



# Torrey Pines Business Park II

4030 - 4060 SORRENTO VALLEY BLVD

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**AVAILABLE FOR LEASE**  
±3,213 SF R&D/LIGHT INDUSTRIAL/HVAC WAREHOUSE

**CBRE**

# Torrey Pines Business Park II

## PROPERTY FEATURES

- ±72,981 SF, four-building Industrial R&D/light industrial project
- One of the few remaining R&D/light industrial projects in Sorrento Valley
- ±14' - 18' (varies by building)
- Grade level loading doors, exterior dock well
- Heavy power
- Parking ratio 2.32/1,000 SF
- Mature landscaping and good curb appeal
- Flexibility to accommodate different uses
- Superior location with immediate access to I-5 and I-805 freeways



# 4040 Sorrento Valley Blvd

## As-Built Floor Plan

### SUITES G-H



±3,213 SF Available for lease



±20% Office & 80% HVAC warehouse



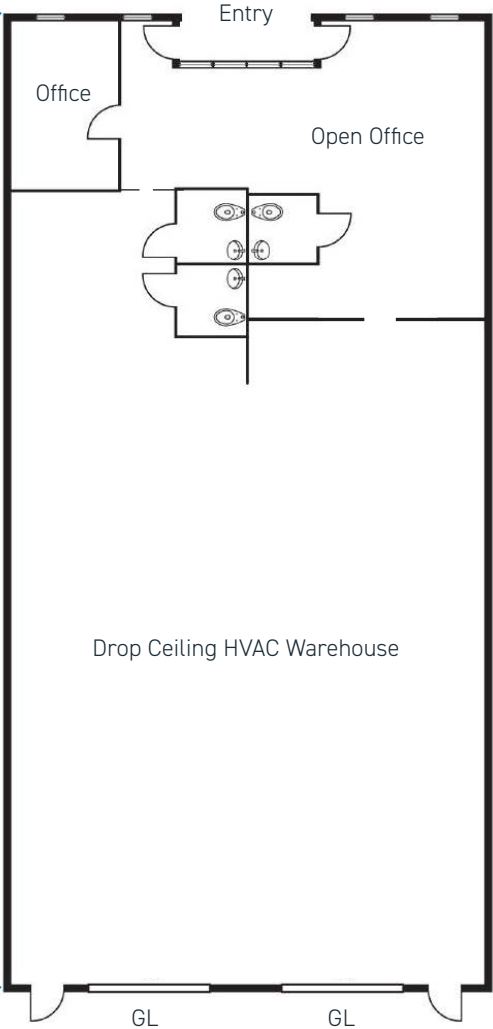
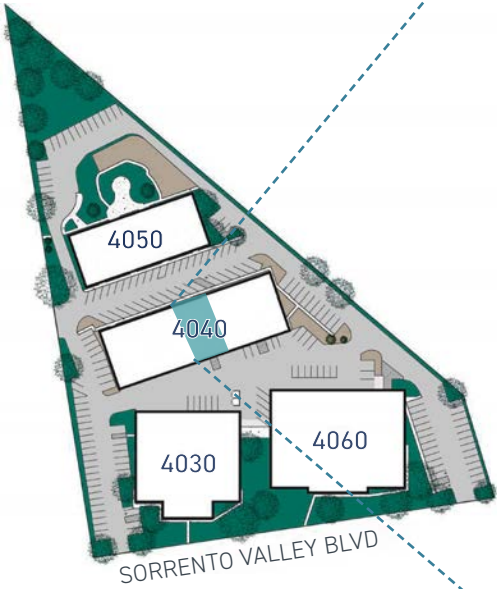
(2) Grade level loading doors



Available immediately



\$1.75/SF/Mo. Net of Expenses  
(NNN's = \$.36/SF/Mo.)



GL - Grade level loading door

\*Not to scale



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## CENTRAL CONVENIENCE



### 5 MINUTES

I-5, I-805, Hwy 56,  
 Sorrento Mesa,  
 UTC, Miramar



### 15 MINUTES

Hwy 52, Hwy 163,  
 & I-15, Kearny  
 Mesa, La Jolla,  
 Scripps Ranch



### 30 MINUTES

I-8, Mission Valley,  
 Poway, Rancho  
 Bernardo, San  
 Diego Int'l Airport



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