

# BRESSI RANCH

for sale



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

2712 GATEWAY ROAD  
±10,566 SF








# Property Highlights

- Rare Ownership Opportunity within prestigious Bressi Ranch
- Creative office finishes with exposed ceiling, lighting, HVAC ducting, polished concrete floors. Steel mezzanine structure with contemporary 'industrial' aesthetic
- Flexible office configuration that can be easily customized to suit individual buyer's needs.
- Resort-quality restroom, shower, locker, sauna facilities
- Walking distance to abundant retail amenities, including The Square at Bressi Square, Bressi Ranch Village Center and next door to Pizza Port



## Property Features

-  ±60% office area; ±40% insulated warehouse featuring Big Ass Fan™
-  ±24' clear height in warehouse
-  One (1) Grade-level roll up door
-  Parking ratio 3.47/1,000 SF. Includes 5 exclusive parking spaces
-  Building Top Signage visible from Palomar Airport Road
-  Top signage position at Project Monument Sign at the intersection of Gateway Rd & El Fuerte Street
-  Newer construction - 2008



# Amenities



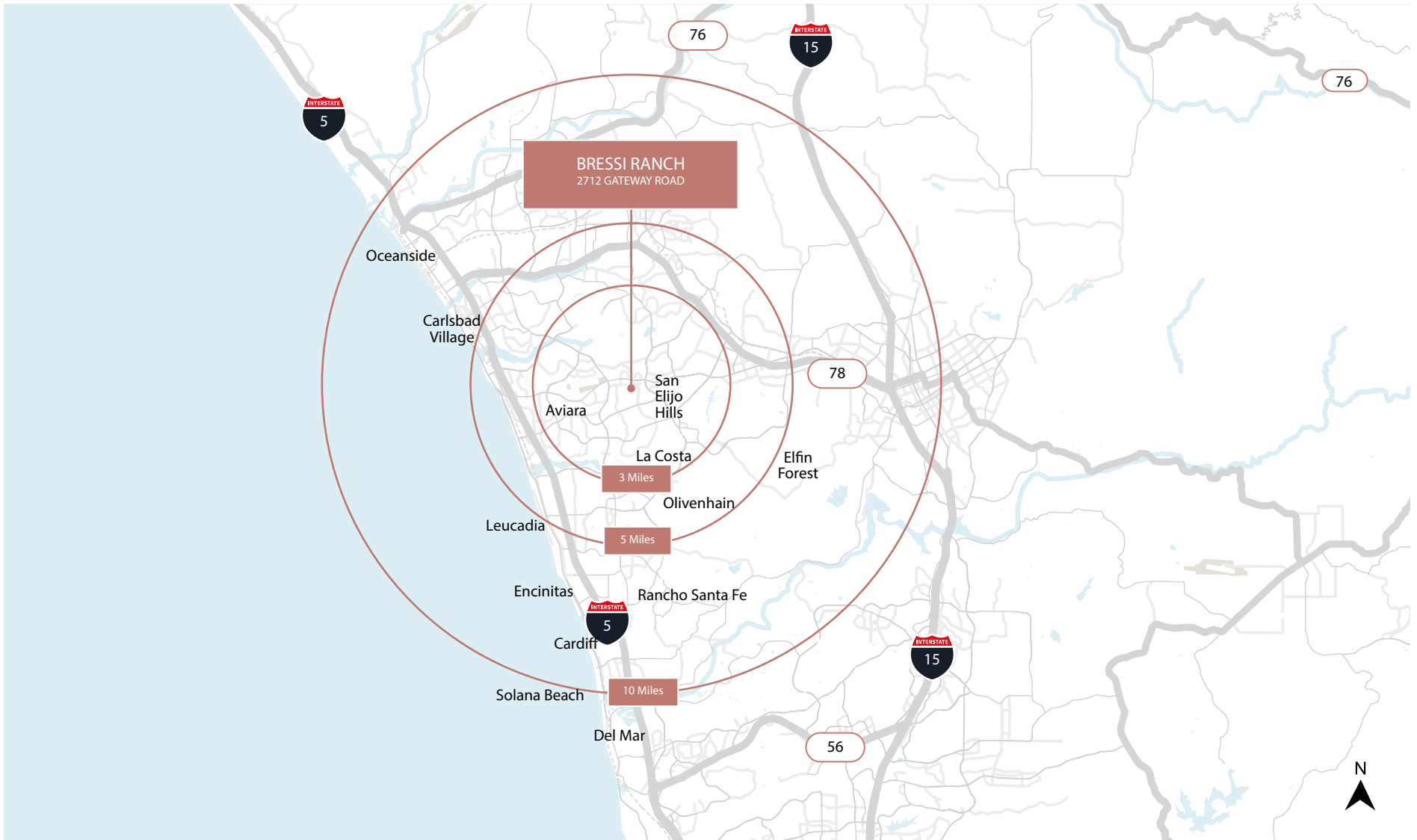


# Corporate Neighbors

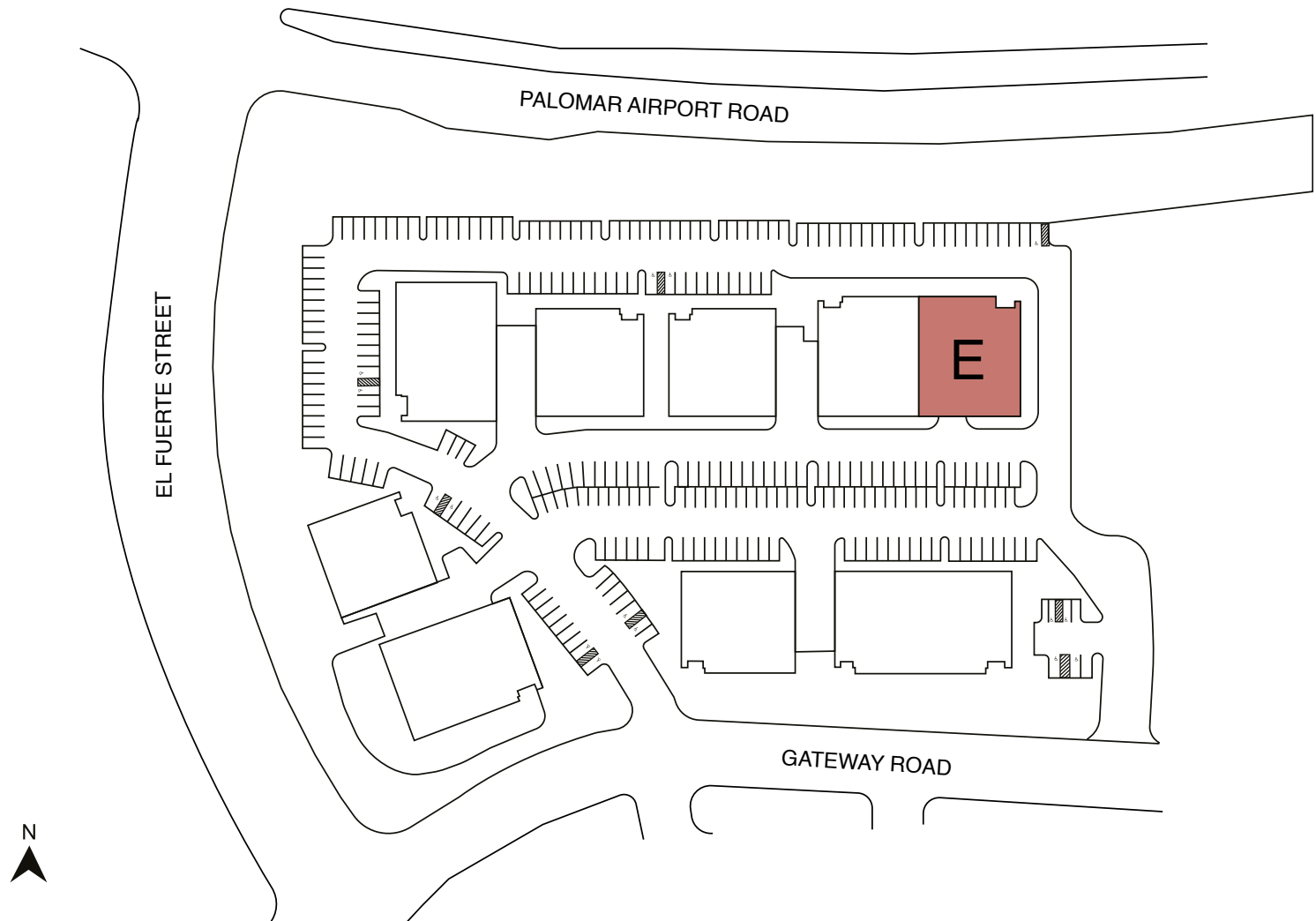




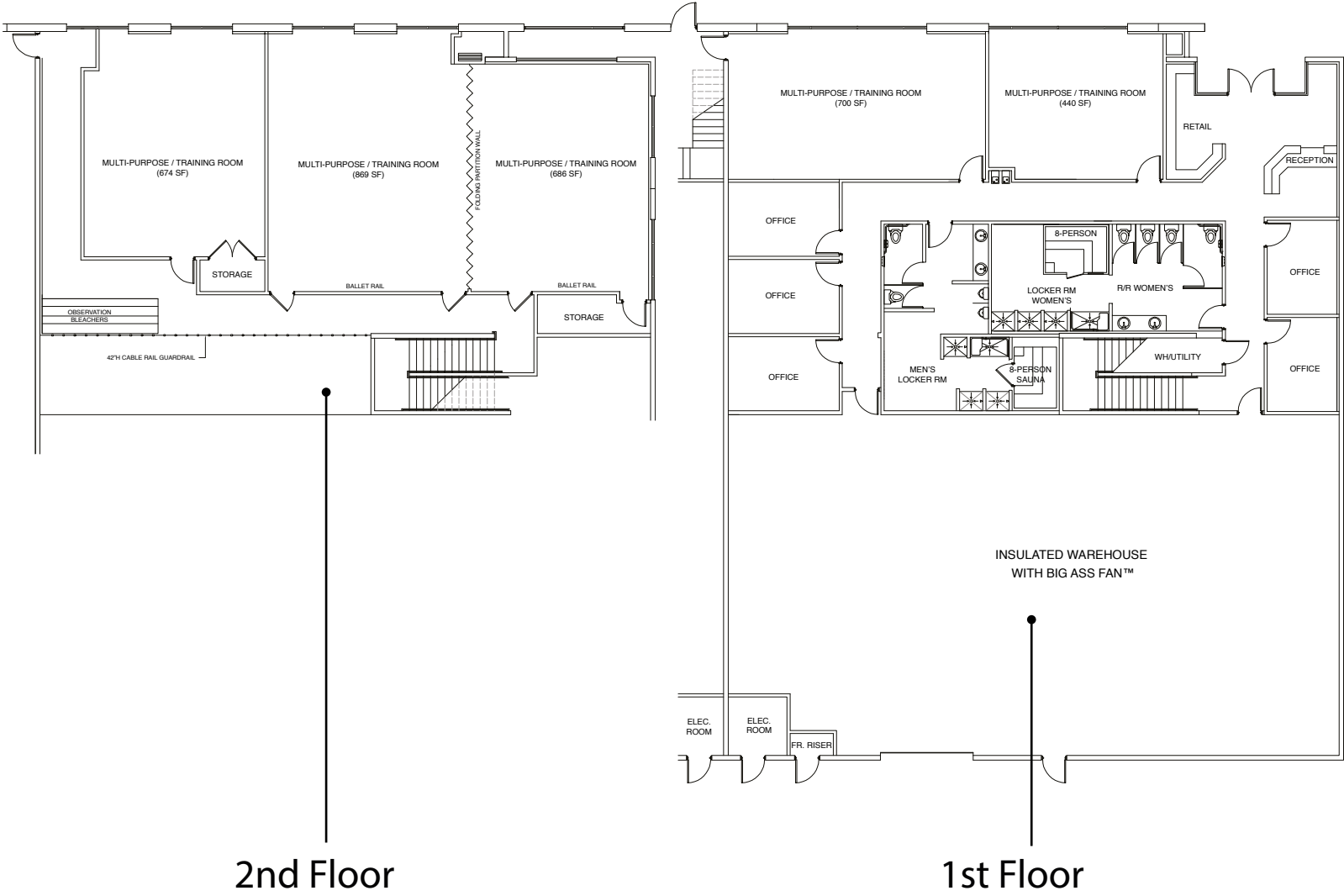
# Ideal Location



# Site Plan



# Floor Plan



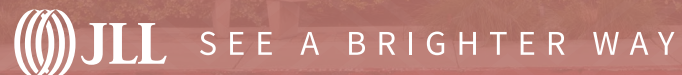
2nd Floor

1st Floor

→ 3D Tour

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