

4,955 SF - 14,945 SF FLEX/INDUSTRIAL SUITES AVAILABLE

# NANCY RIDGE TECHNOLOGY CENTER

**FOR LEASE**  
IN  
SORRENTO MESA





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Grade  
Level Loading



Fully  
Sprinklered



+ 22'  
Clear Height in Warehouse



3/1,000  
Parking Ratio



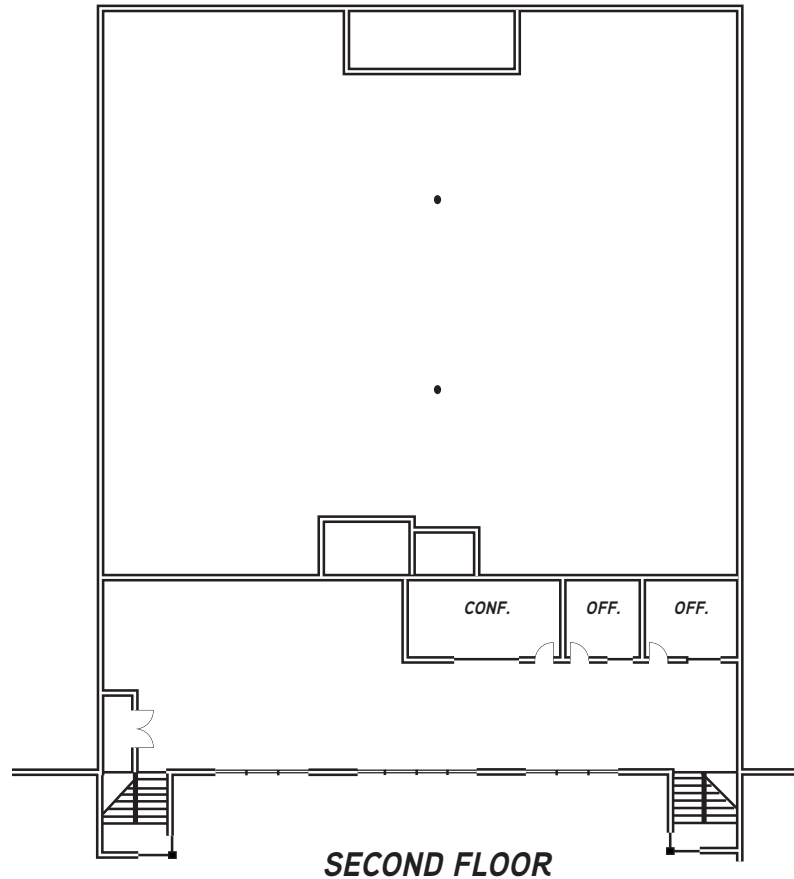
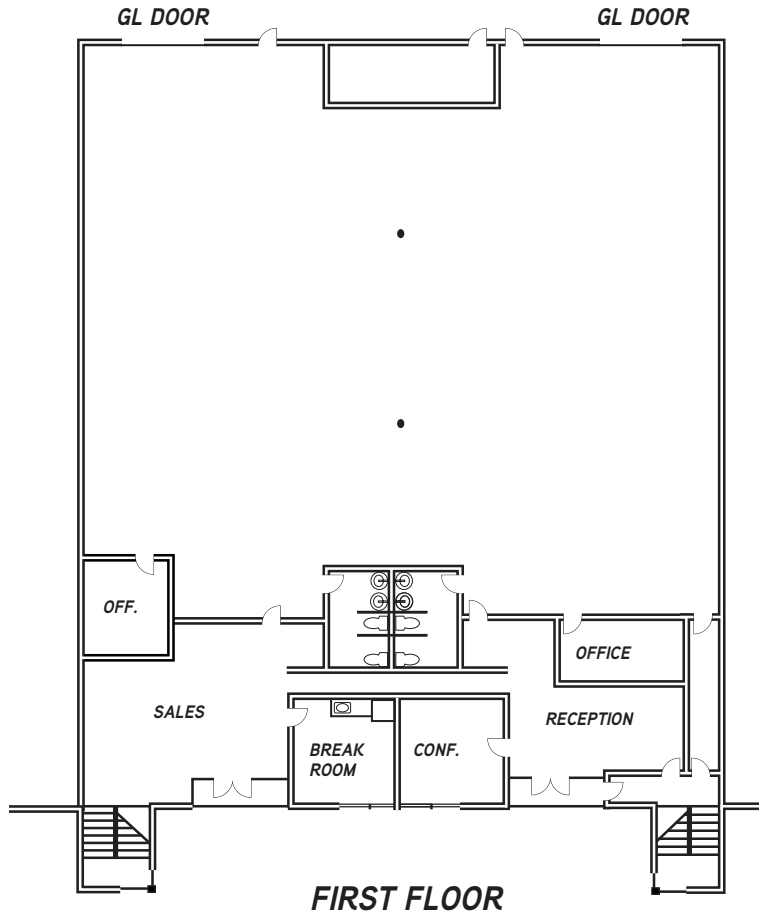
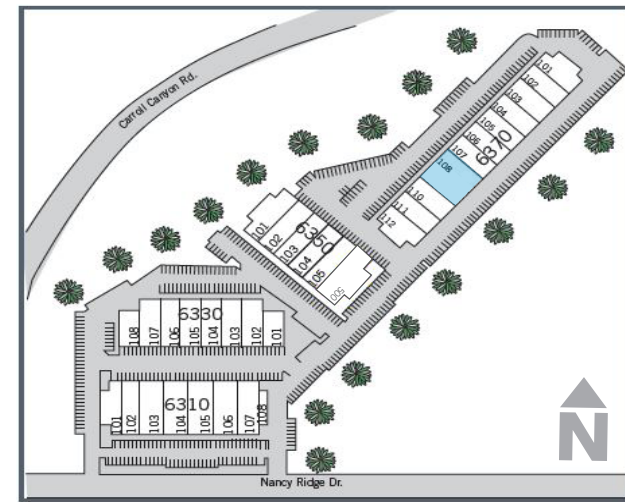
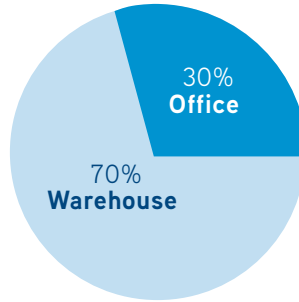
Sorrento Mesa  
Location

## PROJECT HIGHLIGHTS

- > High image 180,000 SF multi-tenant business park
- > Variety sized suites to accommodate expansion
- > Sorrento Mesa location
- > Gas service to building
- > Fiber available
- > Skylights throughout
- > Lush landscape with panoramic views
- > Deli on site
- > IL-2-1 Zoning
- > Responsive and local ownership and management
- > Bus Route 973 servicing the Sorrento Coaster station
- > Close proximity to I-805, I-15, & I-5

9,990 SF FLEX/INDUSTRIAL SUITE

# FLOOR/SITE PLAN SUITE 108



- 9,990 SF
- 2 Grade-level doors
- 30% Office
- 70% Warehouse
- Upgraded offices
- Window-lined views
- 22' Clear height
- Available Jan 1, 2021

\*Can be combined with **Suite 107** for a total of **14,945 SF**

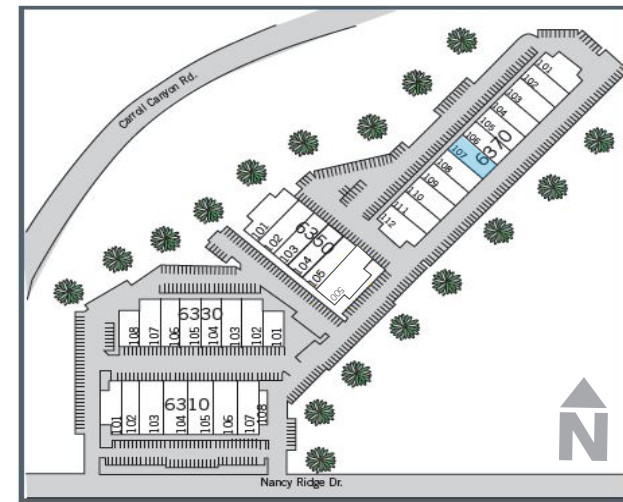
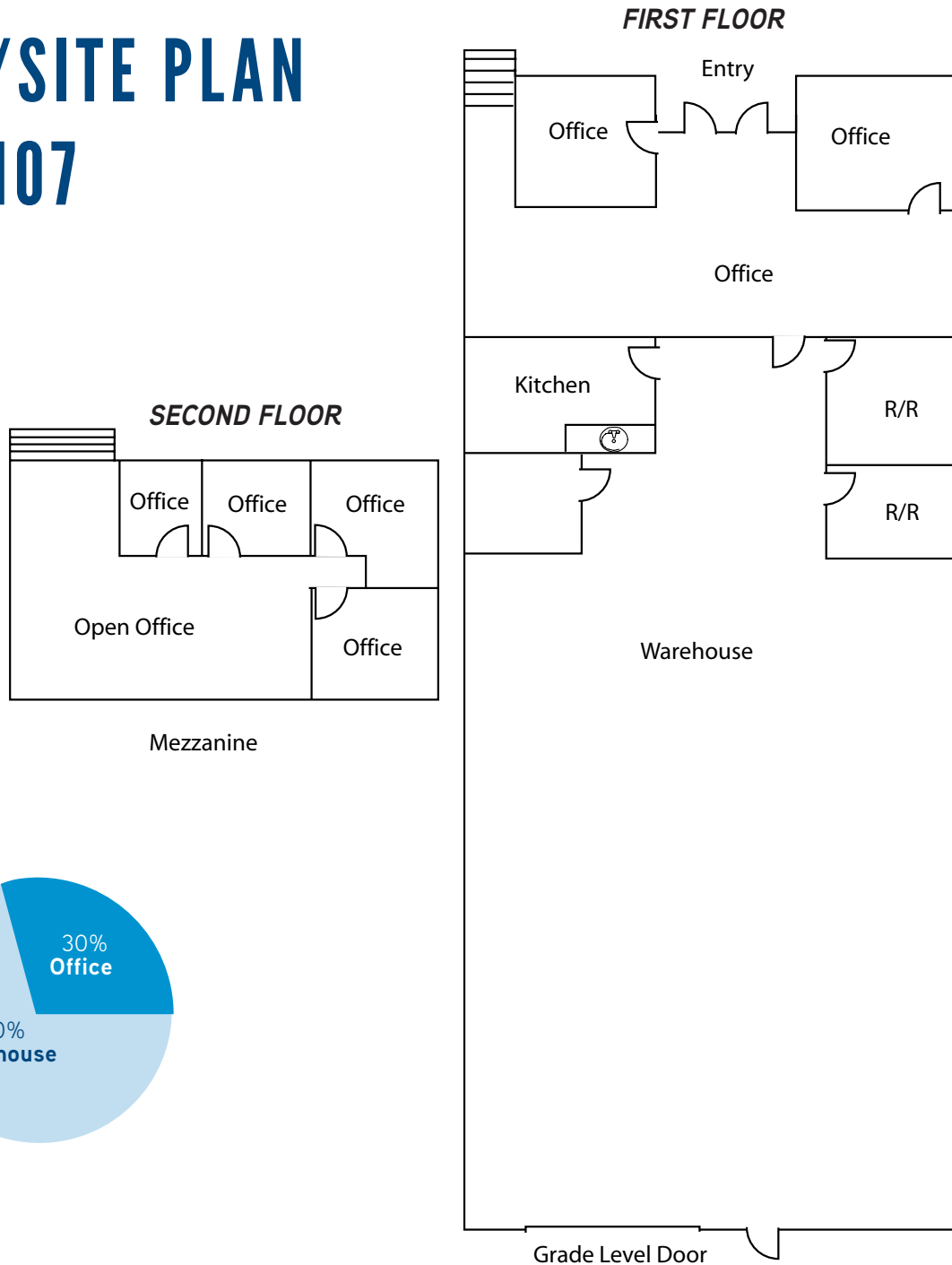


Lease rate:  
**\$1.55/SF NNN**  
Nets: \$0.19/SF



4,955 SF FLEX/INDUSTRIAL SUITE

# FLOOR/SITE PLAN SUITE 107

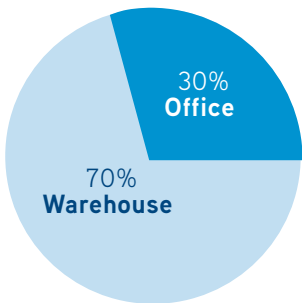


- 4,955 SF
- 1 Grade-level doors
- 30% Office
- 70% Warehouse
- Upgraded offices
- Window-lined views
- 22' Clear height
- Available Jan 1, 2021

\*Can be combined with **Suite 108** for a total of **14,945 SF**



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