

BRESSI RANCH

for sale or lease



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

2712 GATEWAY ROAD
±10,566 SF








Property Highlights

Sale Price: **\$3,200,000 (\$302.86/SF)**
Lease Price: **Negotiable**

- 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**



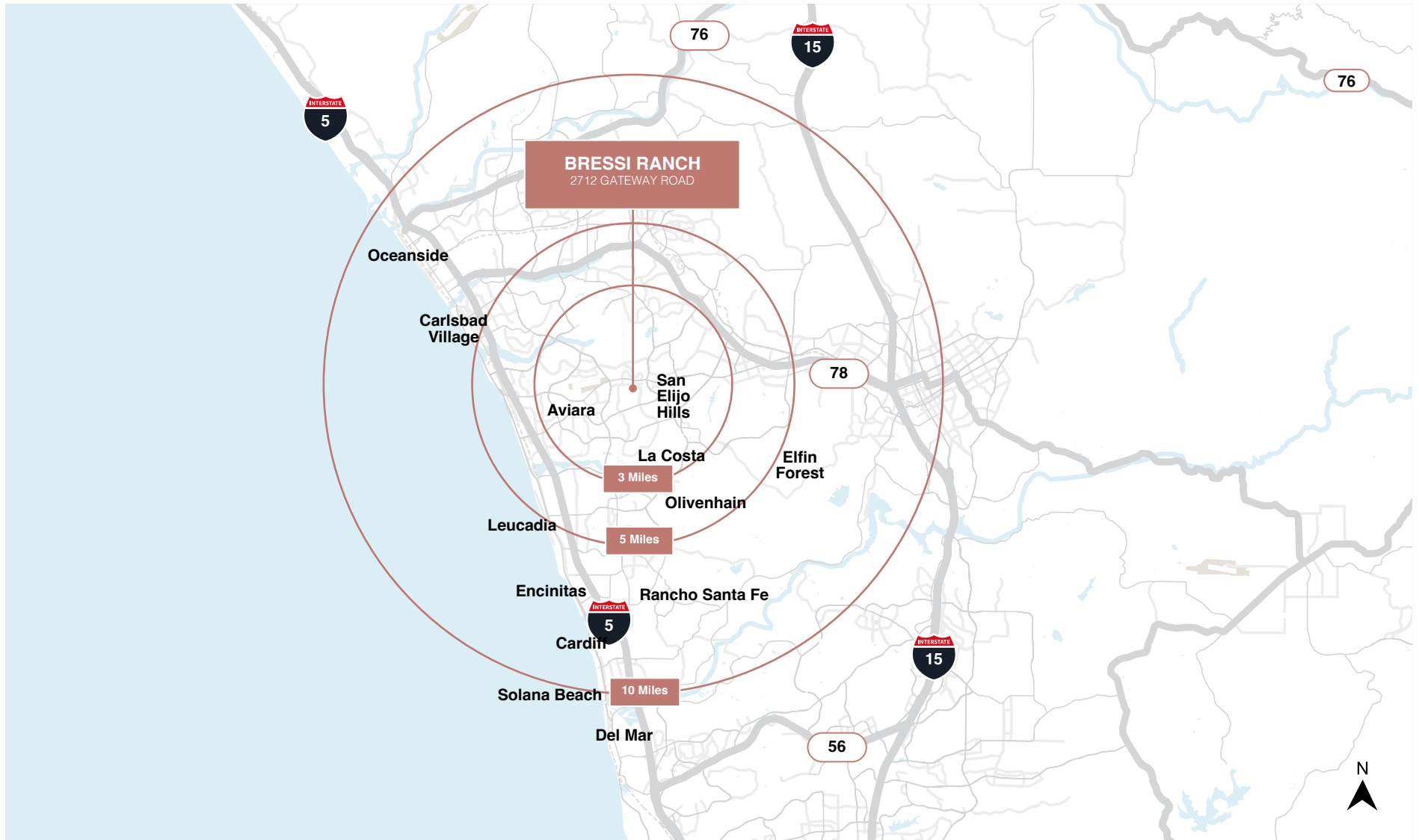
Property Features

-  **±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**

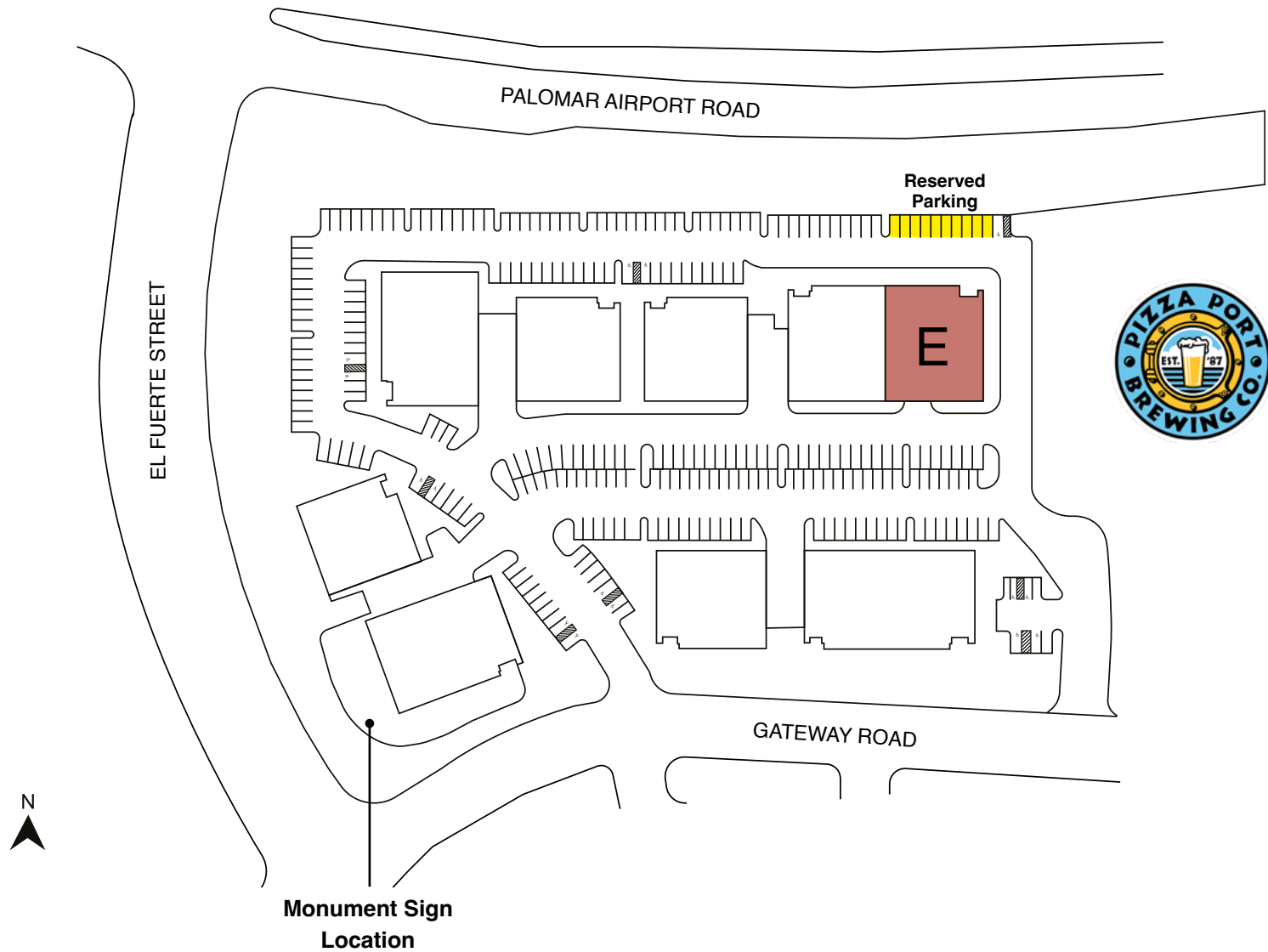
Amenities



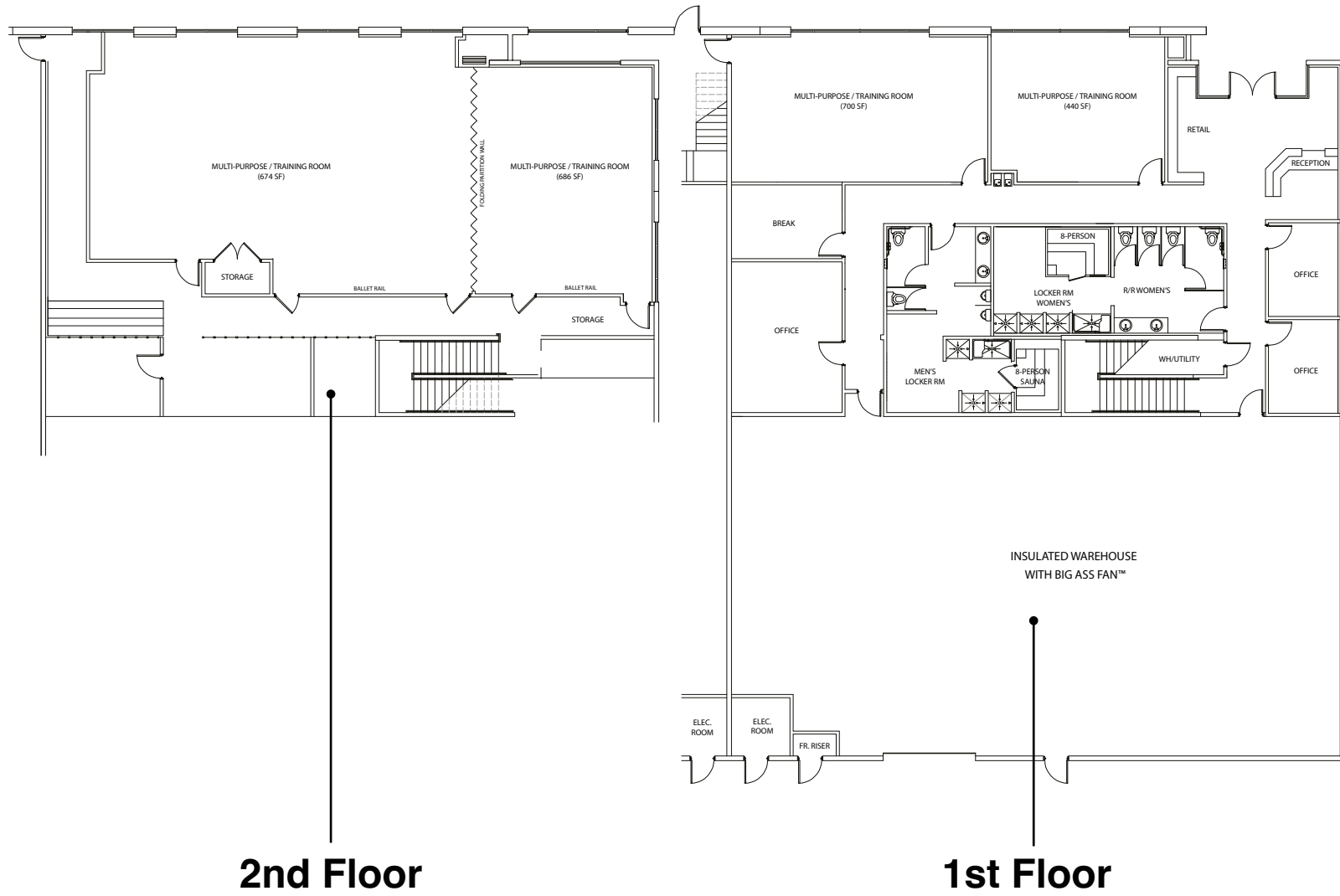
Ideal Location



Site Plan



Floor Plan



→ [3D Tour](#)

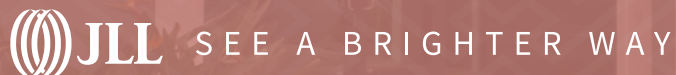
2712

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