



DELIVERING Q2 2027



9323 BALBOA AVE | SAN DIEGO, CA

±177,551 SF INDUSTRIAL DEVELOPMENT AVAILABLE

KEARNY MESA'S NEWEST PREMIER WAREHOUSE DISTRIBUTION FACILITY





AVAILABLE

±177,551 SF newly constructed freestanding industrial building (±166,734 SF warehouse / ±10,817 SF office)



AMPLE POWER

4,000 Amps @ 277/480v
3-phase capacity



PARKING

208 parking stalls
11 EV charging stalls (future EV conversion for an additional 44 charging stalls)



LAND AREA

±7.60 Acres
±331,266 SF



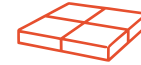
24 DOCK HIGH LOADING DOORS

4 pit levelers, 20 edge of docks (9'x10')



±36'

Clear Height



WAREHOUSE SLAB

6.5" Thick, 4,000 PSI
Expanded joint, steel fiber slab



AVAILABILITY

2nd Quarter
2027



2 GRADE LEVEL LOADING DOORS

with ramp (12'x14')



ESFR

K-25 sprinklers



GAS

Available in the street



LEASE RATE

Call Brokers
NNN's = \$0.37/SF/Mo.



SOLAR

PV DC System Size: 200 kWPV
AC System Size: 160 kW
Estimated Annual Production: 310,000 kWh

Rexford will provide the solar production energy at 5% reduced rate compared to the utility energy.

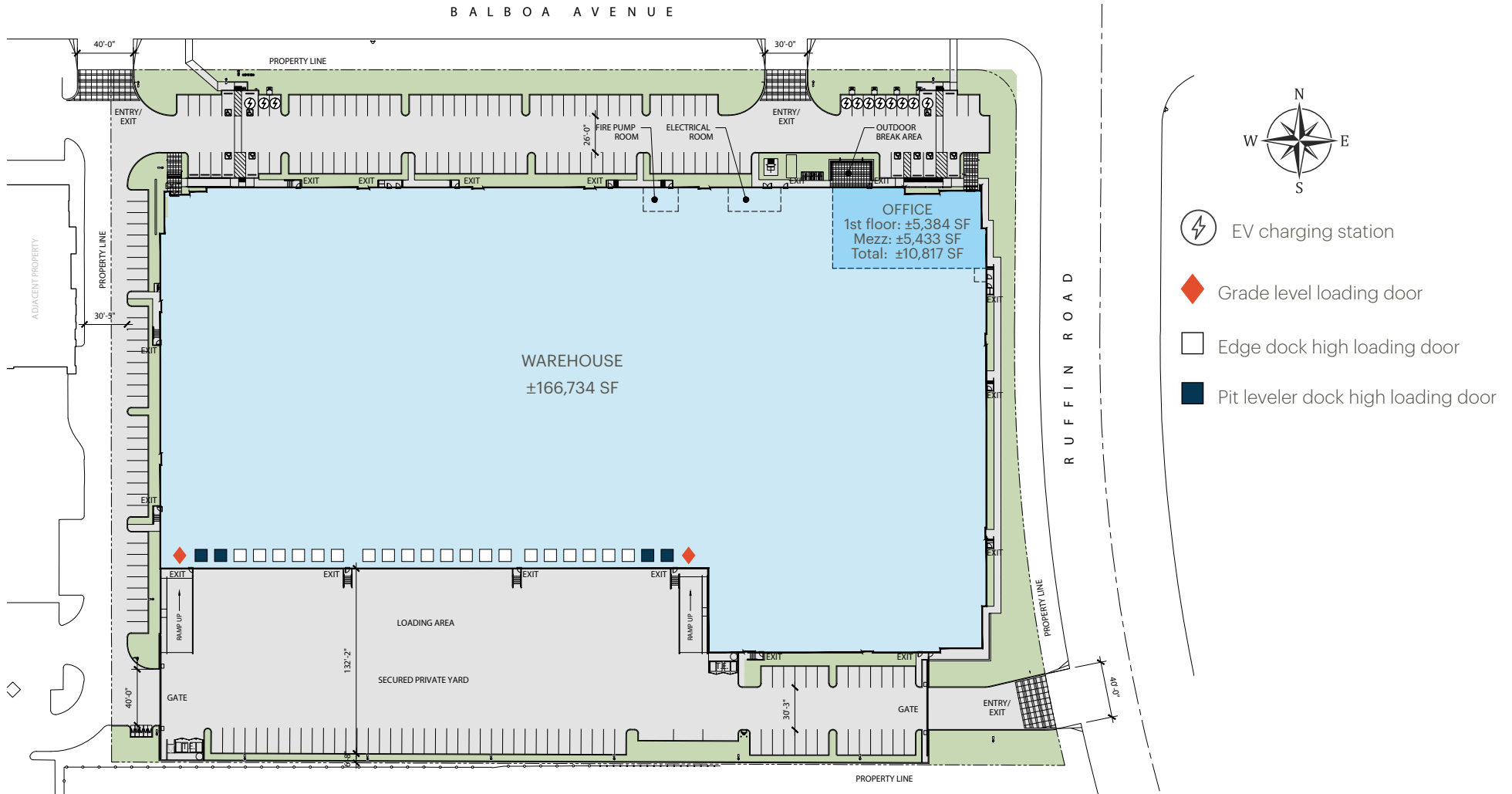
Rexford will also provide all the capital & oversight to design, install & maintain the system at no additional cost to the tenant.



Newly constructed industrial building efficiently designed to accommodate a variety of users and provide maximum function, flexibility and prominent corporate identity.



- HVLS fans
- Touchless plumbing fixtures
- Electrical outlets at each dock high loading door
- Negative ion generators & UV lights on office HVAC system
- Thermostats & timers on warehouse exhaust fans for night flushing of warehouse
- LED lighting throughout with motion sensors
- Water bottle filling station
- EV chargers
- TPO roofing with high solar reflectivity value
- 100% site paving in concrete
- Outdoor break area
- Native drought tolerant landscape all on drip system
- Shower in office

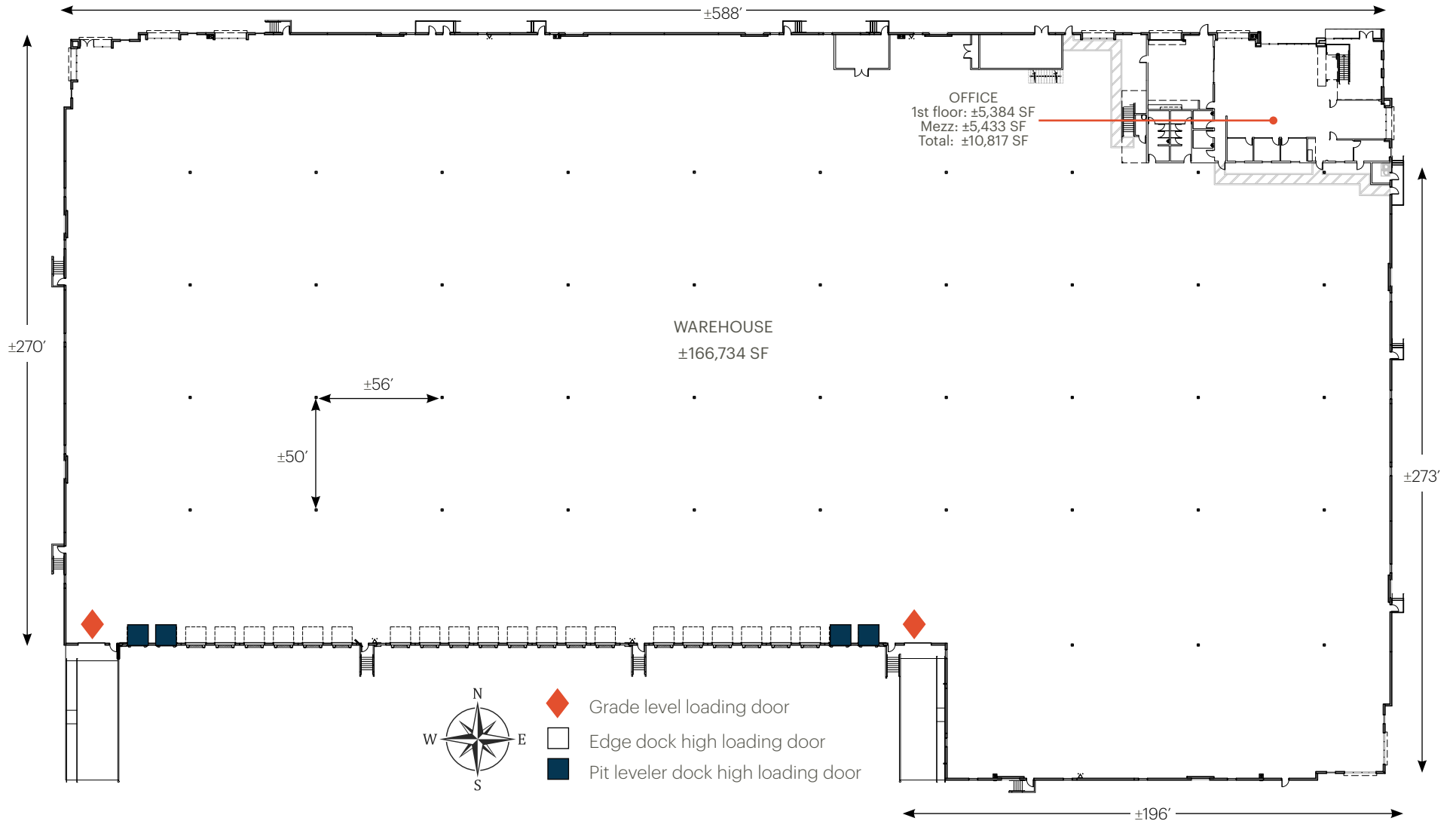


WAREHOUSE
± 166,734 SF

OFFICE
± 10,817 SF

TOTAL
± 177,551 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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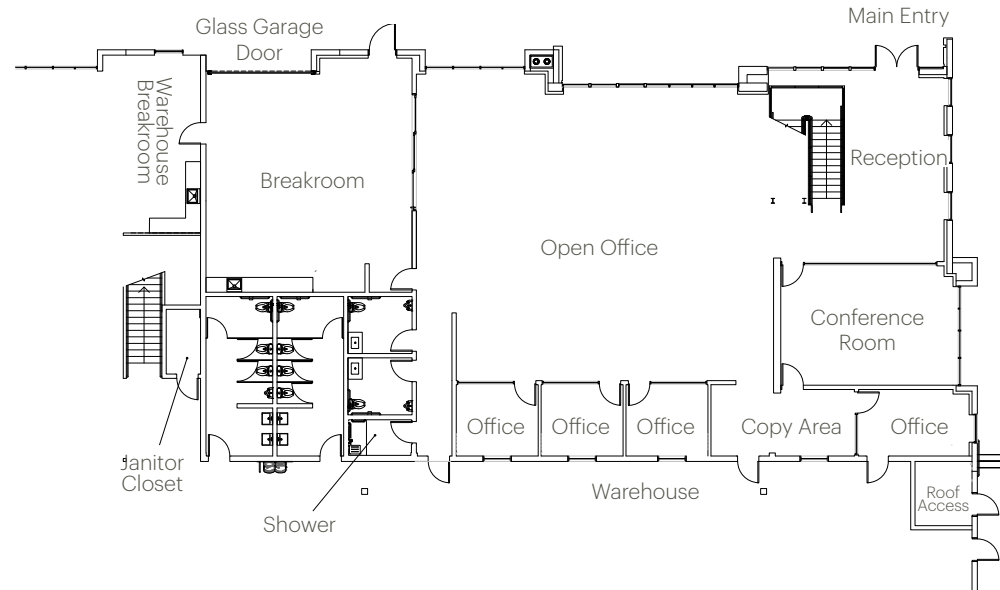
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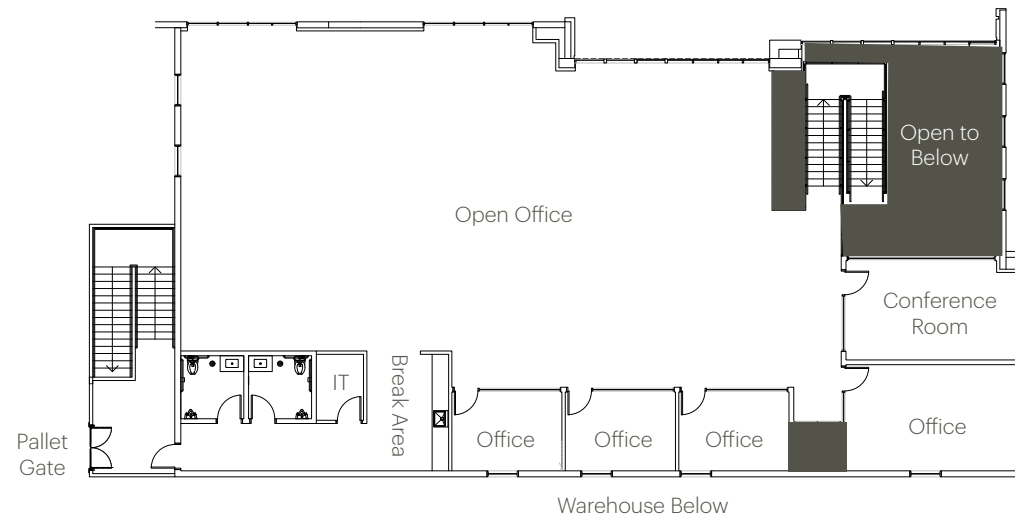
GROUND FLOOR OFFICE

± 5,384 SF



MEZZANINE OFFICE

± 5,433 SF



TOTAL OFFICE

± 10,817 SF

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Montgomery-Gibbs Executive Airport

2.7 Miles

San Diego International Airport

11 Miles

Brown Field Municipal Airport

23 Miles



Port of San Diego

11 Miles

Port of Long Beach

110 Miles

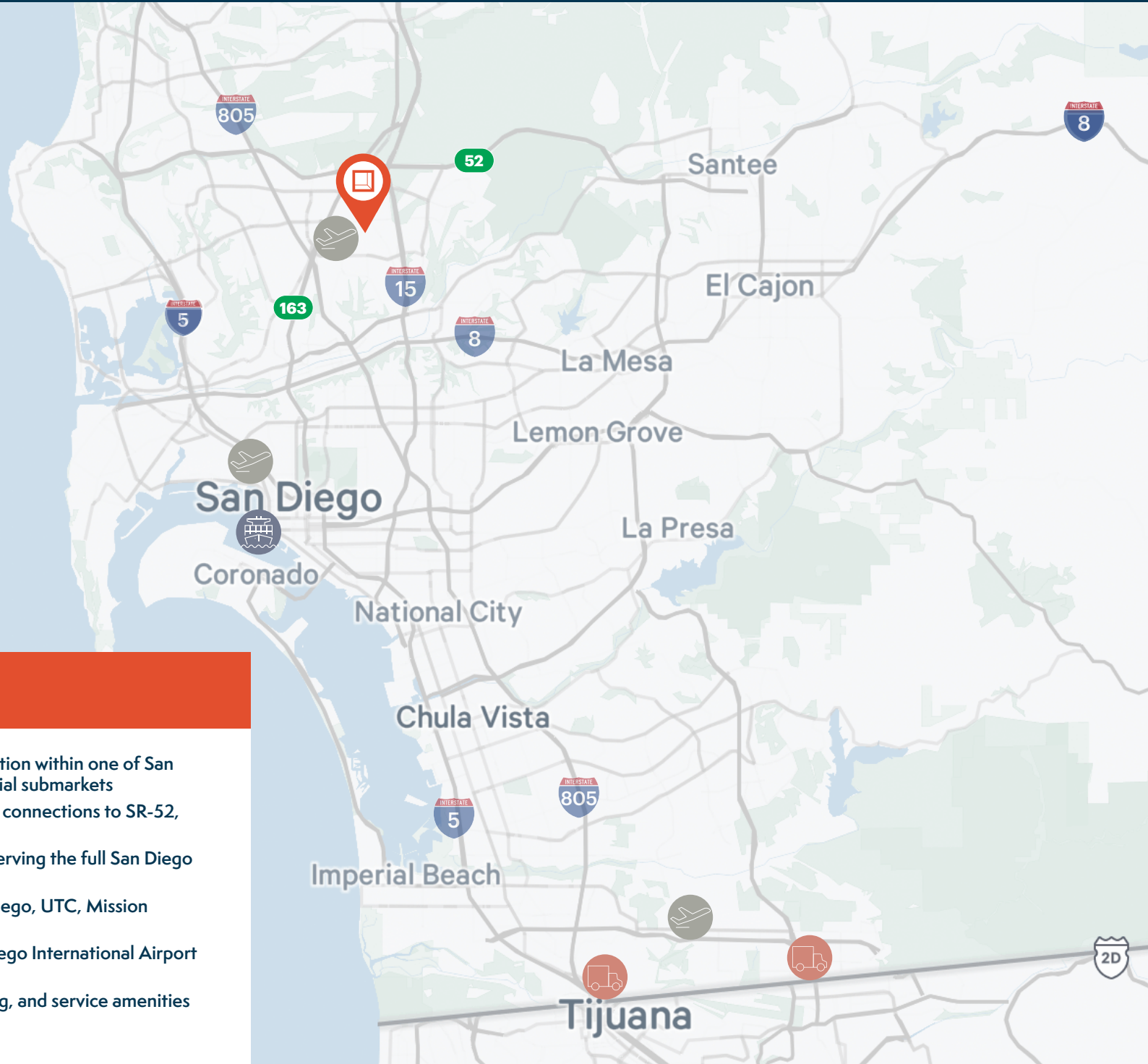


San Ysidro Port of Entry

23 Miles

Otay Mesa Port of Entry

28 Miles



Location Highlights

- Central Kearny Mesa / Miramar location within one of San Diego's most in-demand infill industrial submarkets
- Immediate access to I-805 with easy connections to SR-52, SR-163, I-5, and I-15
- Ideal last-mile distribution location serving the full San Diego metro area
- Close proximity to Downtown San Diego, UTC, Mission Valley, and Sorrento Valley
- Approximately 20 minutes to San Diego International Airport and the Port of San Diego
- Surrounded by abundant retail, dining, and service amenities along Balboa Ave and Convoy Street



**Rexford
Industrial**

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