

FOR LEASE | ± 44,219 SF FREESTANDING INDUSTRIAL BLDG | SORRENTO MESA



6550 MIRA MESA BOULEVARD
SAN DIEGO, CA 92121

EVAN MCDONALD, SIOR
Executive Vice President
Lic No 01813359
+1 858 677 5339
evan.mcdonald@colliers.com

KURTIS BLANCHARD
Associate
Lic No 02114080
+1 760 670 8367
kurtis.blanchard@colliers.com



PROPERTY HIGHLIGHTS



± 28' - 30'
Clear



3 Dock High
5 Grade Level
Loading



Secured Parking /
Yard



Fully
Sprinklered



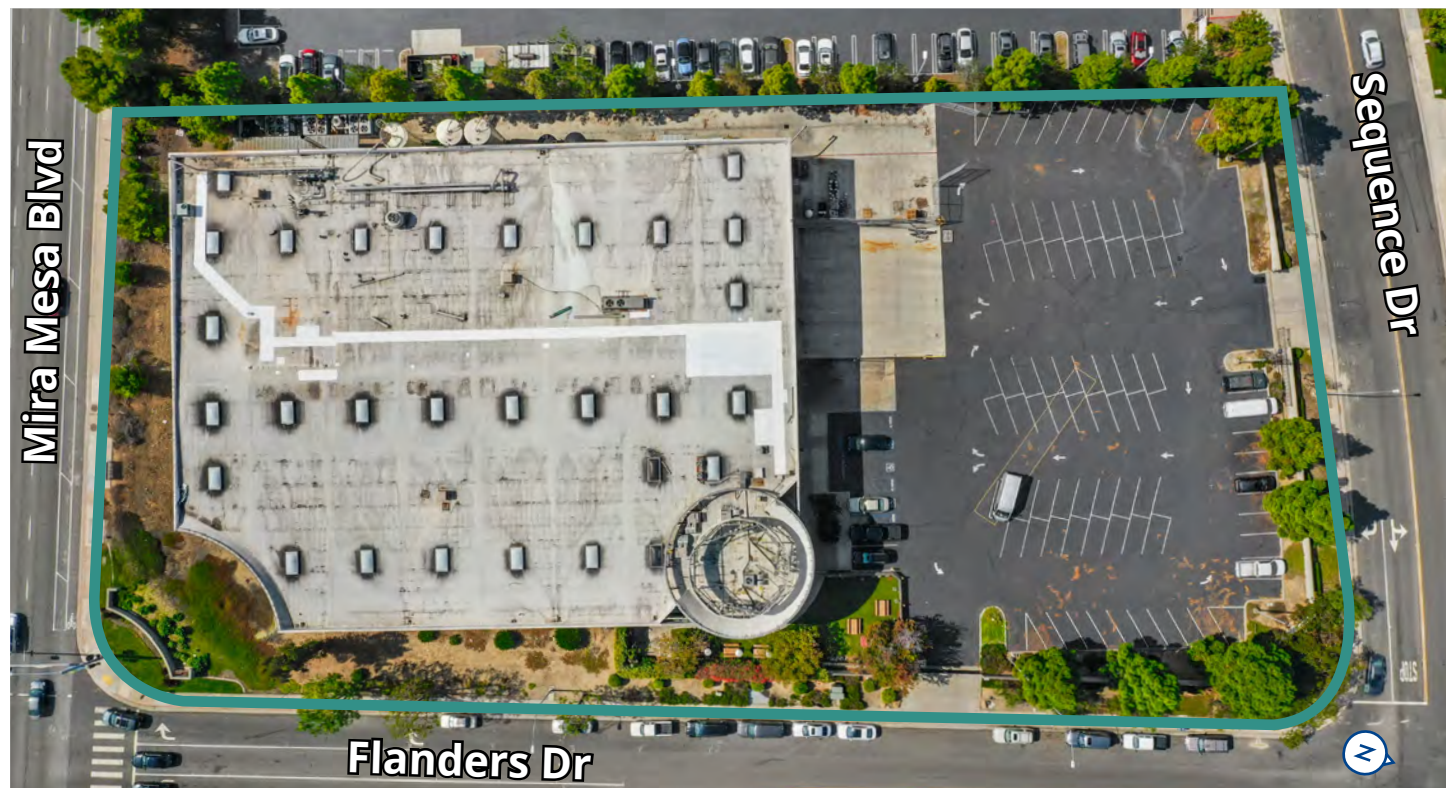
Zoning
IL-2-1

- › Rare Low Finish Industrial Building in the Heart of Sorrento Mesa's Life Science Market
- › 44,219 SF on a 2.57 AC lot
- › 4,800 SF HVAC office
- › 1,000 AMPS 480V - 3 Phase Power
- › Corporate identity
- › Highly visible signage
- › Mira Mesa Blvd exposure
- › Truck scale
- › Signalized corner
- › Multiple restrooms
- › 2 Points of ingress/egress
- › Outdoor patio break area
- › Central San Diego location
- › Available with 60 days' notice
- › Lease Rate: \$1.90 PSF NNN
- › Low nets (± \$0.12/SF/Mo)

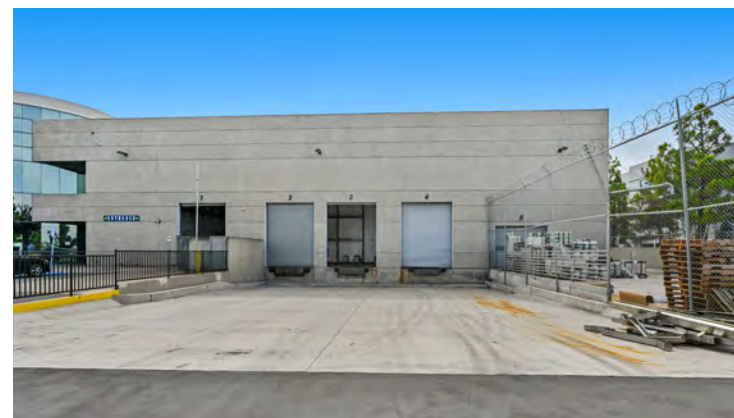
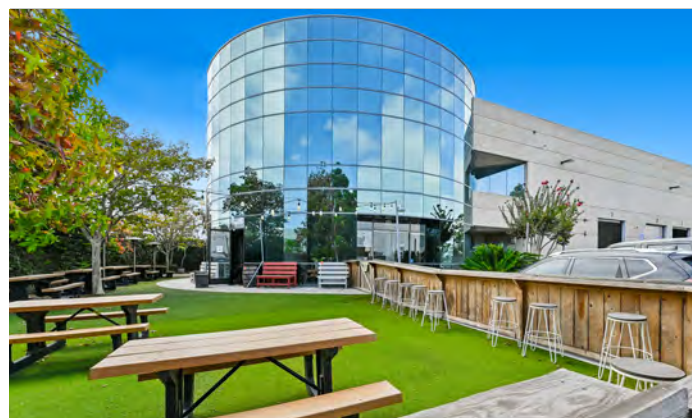


SITE PLAN





4 | 6550 MIRA MESA BOULEVARD





UTC / LA JOLLA

SORRENTO VALLEY

SORRENTO MESA

Maples St

6550
MIRA MESA BLVD

Sequence Dr

Mira Mesa Blvd

Flanders Dr

5 6550 MIRA MESA BOULEVARD



CORPORATE NEIGHBORS

6550
MIRA MESA BLVD



SORRENTO VALLEY

SORRENTO MESA

UTC

MIRAMAR

6550 MIRA MESA BOULEVARD

FOR LEASE | ± 44,219 SF FREESTANDING INDUSTRIAL BLDG | SORRENTO MESA



6550 Mira Mesa Boulevard
San Diego, CA 92121

EVAN MCDONALD, SIOR

Executive Vice President

Lic No 01813359

+1 858 677 5339

evan.mcdonald@colliers.com

KURTIS BLANCHARD

Associate

Lic No 02114080

+1 760 670 8367

kurtis.blanchard@colliers.com



Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.