



Torrey Pines Business Park II

4030 - 4060 SORRENTO VALLEY BLVD

SORRENTO VALLEY BLVD

AVAILABLE FOR LEASE
±3,213 - 11,700 SF SF R&D/LIGHT INDUSTRIAL/WAREHOUSE



Torrey Pines Business Park II

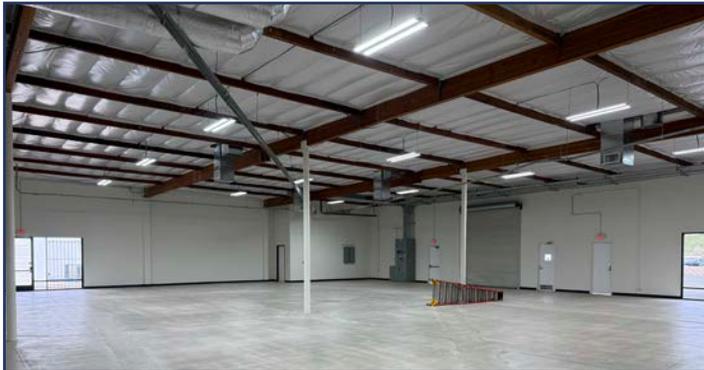
PROPERTY FEATURES

- ±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



4060 Sorrento Valley Blvd

SUITE B | SPEC IMPROVEMENTS JUST COMPLETED!



±11,700 SF Available for lease
(half of freestanding building)



Approx. 45% office / 55%
warehouse



100% Climate controlled
warehouse



(1) Grade level loading door, (1)
grade level knockout, & shared dock
well with (1) knockout panel



Heavy power: 800 Amps of 120/208v
existing with an **additional** 600 Amps
of 277/480v available (Tenant to
verify)



Frontage along Sorrento Valley Blvd



Available immediately

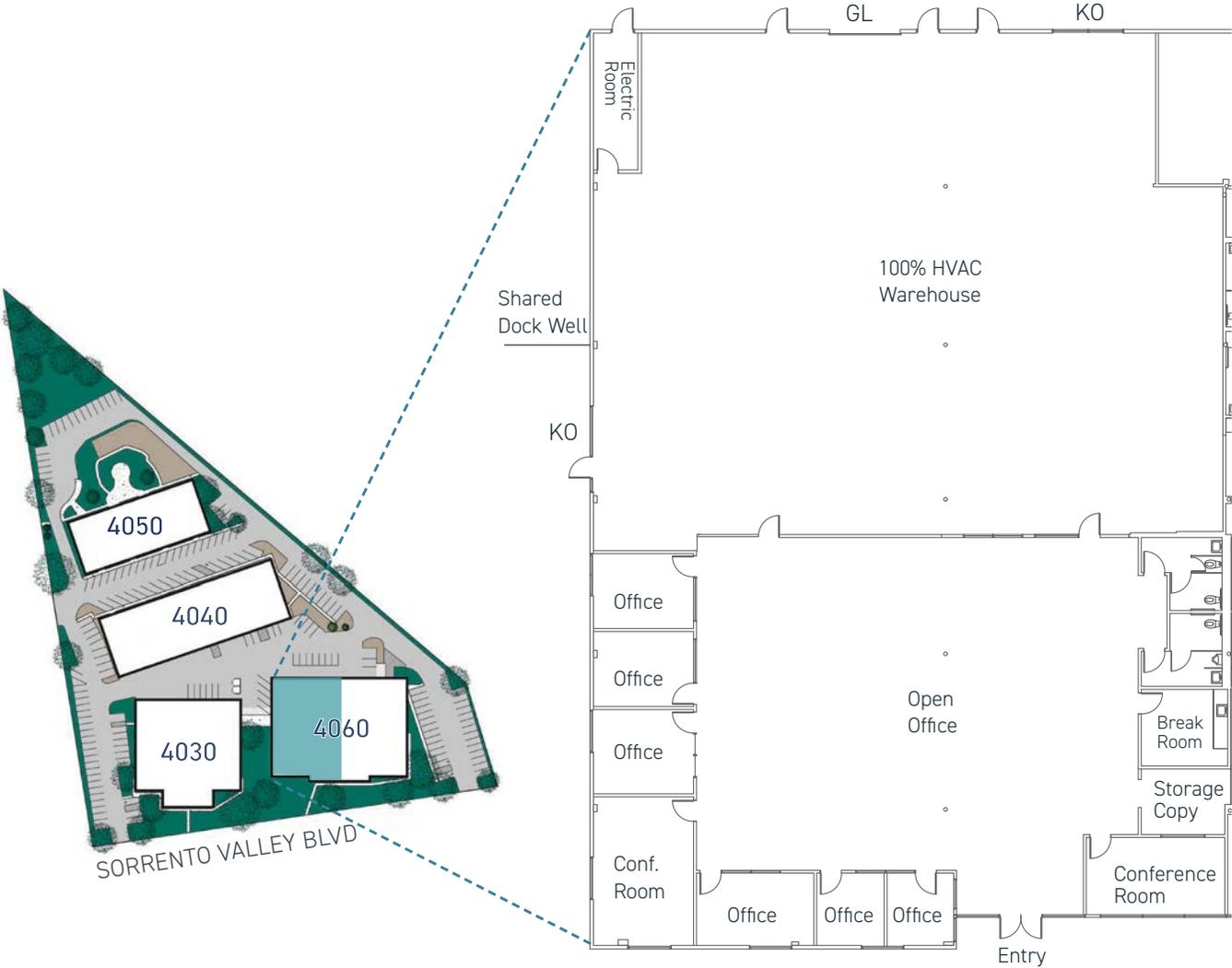


\$1.75/SF/Mo. Net of Expenses
(NNN's = \$.36/SF/Mo.)

4060 Sorrento Valley Blvd

As-Built Floor Plan

SUITE B | SPEC IMPROVEMENTS JUST COMPLETED!



DH - Dock high loading door
GL - Grade level loading door
KO - Knock out panel

*Not to scale

4040 Sorrento Valley Blvd

As-Built Floor Plan

SUITES G-H



±3,213 SF Available for lease



±20% Office & 80% HVAC warehouse



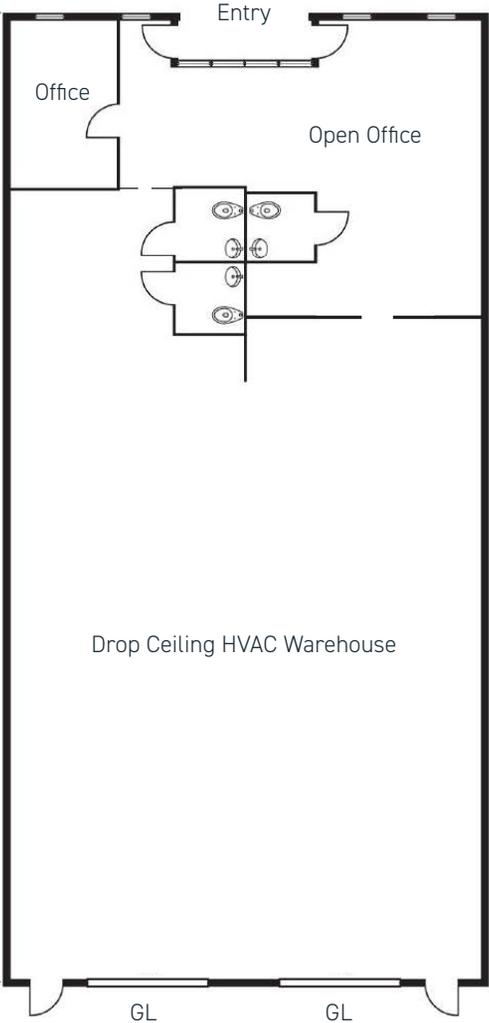
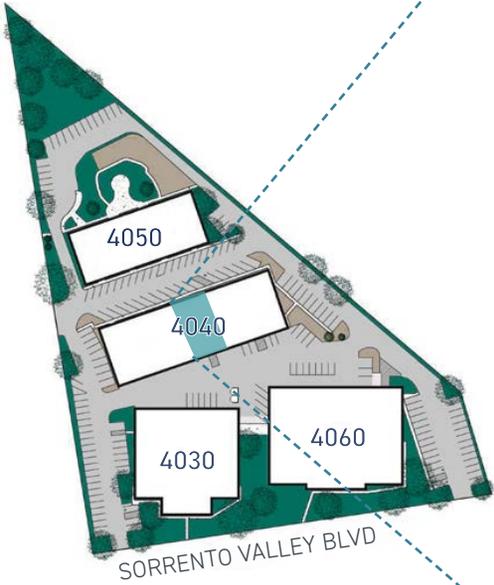
(2) Grade level loading doors



Available immediately



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

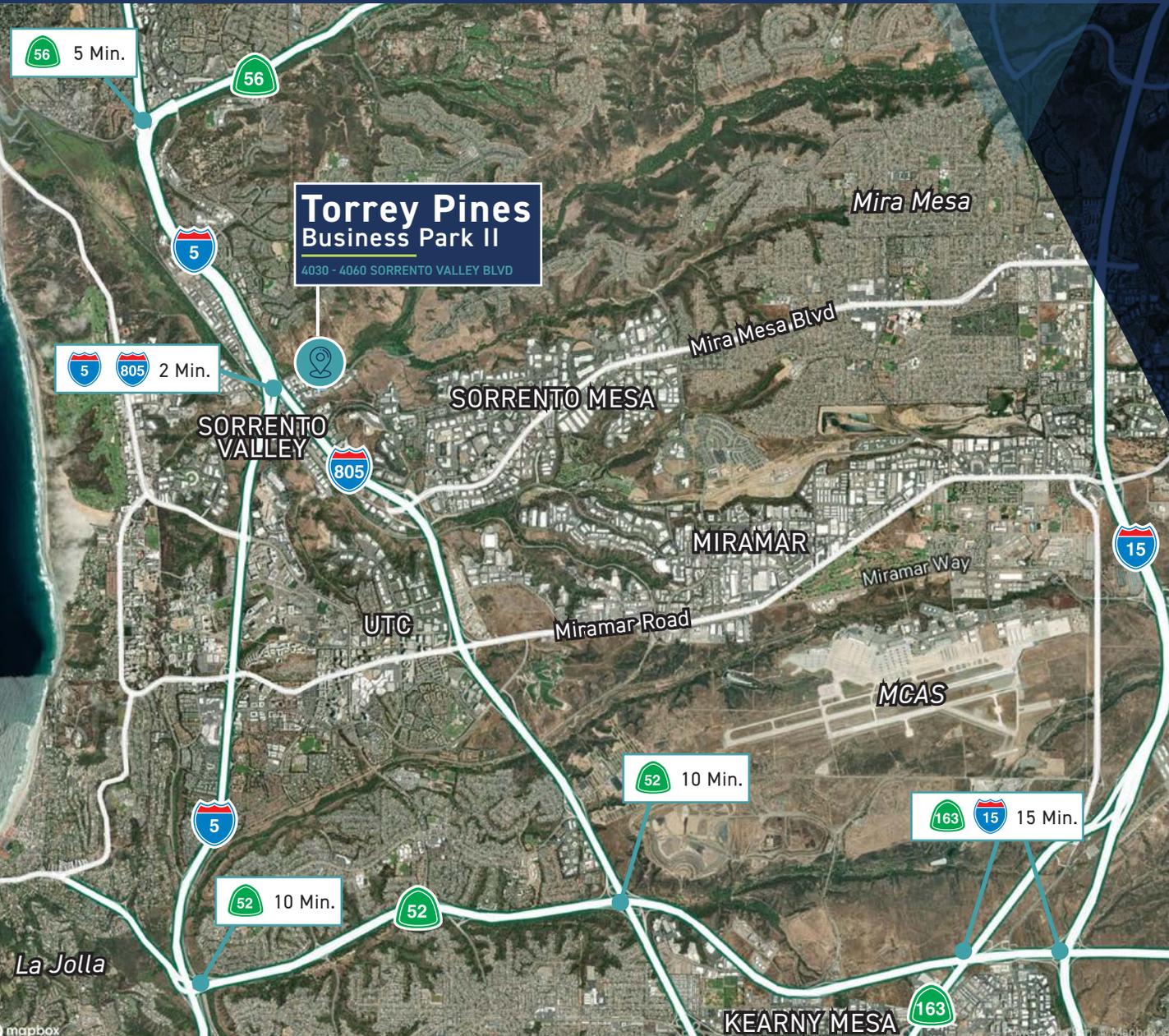


GL - Grade level loading door

*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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