

AVAILABLE FOR LEASE 97,000 SF (Divisible)
Potential For Fenced Secure Yard



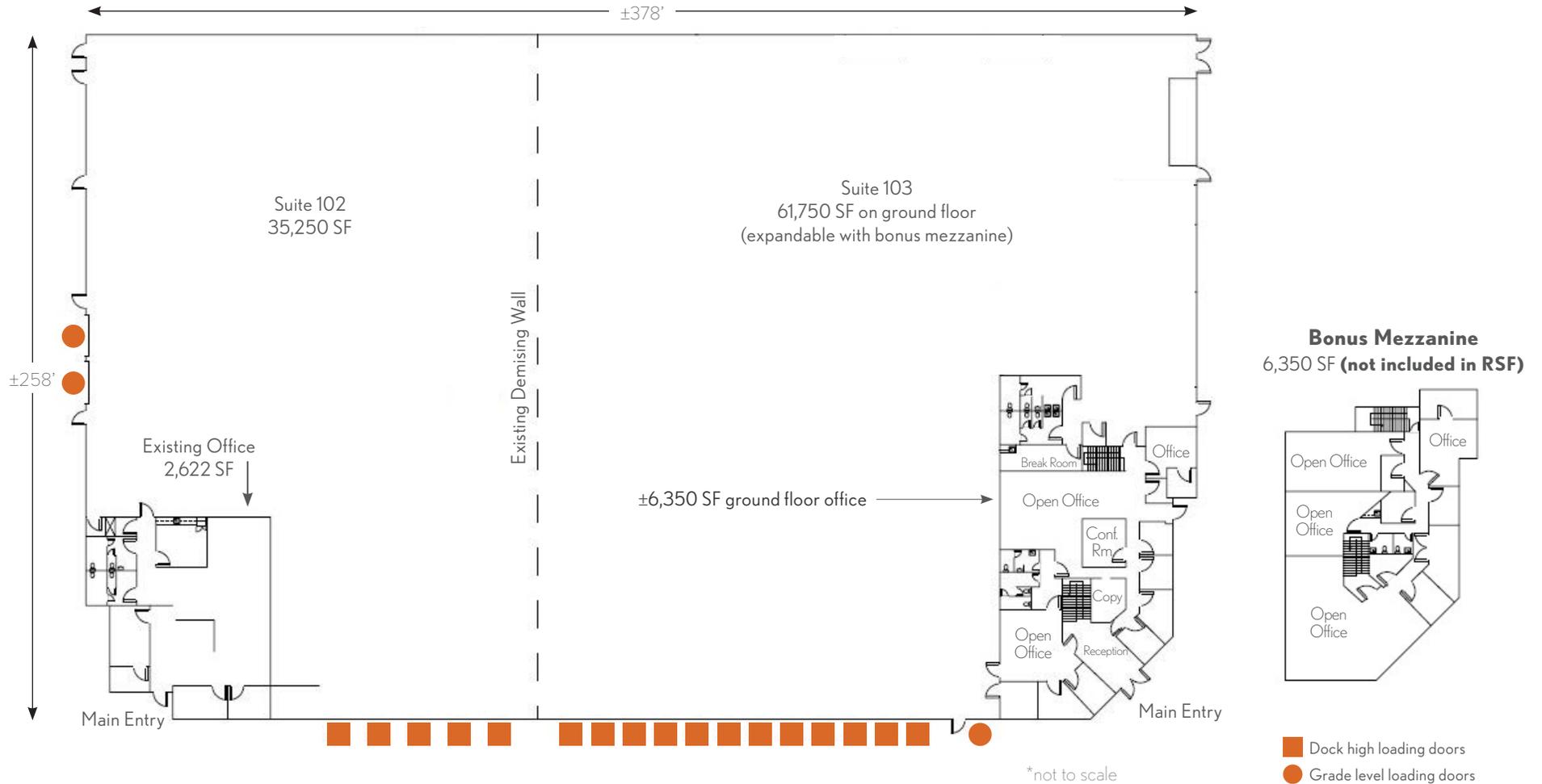
Carmel Mountain Ranch

DISTRIBUTION CENTER

12270 - 12310 World Trade Drive, San Diego, CA 92128



AS-BUILT FLOOR PLAN



Suites 102 - 103



97,000 SF (Expandable with mezzanine & Divisible to 35,250 SF)



8,972 SF ground floor office + 6,350 SF bonus mezzanine office = total office up to 15,322SF



±26' - 30' clear height



(17) dock high loading doors



(3) grade level loading doors



Heavy power



±60' x 50' Typical column spacing



ESFR fire sprinklers



Potential for fenced secure yard



±1.2/1,000 SF parking ratio (Expandable)



Suite 102 Available April 1, 2026
Suite 103 Available immediately



Call Broker (NNN's = \$.36/SF)

SITE PLAN



PROPERTY FEATURES



- » 23.7 acre / 328,607 SF master planned industrial park
- » Concrete truck courts - 180' turning radius typical
- » ESFR fire sprinklers in both larger buildings
- » Clear height varies by building from 30' / 24' / 20'
- » 1.2 - 2.8/1,000 SF parking ratio
- » 9' x 10' dock doors & 12' x 14' grade level loading doors typical
- » 4' x 8' skylights (2% of floor area typical)
- » Fiber optic connectivity
- » High image concrete tilt-up construction
- » Excellent access to Interstate 15 via Carmel Mountain Road and Camino del Norte
- » Corporate Neighbors include Home Depot, Costco, NV5, Cymer, Petco HQ, and Northrop Grumman
- » Local property management
- » Professionally designed and maintained landscaping
- » Strong Institutional Ownership
- » IL-2-1 zoning

AMENITIES AERIAL



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1. CARMEL MOUNTAIN GATEWAY PLAZA

Baskin Robbins, Best Pizza & Brew, BevMol, F45, Good Feet Store, Kung Fu tea, Party City, Ulta, Urban Thai Kitchen

2. THE COURTYARD AT CARMEL MOUNTAIN RANCH

Best Buy, China Fun, Chipotle, Chroma Nails, Dentist, California Fish Grill, Kabab Shop, Lens Crafters, Staples, Petco, Sleep Number, Staples, Starbucks, TJ Maxx, Vetco Total Care

3. CARMEL MOUNTAIN PLAZA

Angelika Film Center & Cafe, Baked Bear, Broken Yolk, California Pizza Kitchen, Coamerica Bank, Carmel Plaza Dental Center, Chick-Fil-A, Contract Carpet, Dick's Sporting Goods, Jade Beauty, Jamba Juice, Joelle's Salon, Marshalls, Mattress Firm, Mission Federal, Nothing Bundt Cakes, Saki Saki Sushi, Sim Sim, SAS Shoemakers, Sprouts, Wavelines, Taco Bell, Which Wich

4. PRICE PLAZA

Costco, Dentist, Islands, Panda Express, San Diego County Credit Union

5. CARMEL MOUNTAIN TOWN CENTER

Athleta, Bank of America, Boto Sushi, Chase, Chico's, Dairy Queen, Hallmark, Empire Beauty, El Pollo Loco, Flippin' Pizza, GameStop, iTan, L&L Hawaiian, McDonald's, Nektar, Perlman Clinic, Ralph's, Rite Aid, Sherwin Williams, Starbucks, Supercuts, Trade Joe's, Union Bank, UPS Store, Wells Fargo

6. CITY OF SAN DIEGO PUBLIC LIBRARY

7. **BAY CLUB** with 8 outdoor tennis courts, 3 swimming pools, and Fitness Center

8. U.S. POST OFFICE

9. SCRIPPS CLINIC

10. SONESTA ES SUITES 118 rooms

11. TARGET/ALBERTSONS SHOPPING CENTER

Carl's Jr., Mobil, Starbucks, Pancake House, Pot Pie Diner, Outback, Coldstone

12. HOME DEPOT

Carmel Mountain Ranch

DISTRIBUTION CENTER

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