

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

\$1.99 / SF FIRST YEAR PROMOTIONAL LEASE RATE!



+/- 1,912 SF FIRST FLOOR FLEX SPACE

WAREHOUSE | LAB | PRODUCTION | OFFICE

6364 FERRIS SQUARE

SAN DIEGO, CA 92121

SORRENTO MESA

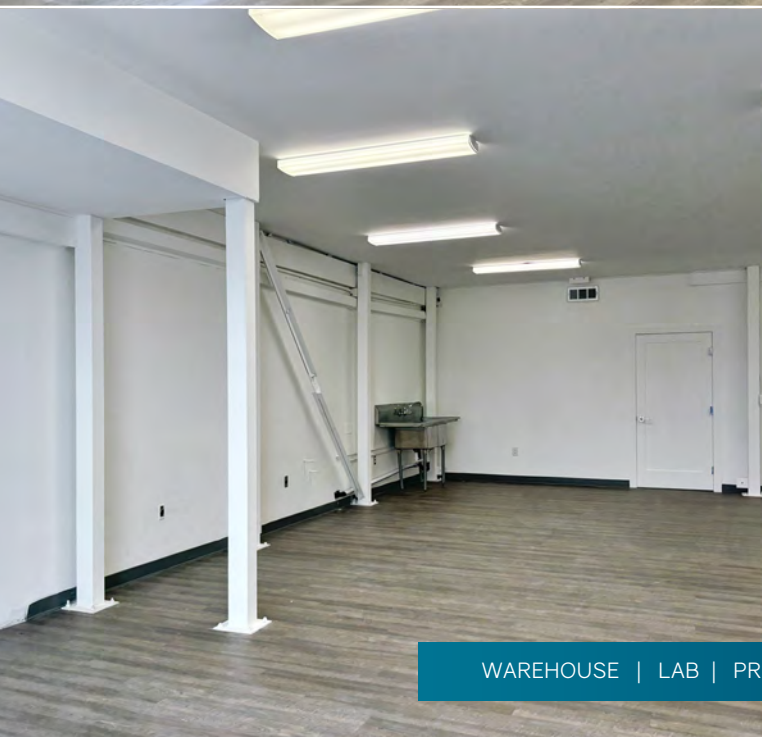


6364 FERRIS SQUARE

SUITE 102

- ☑ ±1,912 SF
- ☑ MIX OF WAREHOUSE / LAB / PRODUCTION & OFFICE
- ☑ 100% CLIMATE CONTROLLED
- ☑ RECEPTION / OPEN OFFICE
- ☑ GLASSLINED PRIVATE OFFICES & CONFERENCE ROOM
- ☑ 10' CEILINGS IN WAREHOUSE / PRODUCTION AREA
- ☑ ONE RESTROOM IN SUITE
- ☑ RECENT RENOVATIONS
- ☑ FIRST FLOOR / CORNER BUILDING
- ☑ AMPLE PARKING
- ☑ IL-2-1 ZONING
- ☑ CENTRALLY LOCATED
- ☑ BUS STOP ON STREET
- ☑ EASY FREEWAY ACCESS

SUITE
102



WAREHOUSE | LAB | PRODUCTION | 10' CEILINGS



SUITE
102



GLASSLINED PRIVATE OFFICES & CONFERENCE ROOM | OPEN OFFICE

6364 FERRIS SQUARE

PRODUCTION / WAREHOUSE & OFFICE

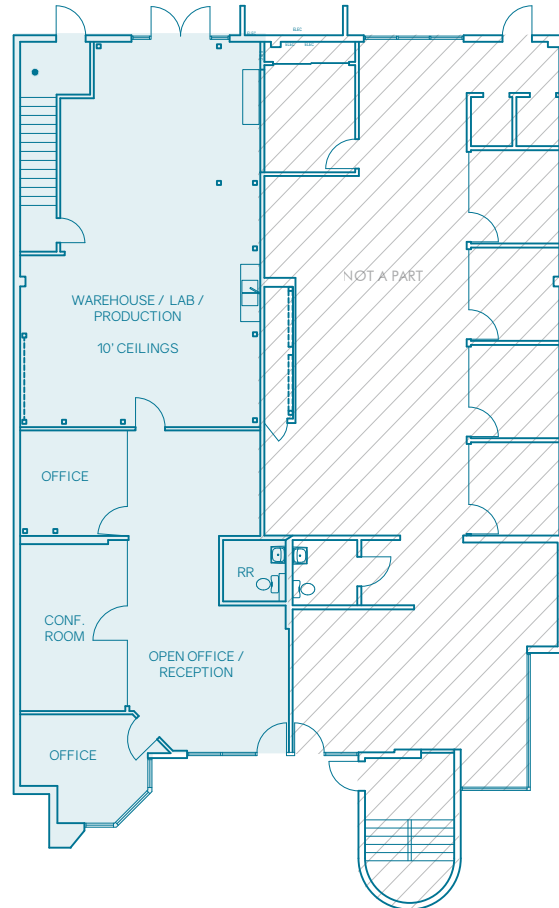
- ☑ ±1,912 SF
- ☑ 50% WAREHOUSE / LAB / PRODUCTION SPACE
- ☑ 50% OFFICE SPACE
- ☑ 100% CLIMATE CONTROLLED
- ☑ OPEN OFFICE / PRODUCTION WITH 10' CEILINGS
- ☑ SINK IN WAREHOUSE
- ☑ GLASSLINED CONFERENCE / OFFICE
- ☑ TWO PRIVATE OFFICES
- ☑ RECEPTION AREA
- ☑ ONE RESTROOM

LEASE RATE

\$2.20 / SF* NNN

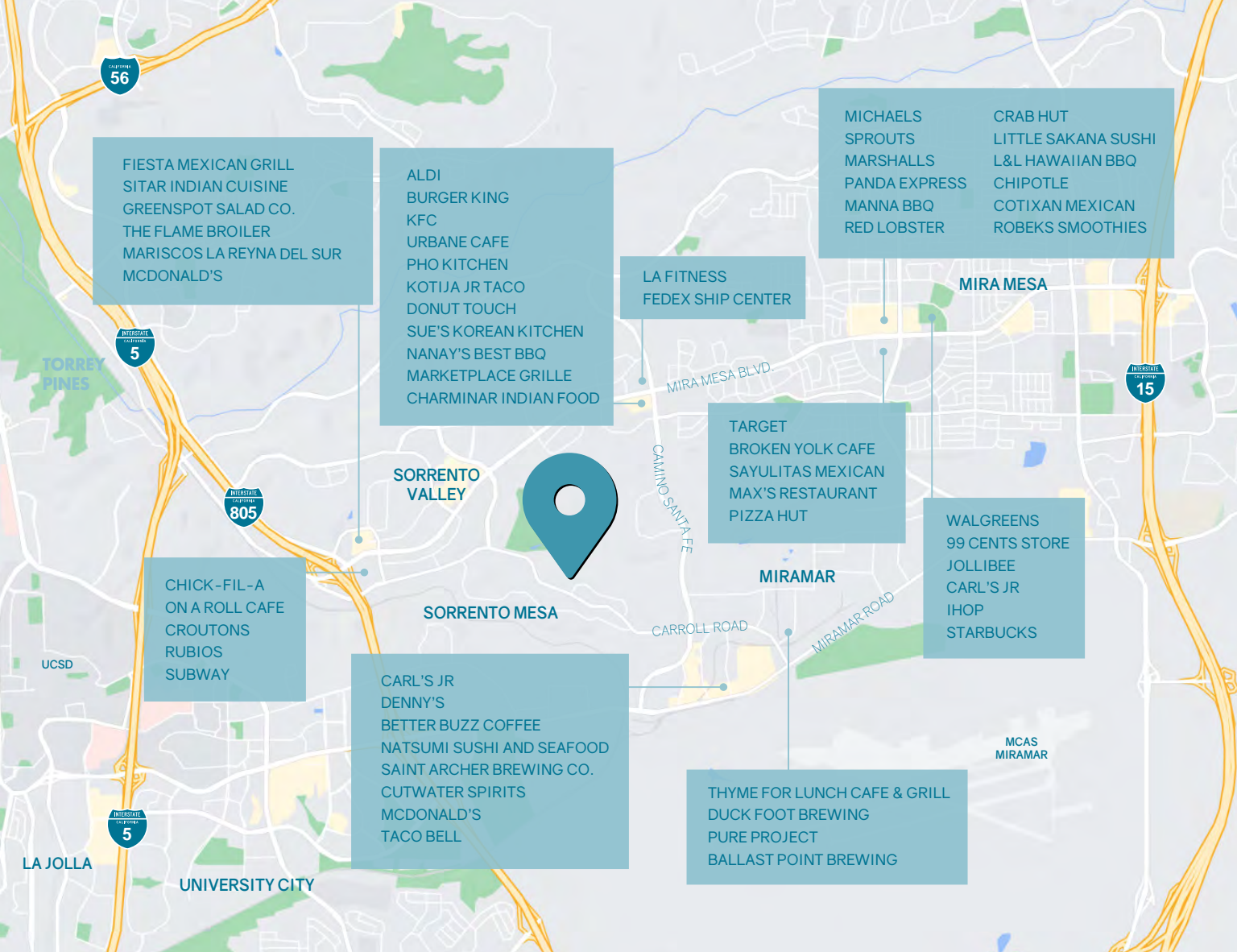
LOW NNN's (\$0.40 / SF)

***FOLLOWING 1ST YEAR \$1.99 / SF PROMO RATE**



6364
FERRIS SQUARE





FIESTA MEXICAN GRILL
SITAR INDIAN CUISINE
GREENSPOT SALAD CO.
THE FLAME BROILER
MARISCOS LA REYNA DEL SUR
MCDONALD'S

ALDI
BURGER KING
KFC
URBANE CAFE
PHO KITCHEN
KOTIJA JR TACO
DONUT TOUCH
SUE'S KOREAN KITCHEN
NANAY'S BEST BBQ
MARKETPLACE GRILLE
CHARMINAR INDIAN FOOD

MICHAELS
SPROUTS
MARSHALLS
PANDA EXPRESS
MANNA BBQ
RED LOBSTER

CRAB HUT
LITTLE SAKANA SUSHI
L&L HAWAIIAN BBQ
CHIPOTLE
COTIXAN MEXICAN
ROBEKS SMOOTHIES

LA FITNESS
FEDEX SHIP CENTER

TARGET
BROKEN YOLK CAFE
SAYULITAS MEXICAN
MAX'S RESTAURANT
PIZZA HUT

WALGREENS
99 CENTS STORE
JOLLIBEE
CARL'S JR
IHOP
STARBUCKS

CHICK-FIL-A
ON A ROLL CAFE
CROUTONS
RUBIOS
SUBWAY

CARL'S JR
DENNY'S
BETTER BUZZ COFFEE
NATSUMI SUSHI AND SEAFOOD
SAINT ARCHER BREWING CO.
CUTWATER SPIRITS
MCDONALD'S
TACO BELL

THYME FOR LUNCH CAFE & GRILL
DUCK FOOT BREWING
PURE PROJECT
BALLAST POINT BREWING

CENTRALLY LOCATED | AMENITY RICH | FREEWAY PROXIMATE

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SAN DIEGO, CA 92121

SORRENTO MESA



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