

FREESTANDING REFRIGERATION/FREEZER FACILITY

LEASING INCENTIVE:

Broker Incentive: \$15,000 Broker Bonus*

*PREDICATED ON CREDIT OF TENANT & 4 YEAR COMMITMENT

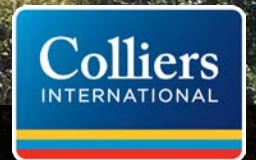
9151 REHCO RD

San Diego, CA 92121



**FOR SALE
OR LEASE**

EVAN MCDONALD, SIOR | 858 677 5339 | evan.mcdonald@colliers.com | Lic# 01813359



AVAILABLE IMMEDIATELY



ADDRESS: **9151 Rehco Rd, San Diego, CA 92121**

SIZE: **68,937 SF Total building**

DIVISIBLE: **22,00 - 70,000 SF**

2ND FLOOR OFFICE: **+10,019 SF**



YARD: **Fenced and secured**

POWER: **4,500 Amps 277/480V or
2,000 Amps 120/208V**

SPRINKLERS: **Yes**

SKYLIGHTS: **Yes**

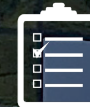


ACCESS: **Miramar Rd, I-15, I-5, & I-805**

LOADING: **9 Dock doors; 2 oversized grade-level doors**

CLEAR HEIGHT: **18'-20' in cooler; 24' in warehouse**

COOLER/FREEZER: **+30,500 SF of cooler storage
(temp range 36°-40°)**



SUBMARKET: **Miramar/Sorrento Mesa**

LAND AREA: **4.72 Acres**

YEAR BUILT: **1987**

ZONING: **IL-2-1**

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ONE OF SAN DIEGO'S
LARGEST FREESTANDING
REFRIGERATION FACILITIES.



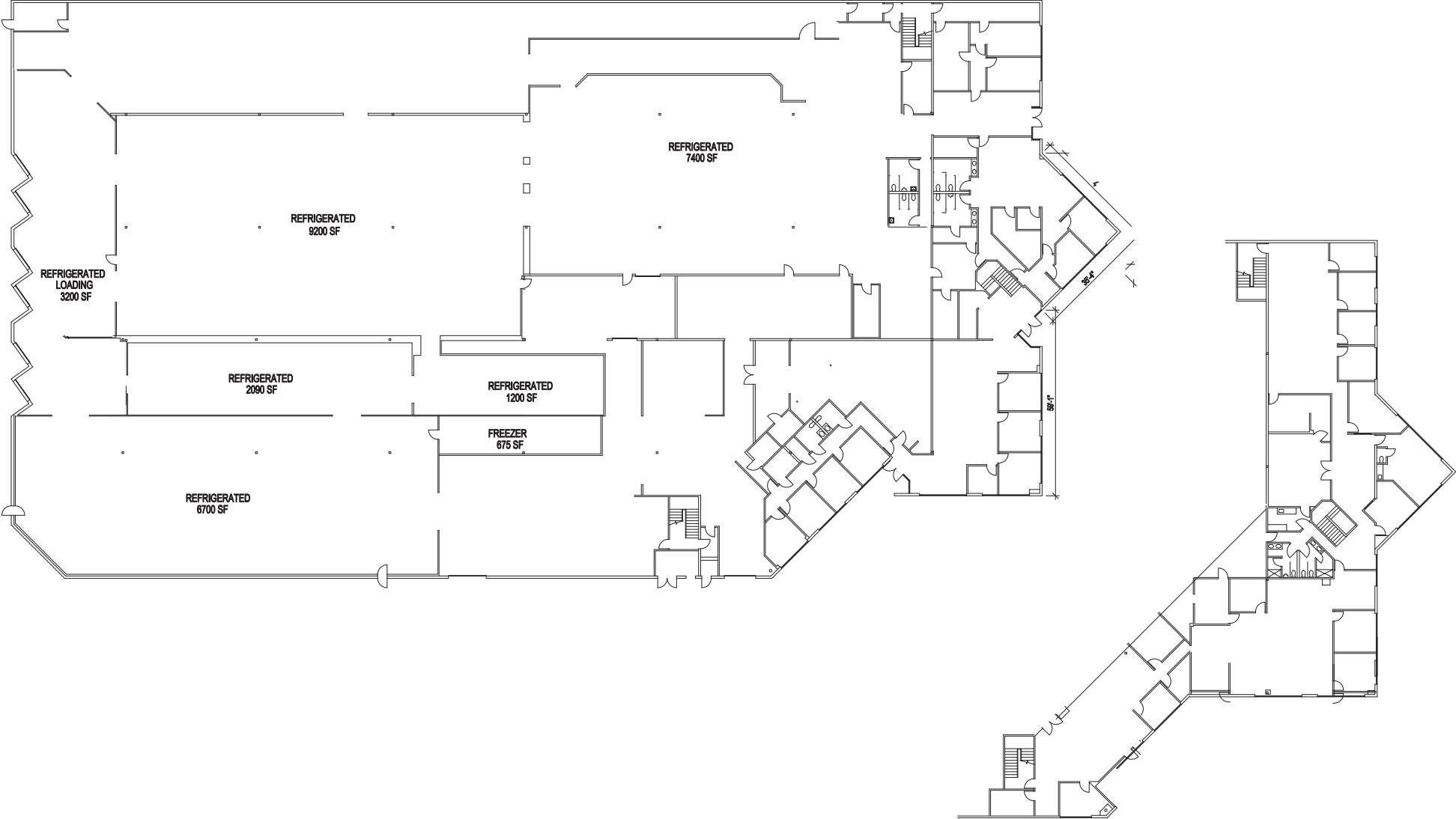
LEASE RATE:
\$1.05 NNN (Nets +/- \$0.15 PSF)



SALE PRICE:
\$13,800,000

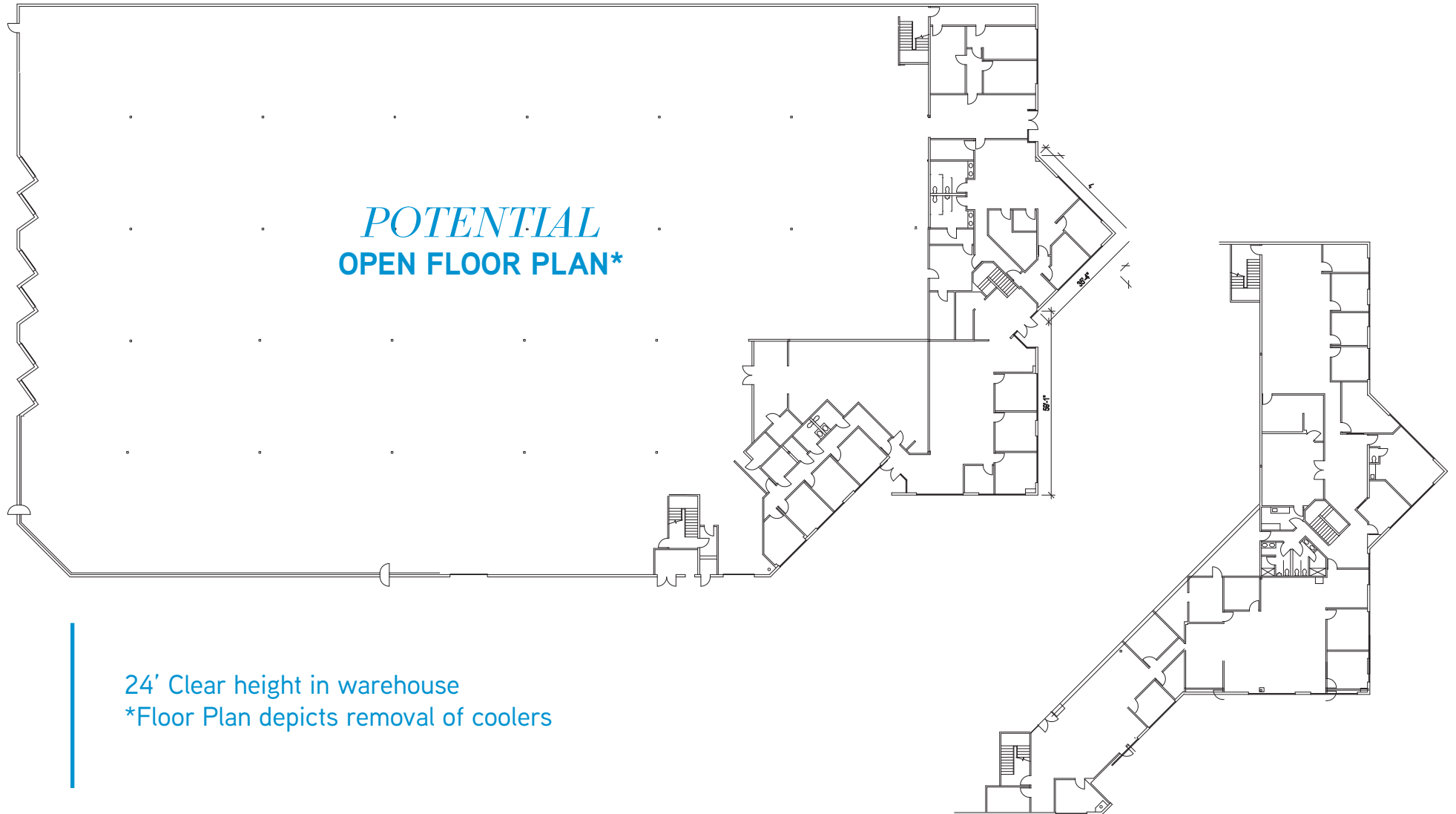
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FLOOR PLAN



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POTENTIAL FLOOR PLAN



POTENTIAL
OPEN FLOOR PLAN*

24' Clear height in warehouse
*Floor Plan depicts removal of coolers

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CENTRAL LOCATION IN THE HEART OF SAN DIEGO

SAN DIEGO SUBMARKETS

Carmel Valley 6.3 Miles (10 mins)
Del Mar 8.0 Miles (11 mins)
Downtown 14.0 Miles (15 mins)
Kearny Mesa 4.5 Miles (6 mins)
La Jolla 4.3 Miles (8 mins)
Mission Valley 11.7 Miles (13 mins)
Poway 8.6 Miles (14 mins)
Rancho Santa Fe 13.4 Miles (17 mins)
Solana Beach 11.9 Miles (15 mins)
UTC 2.4 Miles (4 mins)

SOUTHWEST MARKETS

Orange County 78.5 Miles (1 hr, 16 mins)
LA County 91.5 Miles (1 hr, 27 mins)

MEXICAN BORDER ENTRIES

Otay Mesa 33.7 Miles (35 mins)
Tecate 51.7 Miles (1 hr, 3 mins)
Calxico East 123 Miles (1 hr, 54 mins)
Andrade 171 Miles (2 hrs, 32 mins)

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