



RANCHO BERNARDO DISTRIBUTION CENTER

11035-11055 TECHNOLOGY PLACE
SAN DIEGO, CA 92127

**NEW LEASING
INCENTIVE PROGRAM!**

36-Month Term

Year 1: \$1.00/SF NNN

Year 2: \$1.20/SF NNN

Year 3: \$1.40/SF NNN

Suites 100-200

Suite 300

Suite 100

FOR LEASE 20,635 SF - 58,575 SF
with Dock High and Grade Level Loading Doors

LBA Logistics

CBRE



BERNARDO CENTER DRIVE

WEST BERNARDO DRIVE

TECHNOLOGY DRIVE

TECHNOLOGY PLACE



PROJECT FEATURES



Approximately 217,645 SF, three-building, warehouse/
distribution/manufacturing project



±22' - ±24' clear height



Dock high and oversized grade level loading doors



Typical door sizes: (±9'x11') dock high loading doors,
(±12'x15') grade level loading doors



Abundant skylights



Excellent truck access with full drive around capability



Parking ratio: 1.14/1,000 SF



Proximate to Interstate 15 and State Route 56



Fiber optic connectivity provided by AT&T & Cox (to be
confirmed by tenant)

CAMINO DEL NORTE

AVAILABILITY

NEW LEASING INCENTIVE PROGRAM!

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11035 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
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11045 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
100	29,555	First Year Rate \$1.00 NNN with 3-Year Deal	Vacant

11055 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
100 - 300 Freestanding Building	58,575	First Year Rate \$1.00 NNN with 3-Year Deal	Vacant
100 - 200 Contiguous to Suite 300	37,940	First Year Rate \$1.00 NNN with 3-Year Deal	Vacant
300 Contiguous to Suites 100 - 200	20,635	First Year Rate \$1.00 NNN with 3-Year Deal	Vacant





11035 TECHNOLOGY PLACE
50,689 SF



11045 TECHNOLOGY PLACE
108,381 SF



11055 TECHNOLOGY PLACE
58,575 SF

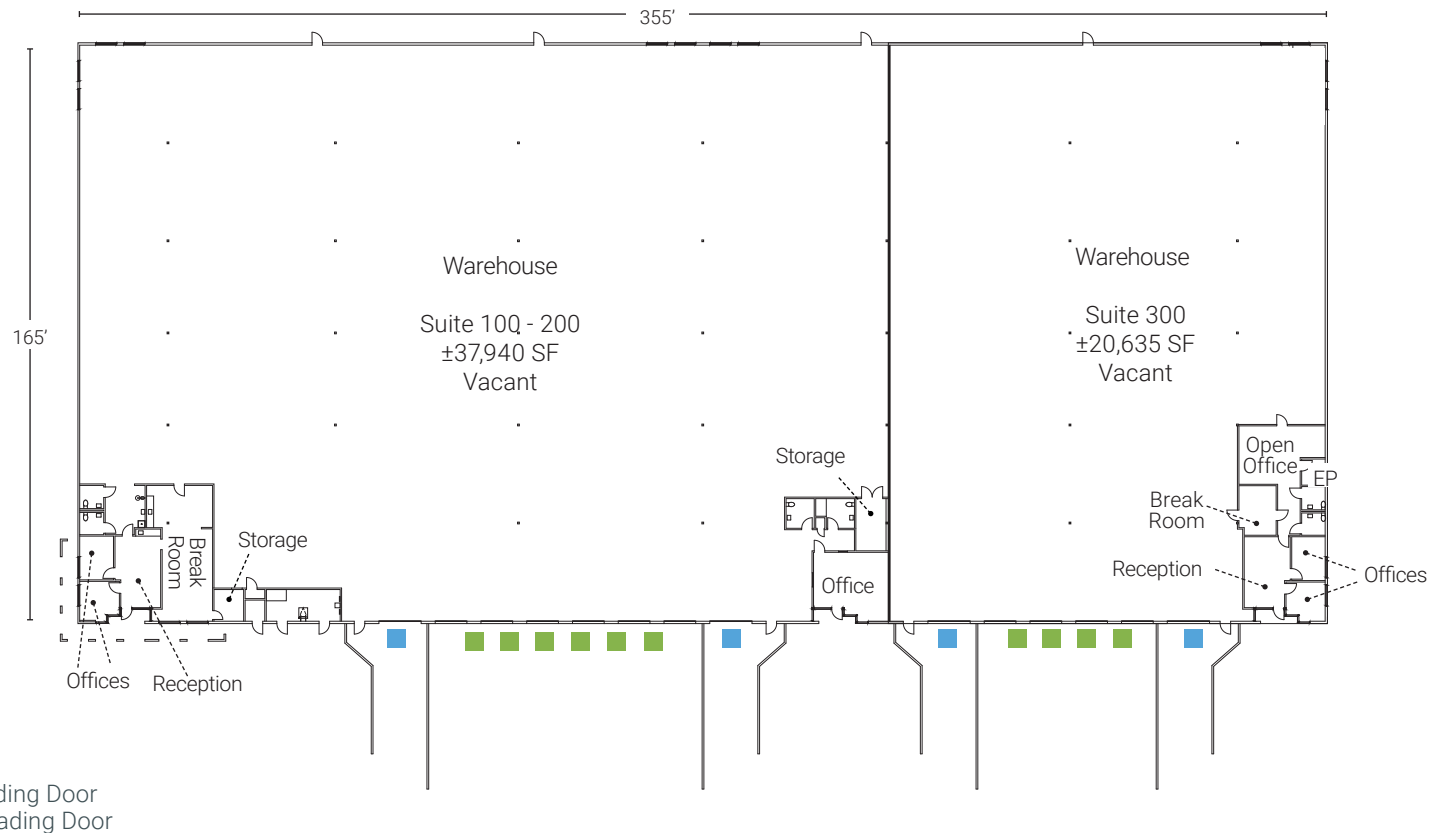




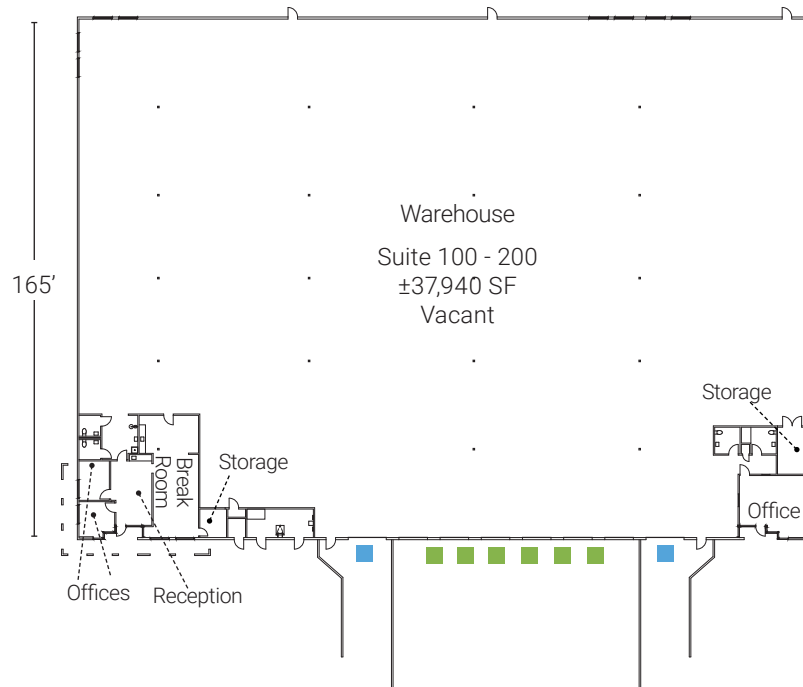
11055 TECHNOLOGY PLACE

SUITE 100 - 300

- » ±58,575 SF (freestanding building)
- » ±10% office/ 90% warehouse
- » 24' clear height
- » (10) dock high loading doors (± 9' x 11')
- » (4) oversized grade level loading door (± 12' x 15')
- » 1.14/1,000 SF parking ratio
- » Available immediately

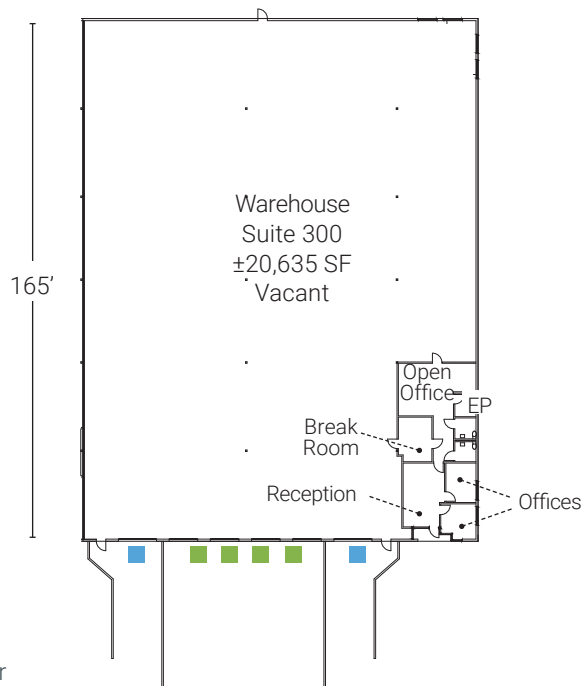


*not to scale



11055 TECHNOLOGY PLACE SUITE 100 - 200

- » ±37,940 SF (end unit)
- » ±10% office/ 90% warehouse
- » 24' clear height
- » (6) dock high loading doors (± 9' x 11')
- » (2) oversized grade level loading door (± 12' x 15')
- » 1.14/1,000 SF parking ratio
- » Contiguous to Suite 300 for entire ±59,107 SF freestanding building
- » Available immediately



11055 TECHNOLOGY PLACE SUITE 300

- » ±20,635 SF (end unit)
- » ±10% office/ 90% warehouse
- » 24' clear height
- » (4) dock high loading doors (± 9' x 11')
- » (2) oversized grade level loading door (± 12' x 15')
- » 1.14/1,000 SF parking ratio
- » Contiguous to Suites 100 - 200 for entire ±59,107 SF freestanding building
- » Available immediately

■ Dock High Loading Door
■ Grade Level Loading Door

*not to scale



11045

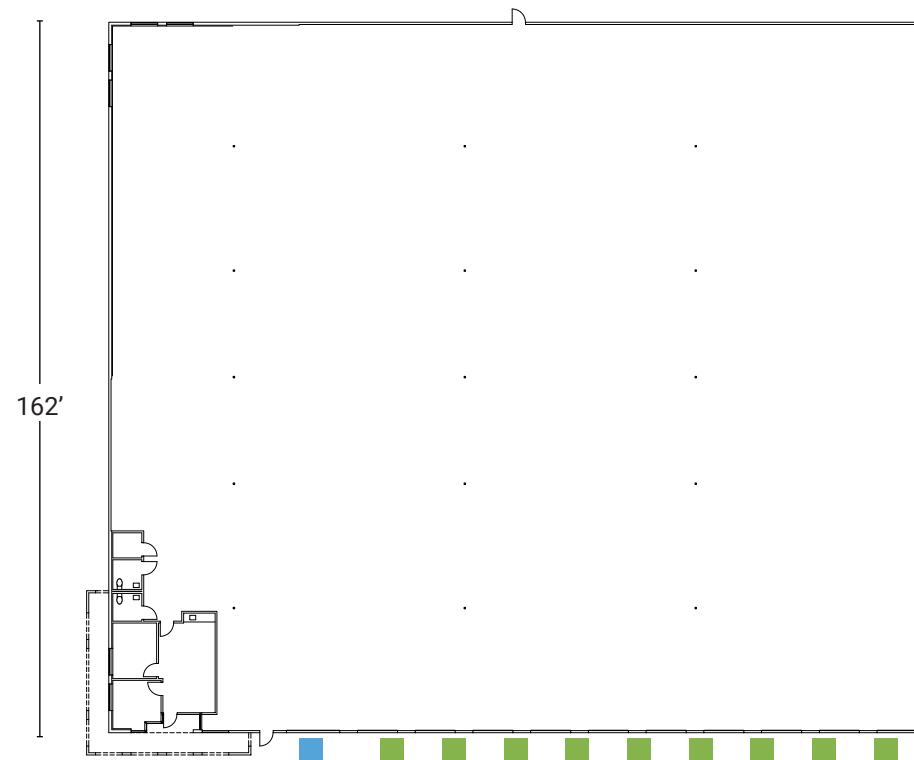
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11045 TECHNOLOGY PLACE

SUITE 100

- » ±29,555 SF (end unit)
- » ±5% office/ 95% warehouse
- » 24' clear height
- » (10) dock high loading doors
- » (1) oversized grade level loading door
- » 200 Amps @ 277/480 volt power (expandable | upon tenant verification)
- » ESFR fire sprinklers
- » 1.14/1,000 SF parking ratio
- » Available immediately



- Dock High Loading Door
- Grade Level Loading Door

*not to scale

 **RANCHO BERNARDO**
DISTRIBUTION CENTER



CORPORATE NEIGHBORS

 amazon



 BAE SYSTEMS

 CYMER

 SONY

 **GENERAL ATOMICS**
AERONAUTICAL



 **NORTHROP**
GRUMMAN

 **SHARP**



DRIVE TIME COMPARISON MAP



RANCHO BERNARDO
DISTRIBUTION CENTER

RANCHO BERNARDO

Camino del Norte

CARMEL
MOUNTAIN
RANCH

Poway Road

POWAY
6.8 Mi - Approx. 16 Mins

Scripps Poway Pkwy

Pomerado Road

Mira Mesa Blvd

SORRENTO MESA

SCRIPPS RANCH

Miramar Rd

Intersection of Miramar & I-15
9.5 Mi - Approx. 12 Mins

MIRAMAR

RANCHO BERNARDO DISTRIBUTION CENTER



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