



SCRIPPS TECH | LOT 3



Murphy |  **JLL**
Development Company

86,000 SF
Industrial/Flex Space Available

Property Overview



Efficient Design

Scripps Tech | Lot 3 will offer a flexible design that can be customized to suit a multitude of tenant-specific needs. Whether the need is extensive manufacturing space, state-of-the-art research and development labs, or a sophisticated engineering environment, Scripps Tech | Lot 3 can accommodate the requirement.



State-of-the-Art Development

Murphy Development Company builds state-of-the-art buildings with Class A corporate image. Since its establishment in 1984, the company has master planned and developed more than 10,000,000 square feet of projects throughout San Diego County.



Prime Location

Scripps Ranch is a strategic central location, accessible to a wide range of employees, commuting from anywhere in San Diego County. Less than one mile from the I-15 freeway in the geographic center of San Diego, the campus is surrounded by a rich amenity base.



Amenities

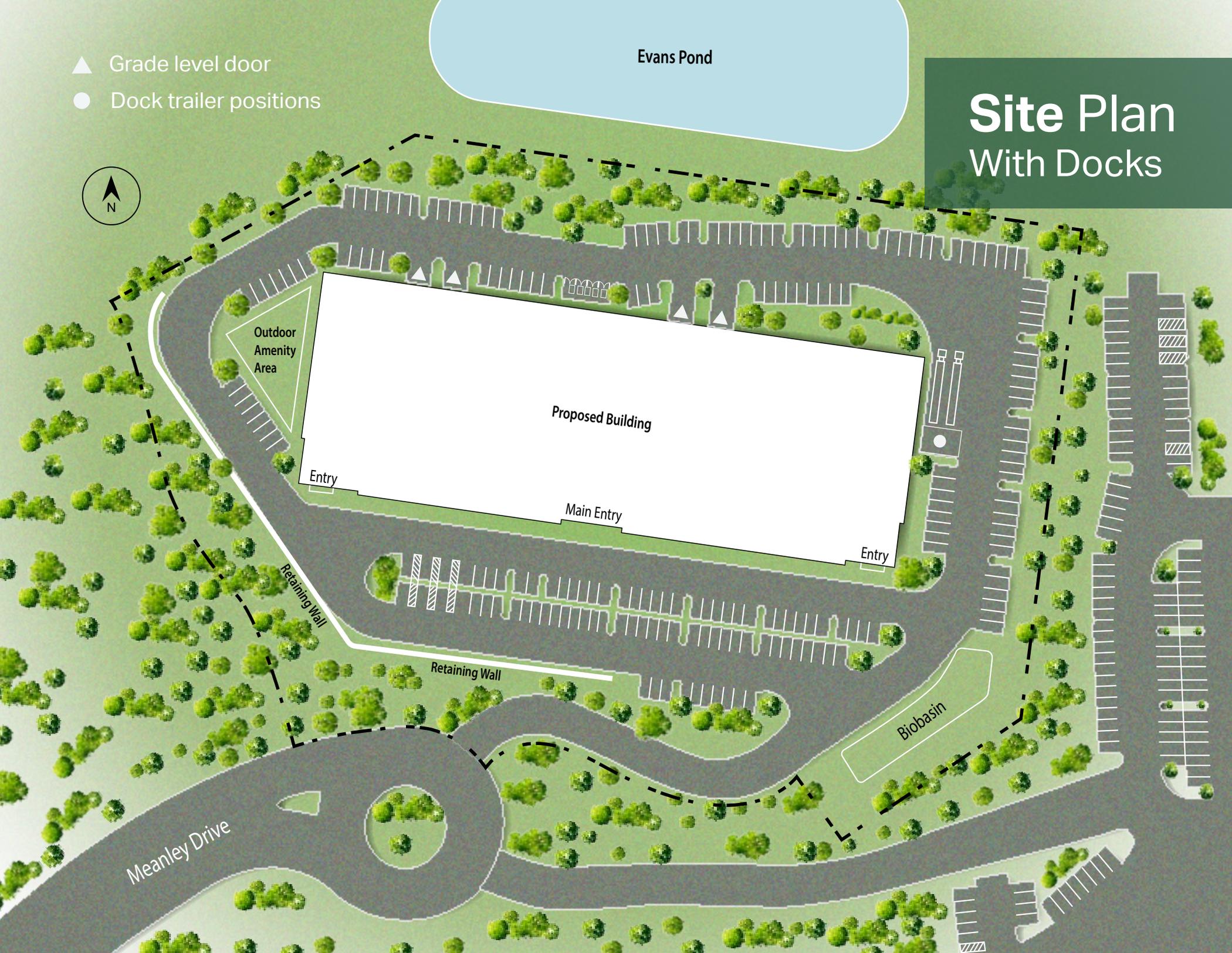
Discover a unique work experience with inviting outdoor seating areas. Embrace fresh air and natural surroundings while brainstorming ideas or conducting meetings, fostering creativity and collaboration with direct access to Evan's Pond.



Evans Pond

Site Plan With Docks

- ▲ Grade level door
- Dock trailer positions



Floor Plan With Docks

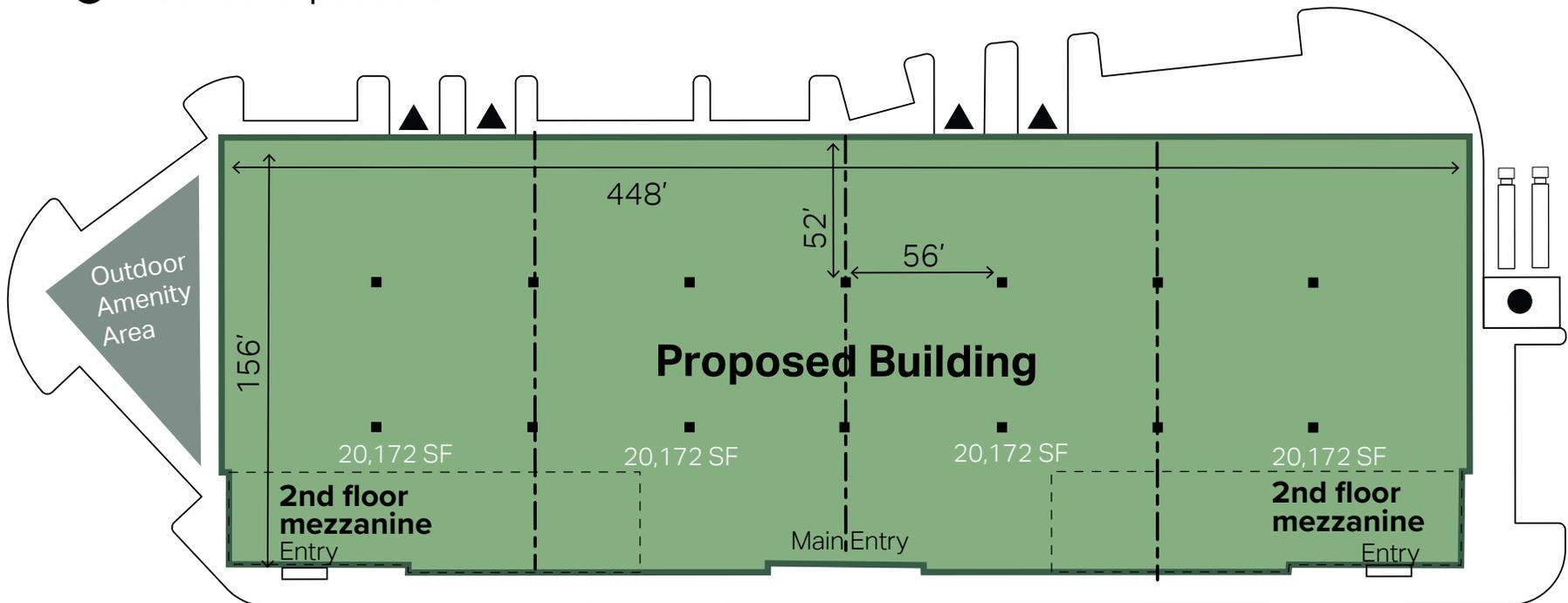
±79,395 SF

First Floor: 69,125 SF
Mezzanine: 10,270 SF
Divisible to: 20,172 SF
Clear Height: 32'
Power: ±4,000 AMPS
4 Grade Level Doors

2 Dock High Trailer Positions
(shared if multi-tenant)
Sprinklers: ESFR
Column Spacing: 52' X 56'
Parking: 2.59/1000
Outdoor Amenity Area

▲ Grade level door

● Dock trailer positions



▲ Grade level door

Evans Pond

Site Plan Without Docks



Outdoor
Amenity
Area

Proposed Building

Entry

Entry

Entry

Retaining wall

Retaining wall

Biobasin

Meanley Drive



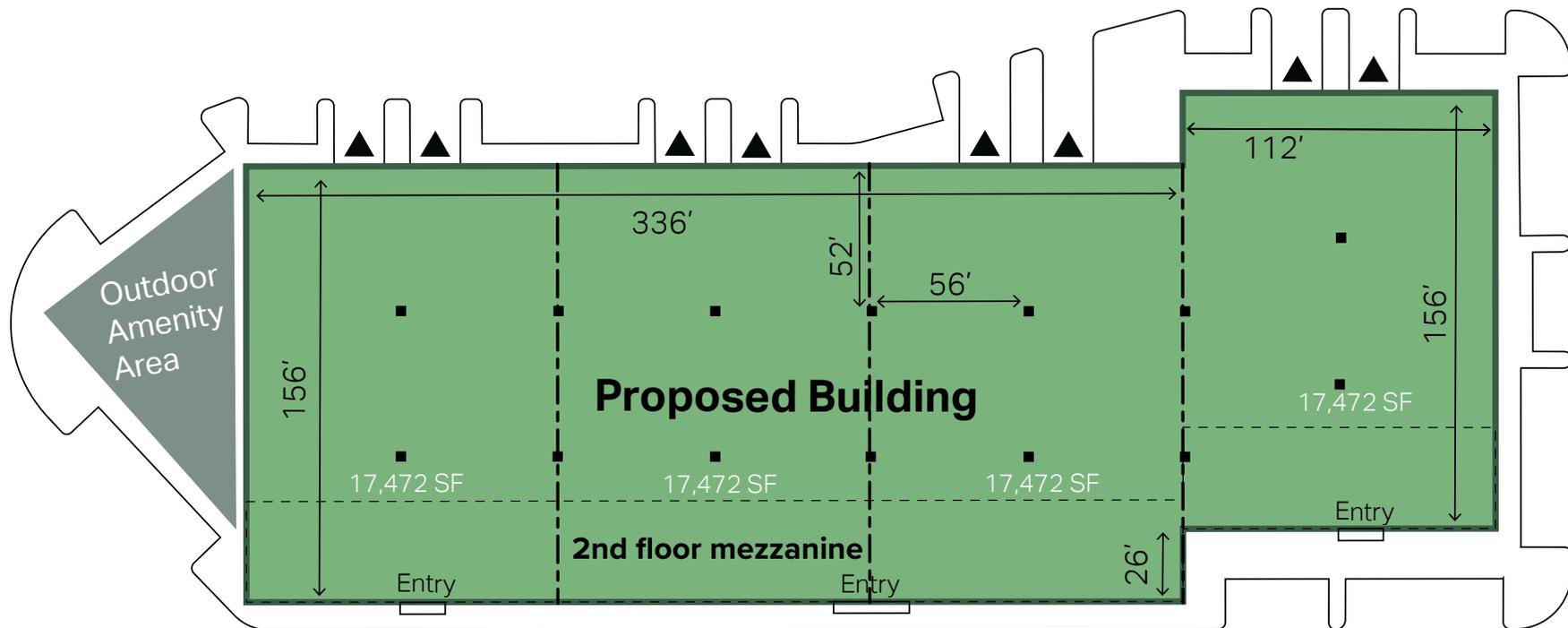
Floor Plan Without Docks

±86,000 SF

First Floor: 69,888 SF
Mezzanine: 16,112 SF
Divisible to: 17,472 SF
Clear Height: 32'
Power: ±4,000 AMPS

8 Grade Level Doors
Sprinklers: ESFR
Column Spacing: 52' X 56'
Parking: 2.60/1000
Outdoor Amenity Area

▲ Grade level door





Mira Mesa Market Center
±500,000 SF

A collection of seven logos for various retail and food brands. From top to bottom, left to right: THE KEBAB SHOP (with a kebab icon), IN-N-OUT BURGER (with a yellow arrow), Jersey Mike's SUBS (in a red oval), Starbucks (with the Siren logo), BUCA di BEPPO Italian Restaurant (in red script), ISLANDS fine burgers & drinks (in blue and green), and rubio's COASTAL GRILL (in green and blue).

A collection of six logos for various food and beverage brands. From top to bottom, left to right: KAPPA SUSHI (with a red square logo), Board & Brew (in green script), Filippi's PIZZA GROTTO! (with a pizza icon), TRADER JOE'S (in a red circle), 4A JAPANESE BBQ Gyu-Kaku (with a black square logo), and BREAKFAST REPUBLIC (in black).

Lake Miramar

Evans Pond

**Retail
Aerial**

The logo for Scripps Tech Lot 3, featuring a stylized green 'S' icon followed by the text 'SCRIPPS TECH | LOT 3' in a bold, sans-serif font.

The logo for Green Leaf Cafe & Catering, featuring a green leaf icon and the text 'Green Leaf Cafe & Catering' in a serif font.





PROGRESSIVE

KRATOS
DEFENSE & SECURITY SOLUTIONS

**SCRIPPS
TECH | LOT 3**



MISSION
FEDERAL CREDIT UNION

**TELEDYNE
TECHNOLOGIES
INCORPORATED**

arrowhead
pharmaceuticals

**NAVY
FEDERAL**
Credit Union

werfen

WD-40
COMPANY

**Corporate
Neighbors**

Minutes from Anywhere



Construction Timeline



Q1/2024
Site work begins



Q2/2024
Walls tilted



Q3/2024
Roof on



Q4/2024
Base building



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