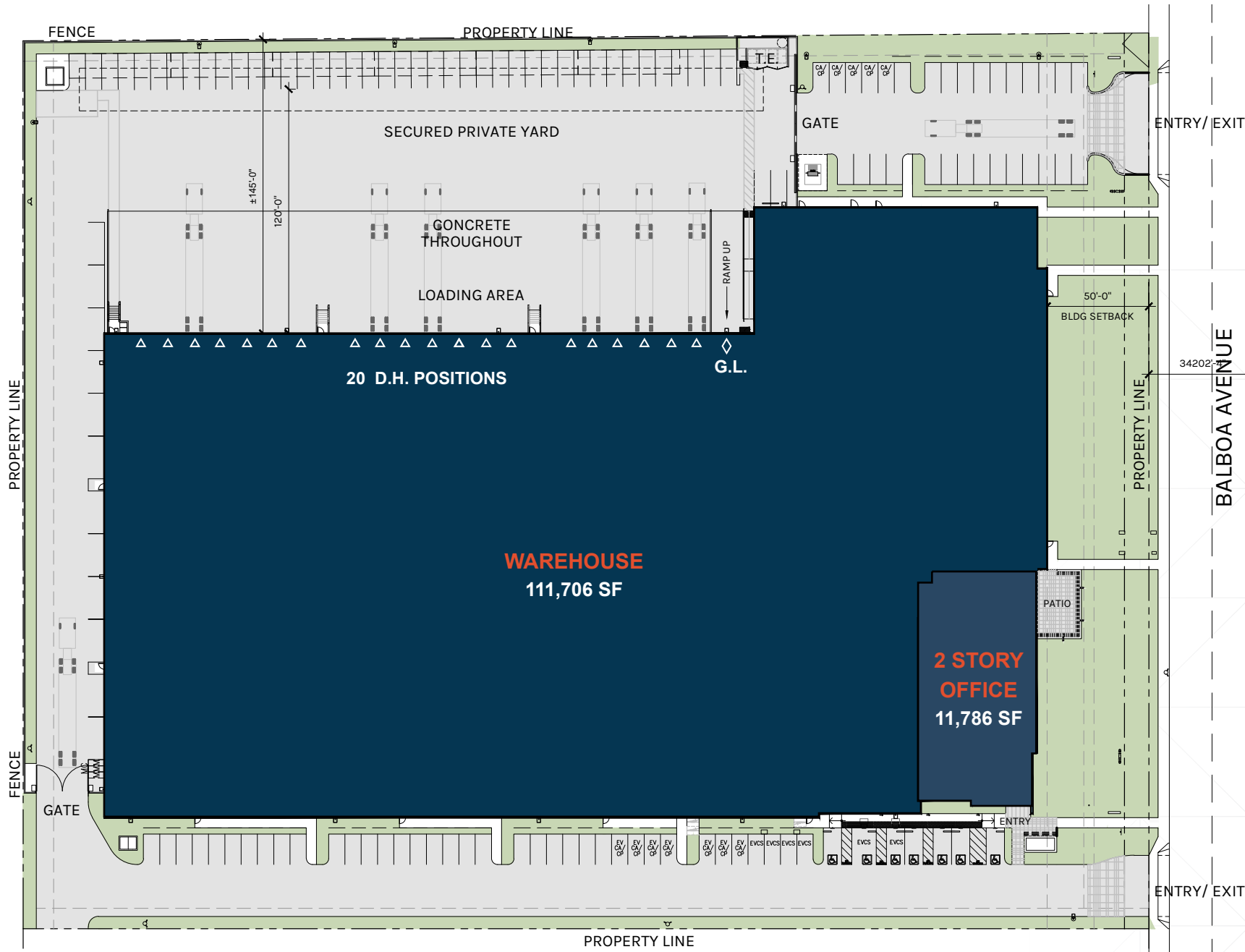


ESG/LEED GOLD CERTIFICATION FEATURES

- Approximately 11,786 SF, two-story - Class A office
- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Outdoor patio for employee breaks & lunches
- Economizers added to the conference rooms
- New storefront system with low solar heat gain
- All office finishes use low VOC materials
- New HVAC rooftop units with indoor air quality

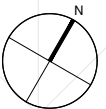
measures to include: MERV 13 filters Ion generators, UV lights, and CO2 monitors are indicated on units

- Shower in office
- Outdoor break area



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE.

TOTAL PARKING: 131



NOT TO SCALE

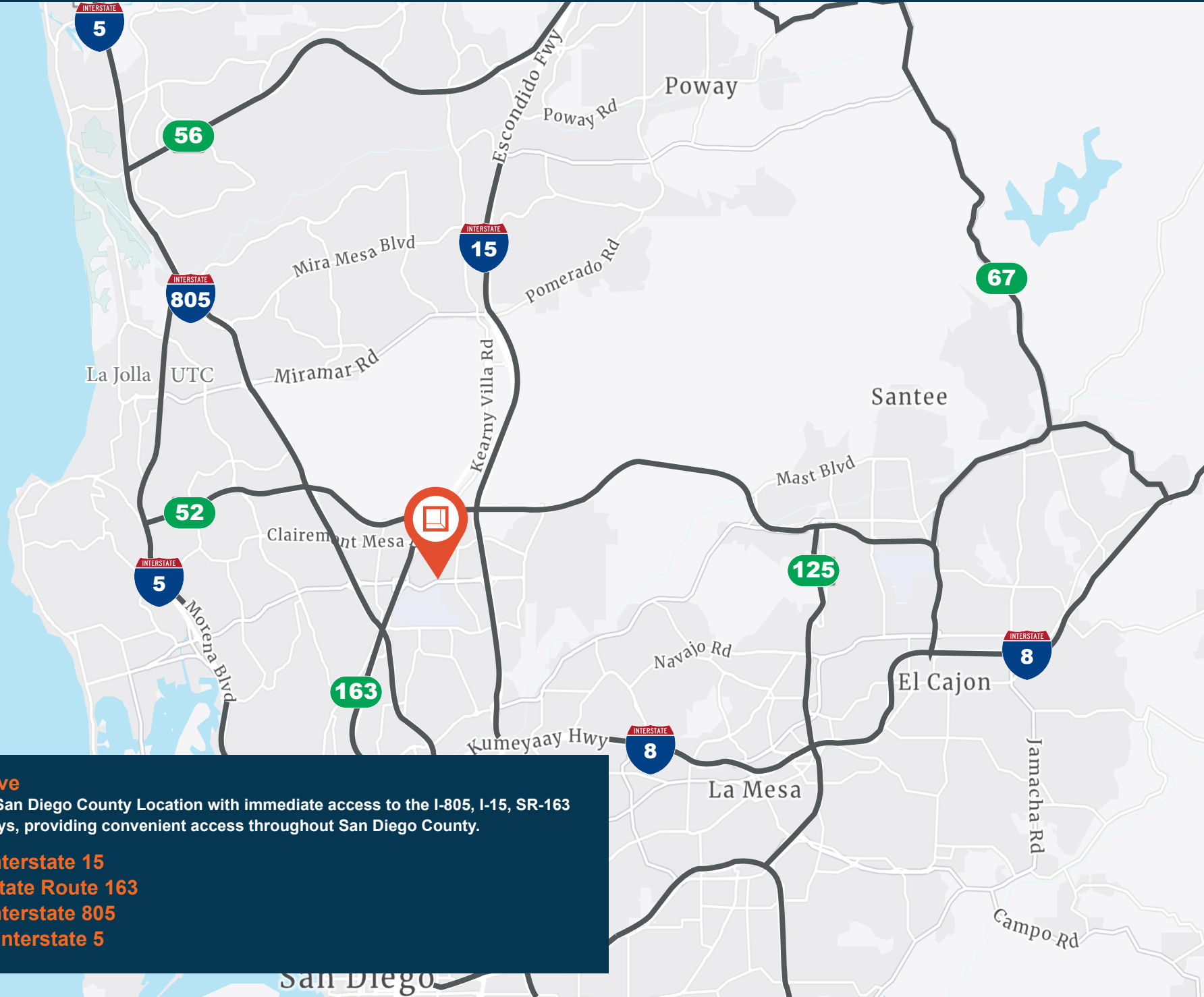
Rendering Street View

8888 BALBOA AVENUE



Property Location

8888 BALBOA AVENUE



8888 Balboa Ave

Excellent Central San Diego County Location with immediate access to the I-805, I-15, SR-163 and SR-52 Freeways, providing convenient access throughout San Diego County.

- 2 Minutes to Interstate 15
- 3 minutes to State Route 163
- 5 Minutes to Interstate 805
- 10 Minutes to Interstate 5

Building Location

8888 BALBOA AVENUE



299,507
5-Mile Radius of
Population Served

2.1 Miles
to Nearest FedEx
DC

15 Miles
to San Diego
International Airport

1.4 Miles
to Nearest UPS
DC

29.1 Miles
to Otay Mesa
Port of Entry

9.7 Miles
to Nearest DHL
DC

34.4 Miles
to Camp Pendleton
South

108 Miles
to Port of LA/
Long Beach

BALBOA AVE

TECH WAY

CTRUM CENTER BLVD

PARAMOUNT DR

ERLAND AVE

DAGGETT ST

ENGINEER RD

VICKERS ST

MERCURY ST

RUFFNER ST

RONSON RD

RAYTHEON RD

CLAIREMONT MESA BLVD

CONVOY
CONVOY ST PARK

COPLEY PARK

KEANRY VILLA RD

JUNEBERRY CT

LIGHTWAVE AVE



**Rexford
Industrial**

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