



Sorrento Vista Industrial Park

5950-6060 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

AVAILABLE FOR LEASE

±46,800 SF High-Image Industrial Warehouse Space

CBRE

Project Features



Part of a $\pm 234,112$ 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



$\pm 24'$ 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



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)



±24' Clear height



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



1 Grade level loading door (12' x 14')
+ 2 additional doors all 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 yard
and secured parking

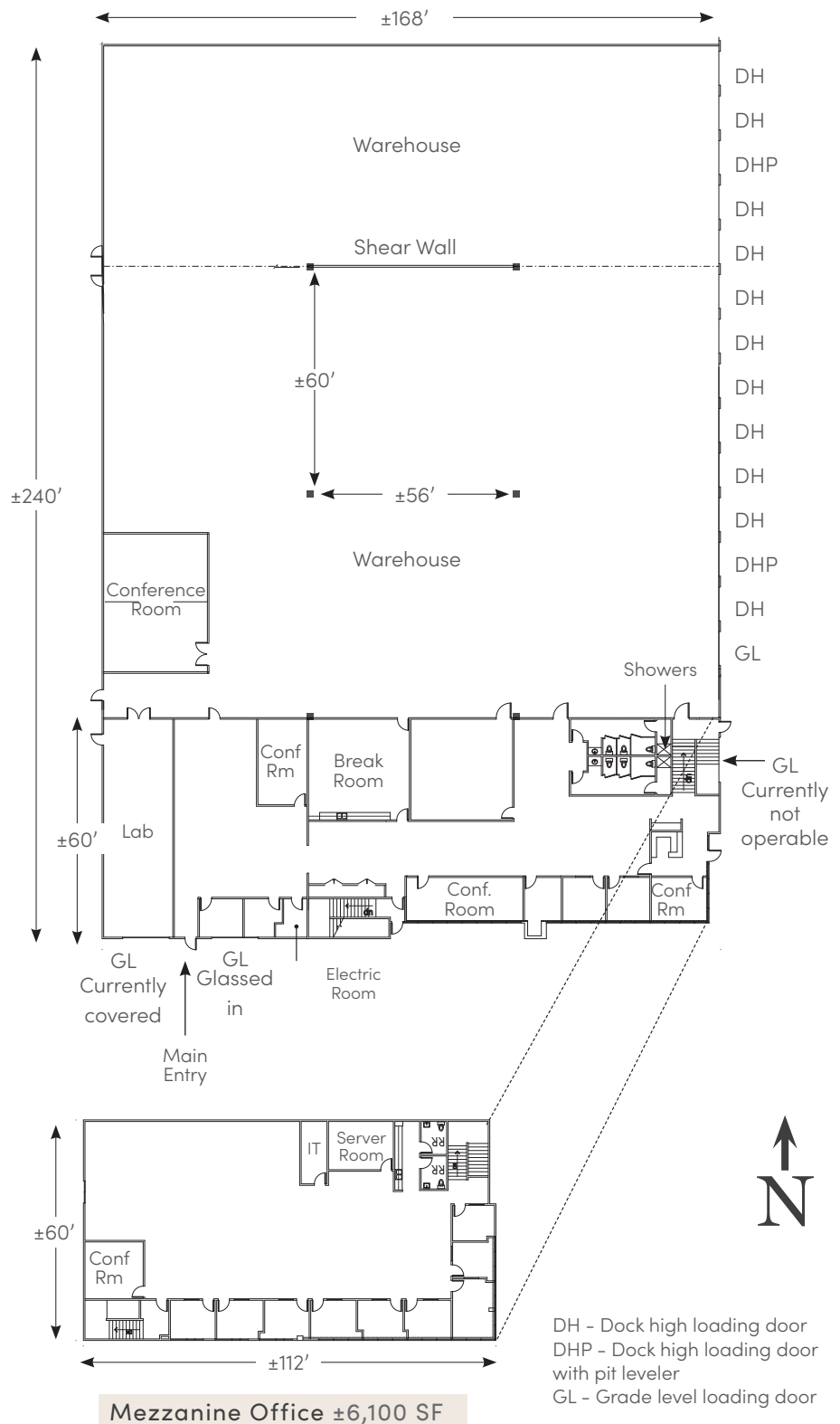


1.36/1,000 SF parking ratio



Available January 1, 2027

First Floor ±40,700 SF (±6,100 SF mezzanine office)



*not to scale

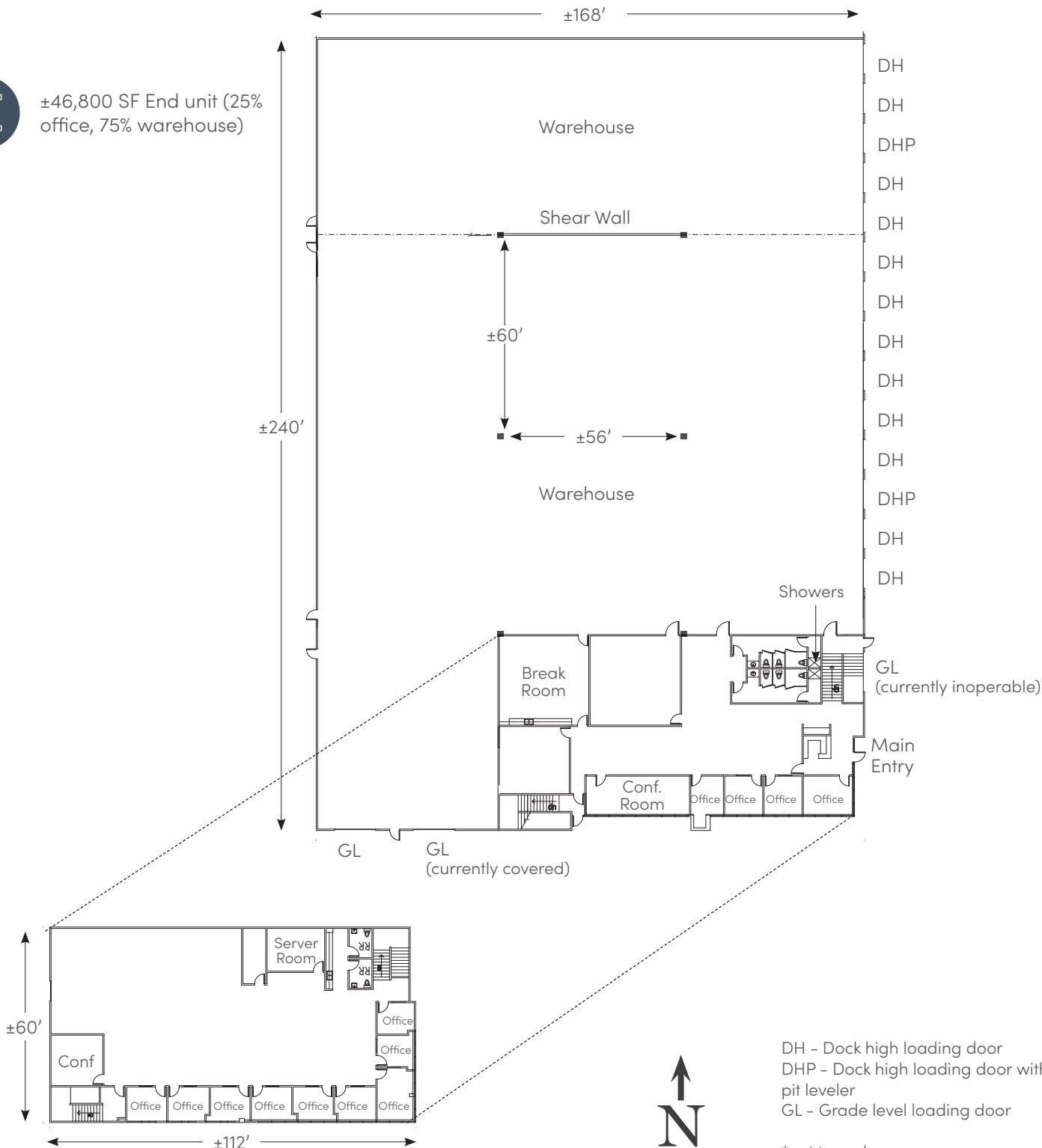
Proposed Floor Plan

5950 NANCY RIDGE DRIVE
SUITE 500



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

First Floor ±40,700 SF



Mezzanine Office ±6,100 SF

Locator Map

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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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