



Sorrento Vista Industrial Park

5950-6060 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

AVAILABLE FOR LEASE

±38,669 - 46,800 SF High-Image Industrial Warehouse Spaces

CBRE

Project Features



Part of a ±234,112 SF two-building project



Glass store fronts



Strong Institutional Ownership



Ample truck staging and turn-around, concrete aprons



Multiple fiber optic providers in close proximity



Built in 1997



±24' Clear height



Excellent freeway access at Mira Mesa Blvd. & Miramar Rd.



IL-2-1 Zoning



ESFR fire sprinklers



Prime distribution location minutes from Interstate 5, 15 & 805



Potential for fenced / secure parking



Site Plan



As-Built Floor Plan

5950 NANCY RIDGE DRIVE
SUITE 500



±46,800 SF End unit (35% office,
balance warehouse)



±17,300 SF Office (first floor ±11,200
SF & mezzanine ±6,100 SF) - Can
remove excess office



±24' Clear height



13 Dock high loading doors
(9' x 10')



1 Grade level loading door (12' x 14')
+ 2 additional doors covered / glassed
in. Office area can be removed and
grade doors made functional (2 doors)



±60' x 56' Column spacing



800 Amps, 277/480v, 3-phase -
expandable up to 2,600 Amps
(tenant to verify)



Potential for fenced and
secured parking

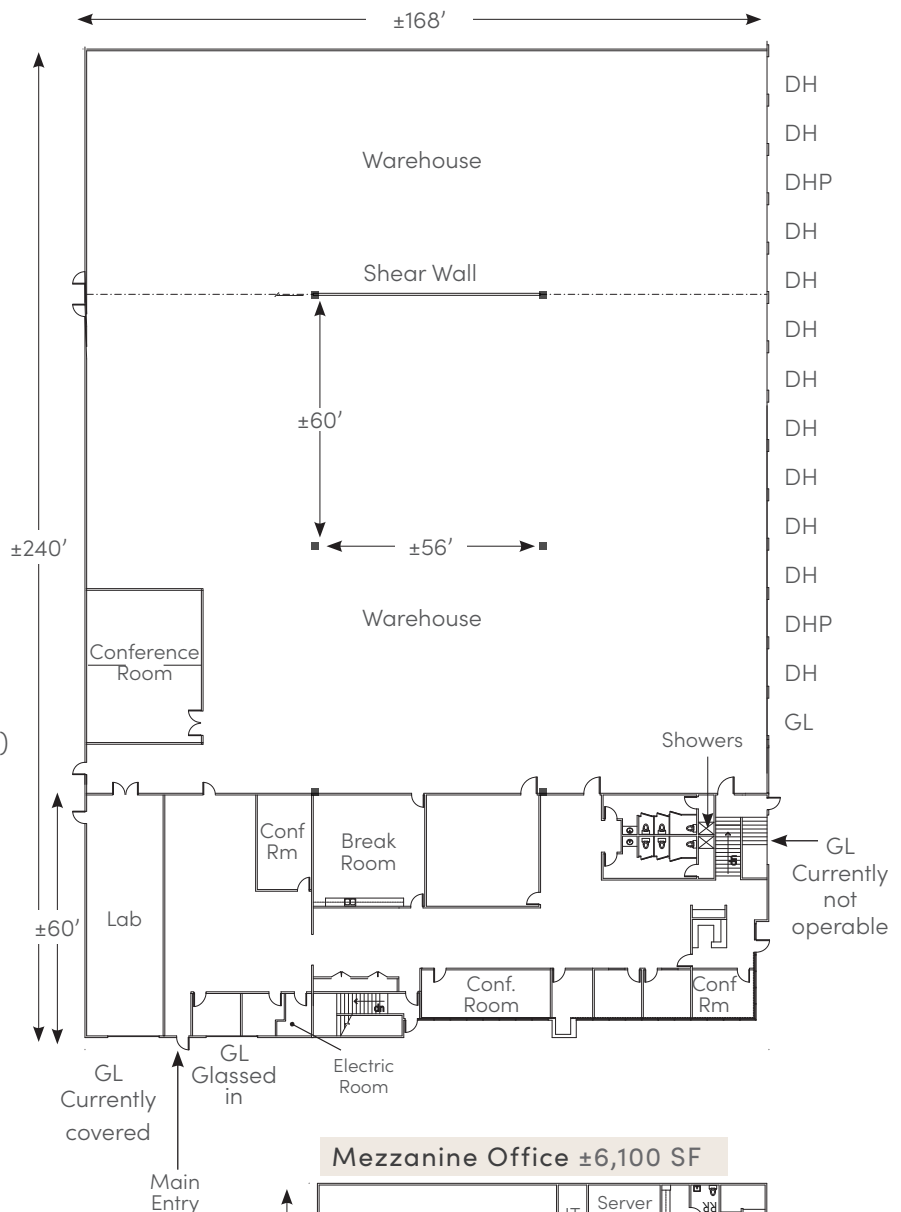


1.36/1,000 SF parking ratio

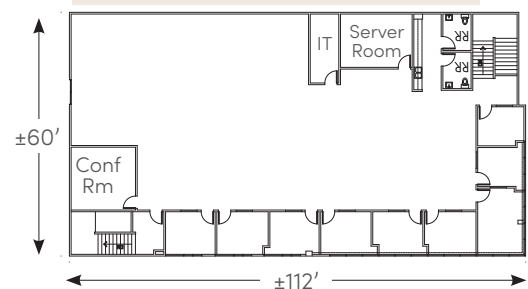


Available January 1, 2027

First Floor ±40,700 SF



Mezzanine Office ±6,100 SF



DH - Dock high loading door
DHP - Dock high loading door with pit leveler
GL - Grade level loading door

*not to scale

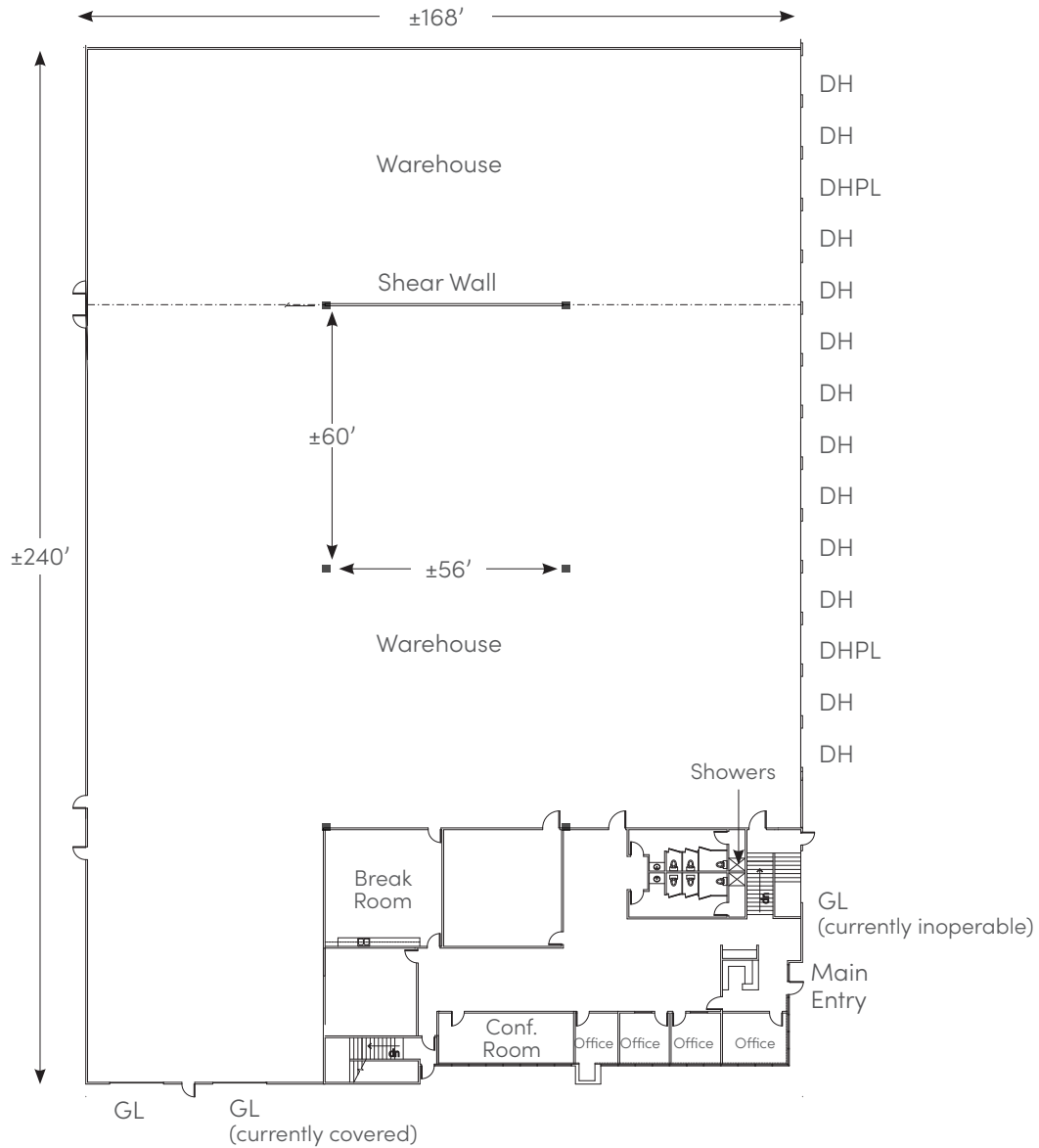
Proposed Floor Plan

5950 NANCY RIDGE DRIVE
SUITE 500



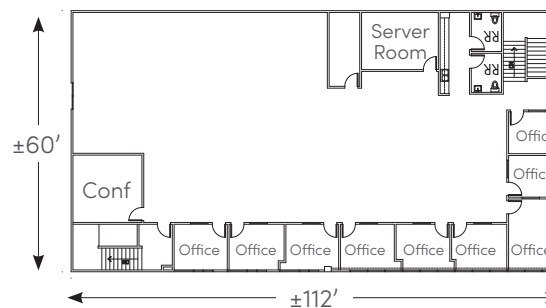
±46,800 SF End unit (25%
office, 75% warehouse)

First Floor ±40,700 SF



DH - Dock high loading door
DHPL - Dock high loading door with pit leveler
GL - Grade level loading door

Mezzanine Office ±6,100 SF



*not to scale

6060 NANCY RIDGE DRIVE SUITE 100



±38,669 SF End Unit fronting Nancy Ridge Dr



35% High end office, 20% GMP Lab/production, 45% warehouse (Can restore back to all warehouse)



±24' Clear height



10 Dock high loading doors (9' x 10')



1 Oversized grade level loading door (20' x 14')



±60' x 56' Column spacing



2,500 Amps, 277/480v, 3-phase (tenant to verify) + 300 KW Generator



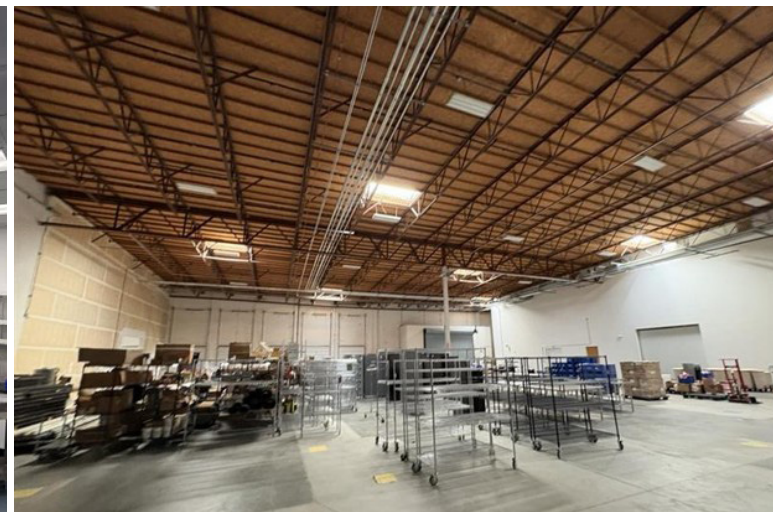
Showers



1.36/1,000 SF parking ratio



Available Immediately



6060 NANCY RIDGE DRIVE
SUITE 100

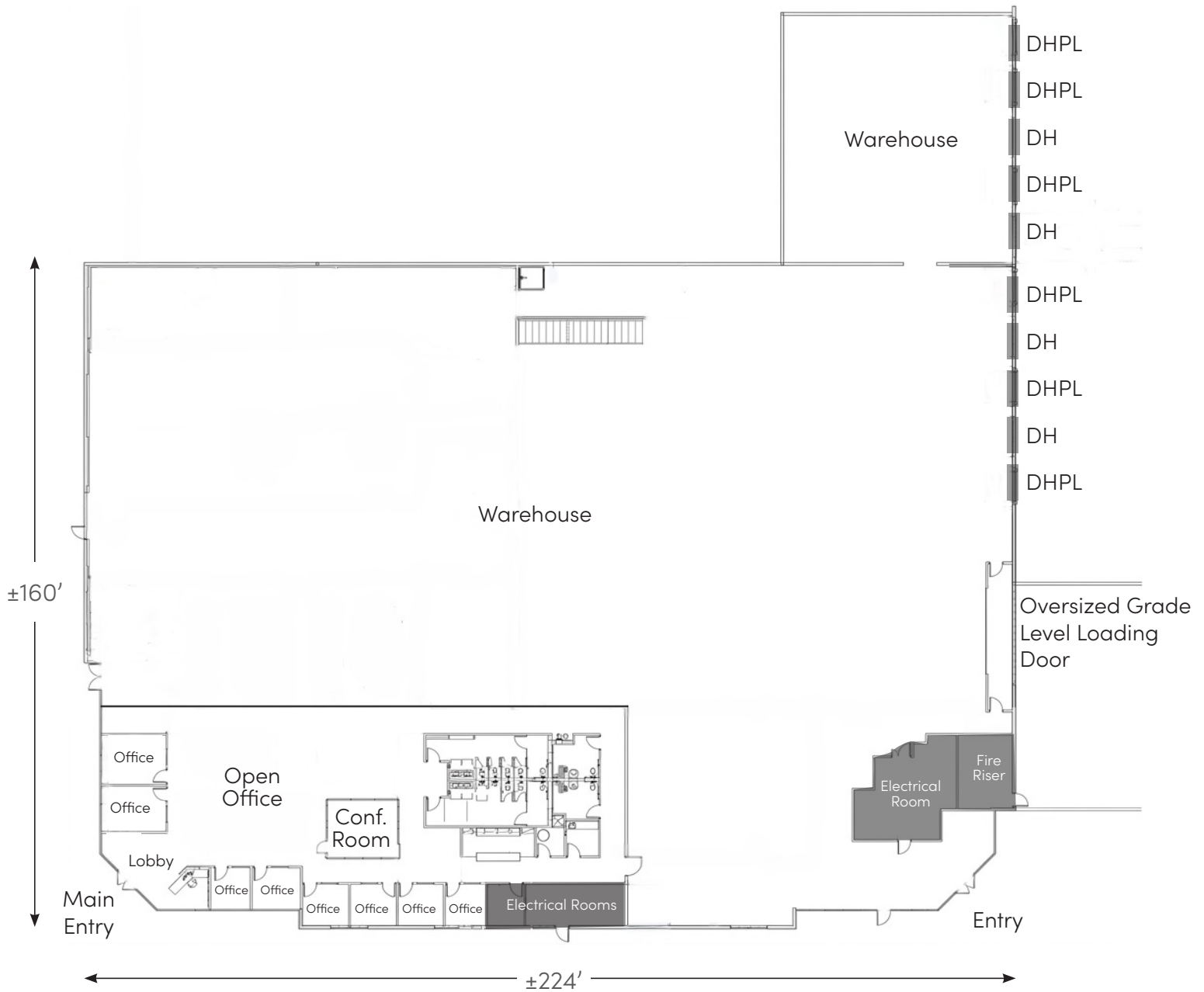


Office



Proposed Floor Plan

6060 NANCY RIDGE DRIVE
SUITE 100



*not to scale



DH - Dock high loading door
DHPL - Dock high loading door with pit leveler

Locator Map

Sorrento Vista Industrial Park

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SAN DIEGO, CA 92121



DRIVE TIMES

	2 MINS	LA JOLLA	20 MINS
	5 MINS	SAN DIEGO INT'L AIRPORT	20 MINS
	8 MINS	DOWNTOWN SAN DIEGO	21 MINS
	8 MINS	POWAY	28 MINS
UTC	8 MINS	US/MEXICO BORDER	29 MINS
DEL MAR	17 MINS	CARLSBAD	30 MINS
		ESCONDIDO	34 MINS
		SAN CLEMENTE	47 MINS

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CBRE

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