

SORRENTO VALLEY  
AVAILABLE FOR LEASE  
18,777 SF FREESTANDING BUILDING

10792

ROSELLE STREET, SAN DIEGO, CA 92121



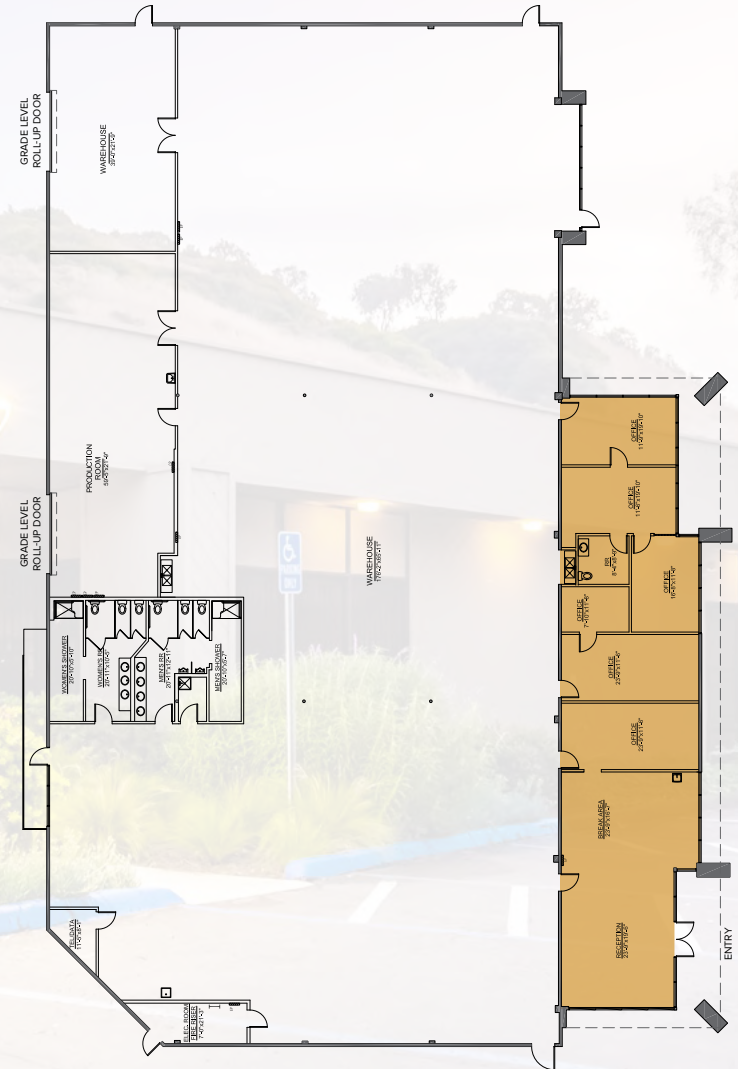
# PROPERTY INFORMATION

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## BUILDING SPECS

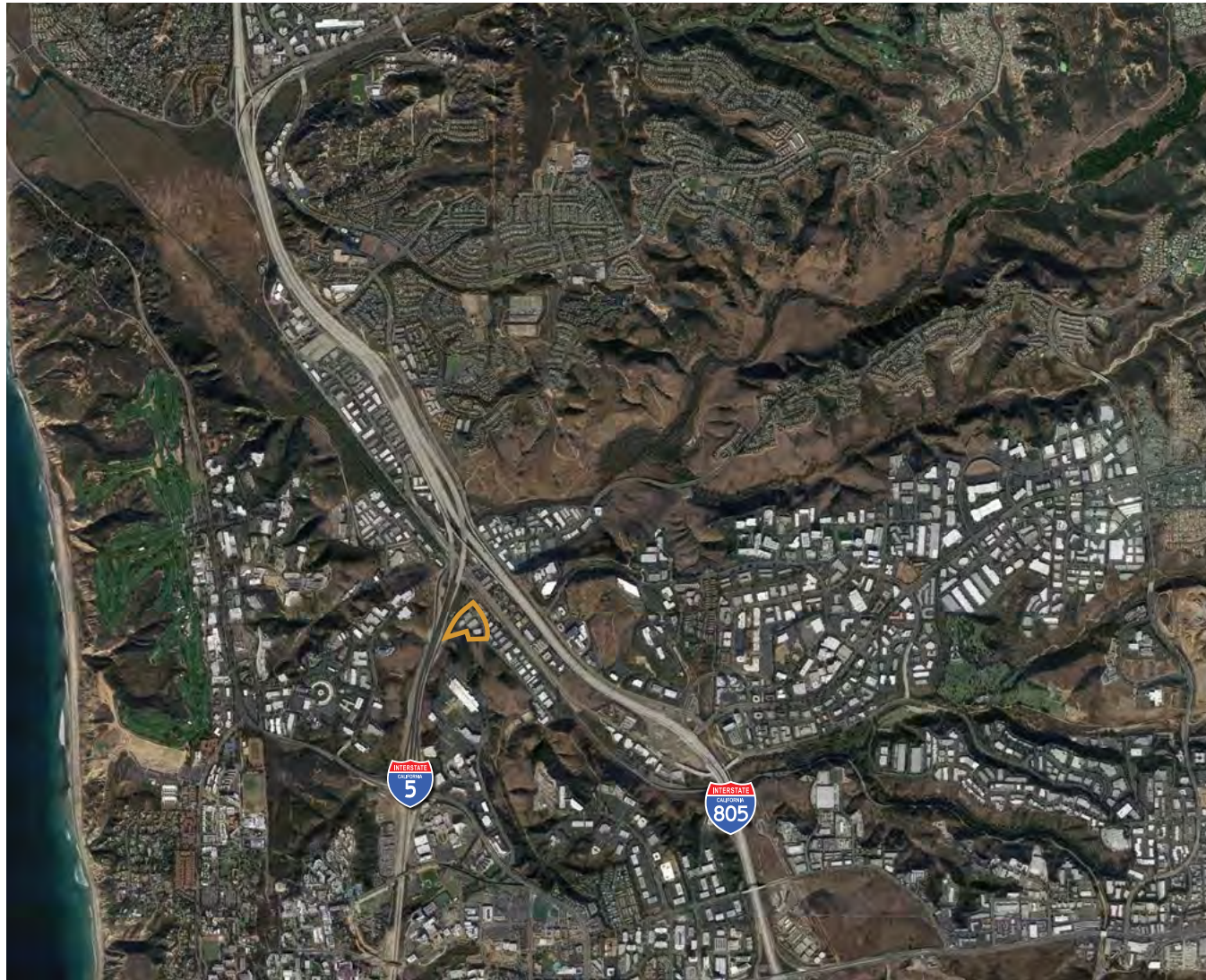
- Approximately 20% office area & 80% warehouse area
- Backup power
- Grade level loading doors
- Easy ingress/egress from freeway
- Heavy power available
- Approximately 16' warehouse clearance
- Walking distance to Sorrento Valley train station
- 3/1,000 SF parking available
- Business park at bottom of I-5/Sorrento Valley Road off ramp
- Sprinklered building
- \$1.50 PSF NNN
- Tenant Improvement Dollars negotiable
- Additional 6,077 SF available in adjacent 10788 building



# PROPERTY LOCATION

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