

12220 WORLD TRADE

San Diego, CA 92128

Entire Building $\pm 51,027$ SF

For Lease
 $\pm 4,454$ SF Warehouse
and $\pm 4,489$ SF Office



CBRE

FOR LEASE OR SALE
DIRECT ACCESS TO ABUNDANT AMENITIES
Industrial/R&D Building

AERIAL VIEW





PROPERTY OVERVIEW

12220 World Trade Drive is a $\pm 51,027$ square foot, single-story + mezzanine former corporate headquarter facility in the heart the I-15 Corridor's largest retail hub located less than 1 mile from Interstate 15. The building's corner location at the entrance to the business park provides easy access to over 1.2M SF of retail amenities.



AVAILABLE FOR LEASE

$\pm 4,454$ SF Warehouse and
 $\pm 4,489$ SF Office



PARKING

± 147 Spaces (Entire Building)
 $\pm 2.9/1,000$ SF parking ratio
(potential to expand)



STORIES

Single story +
mezzanine



CLEAR HEIGHT

Approximately 24'



LAND SIZE

$\pm 141,134$ SF (3.24 Acres)



HEAVY POWER

Entire building has 2,000 Amps
@ 277/480v
Switchgear only rated for 1,200
Amps (tenant to verify)



LOADING DOORS

3 Grade level loading
doors (Entire Building)



FIRE PROTECTION

Sprinklers



LEASE

\$1.85/SF/Mo. Net of
Expenses (NNN's =
\$.45/SF)



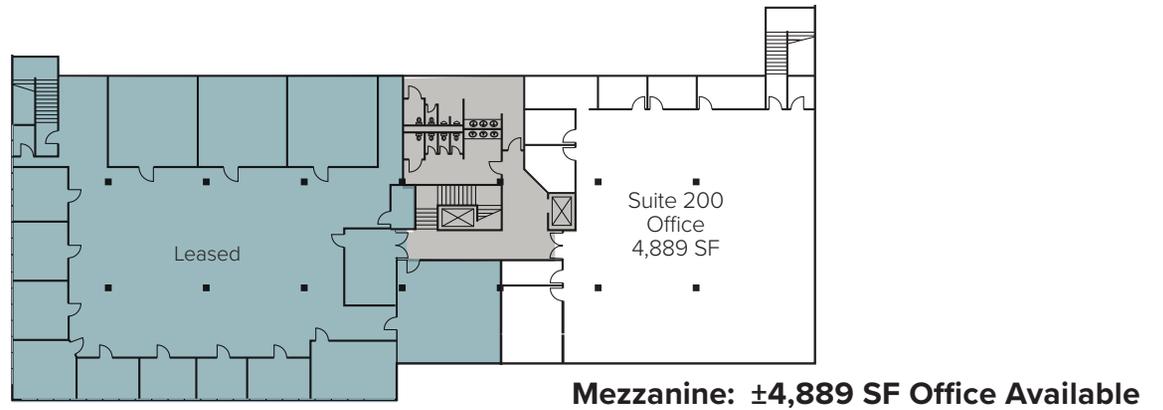
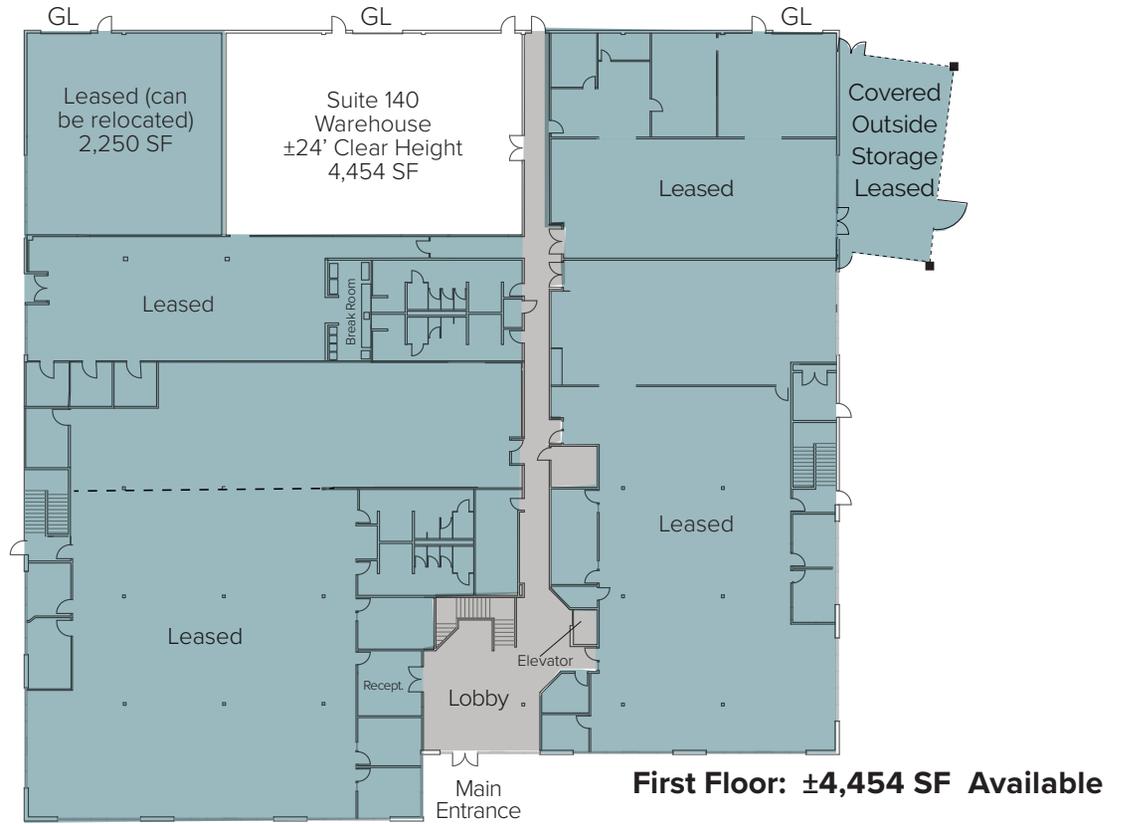
SALE

Entire Building $\pm 51,027$ SF
\$17,950,000 | \$351.77 PSF





AS-BUILT FLOOR PLAN



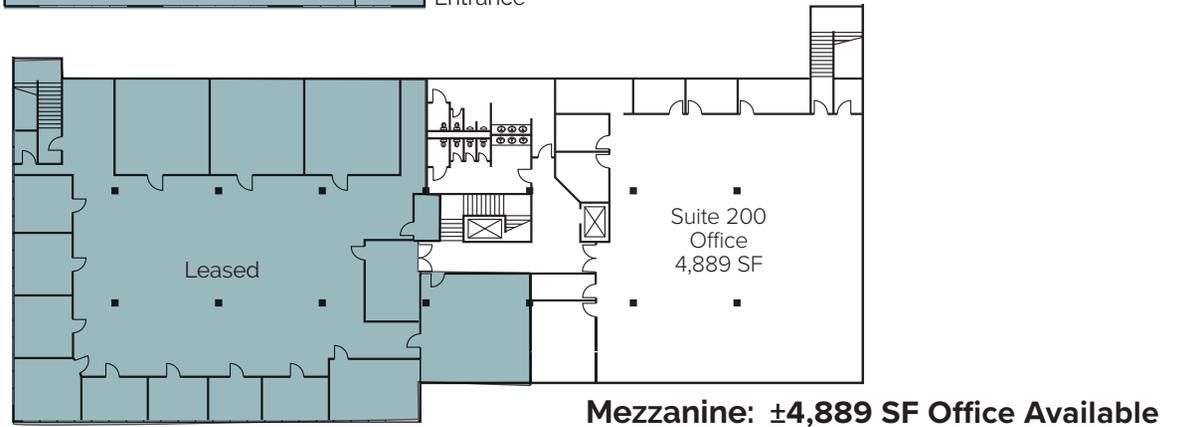
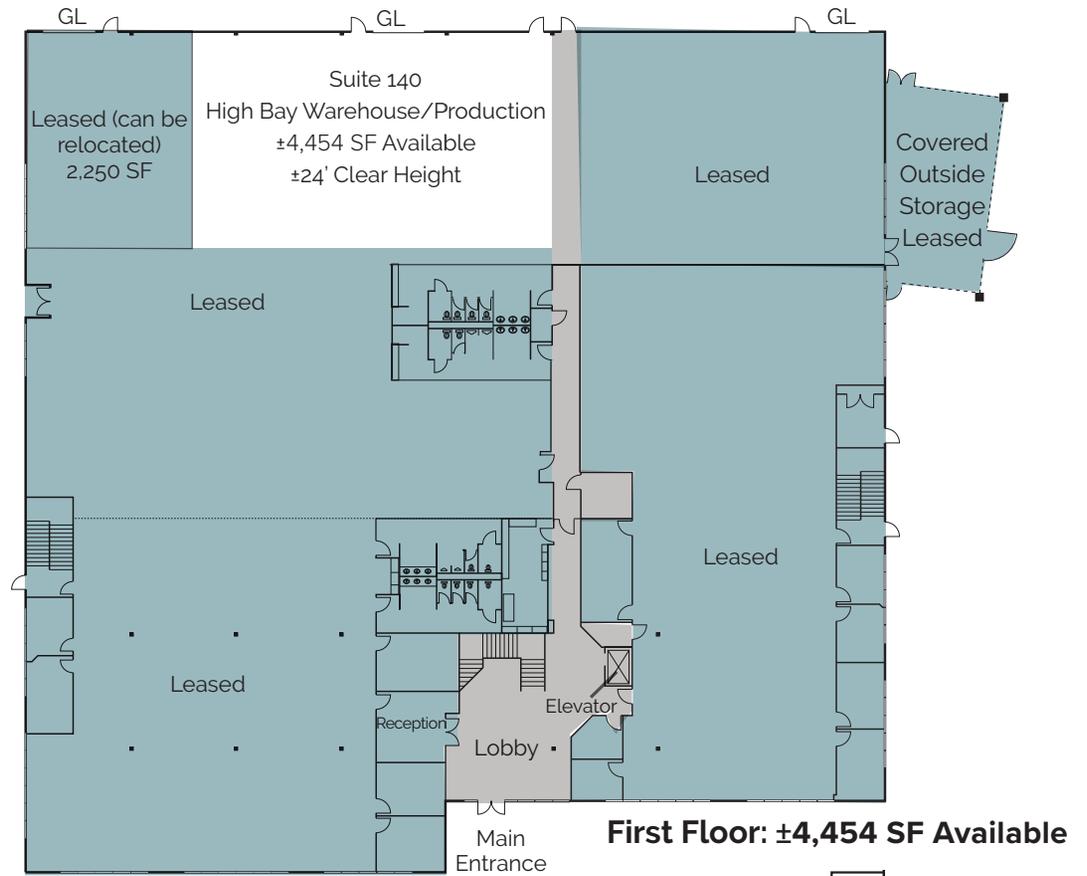
GL - Grade Level Loading Door
 *Not to Scale



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PROPOSED PLAN



GL - Grade Level Loading Door

*Not to Scale

AMENITIES MAP

RANCHO SANTA FE

45 RANCH

RANCHO BERNARDO



I-15 FREEWAY



CAMINO DEL NORTE

CARMEL MOUNTAIN ROAD

CARMEL MOUNTAIN RANCH



CAMINO DEL NORTE



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