

ROSE CANYON BUSINESS PARK

Under New Ownership!



234,287 SF Multi-Tenant Business Park

4901 - 4907 Morena Blvd, San Diego, CA 92117

PROPERTY FEATURES

Total Square Feet	234,287 SF	Clear Height	15'-16'
Addresses	4901-4907 Morena Blvd, San Diego, CA 92117	Grade Level Doors	70 Grade Level Loading Doors
# of Buildings	Fifteen (15)	Stories	Single Story (Bldgs 200-1400) & Two Story (Building 100)
Zoning	IP-2-1 (Industrial Park)	Construction	Masonry
Year Built/Renovated	1976-88/2001	Parking Ratio	2.0/1,000 SF
Security	Only IMT project w/ Secured parking	Parking	464 Auto Stalls



234,287

TOTAL SF



15

BUILDINGS



VARIETY

OF FLOOR PLANS



8.12 ACRES

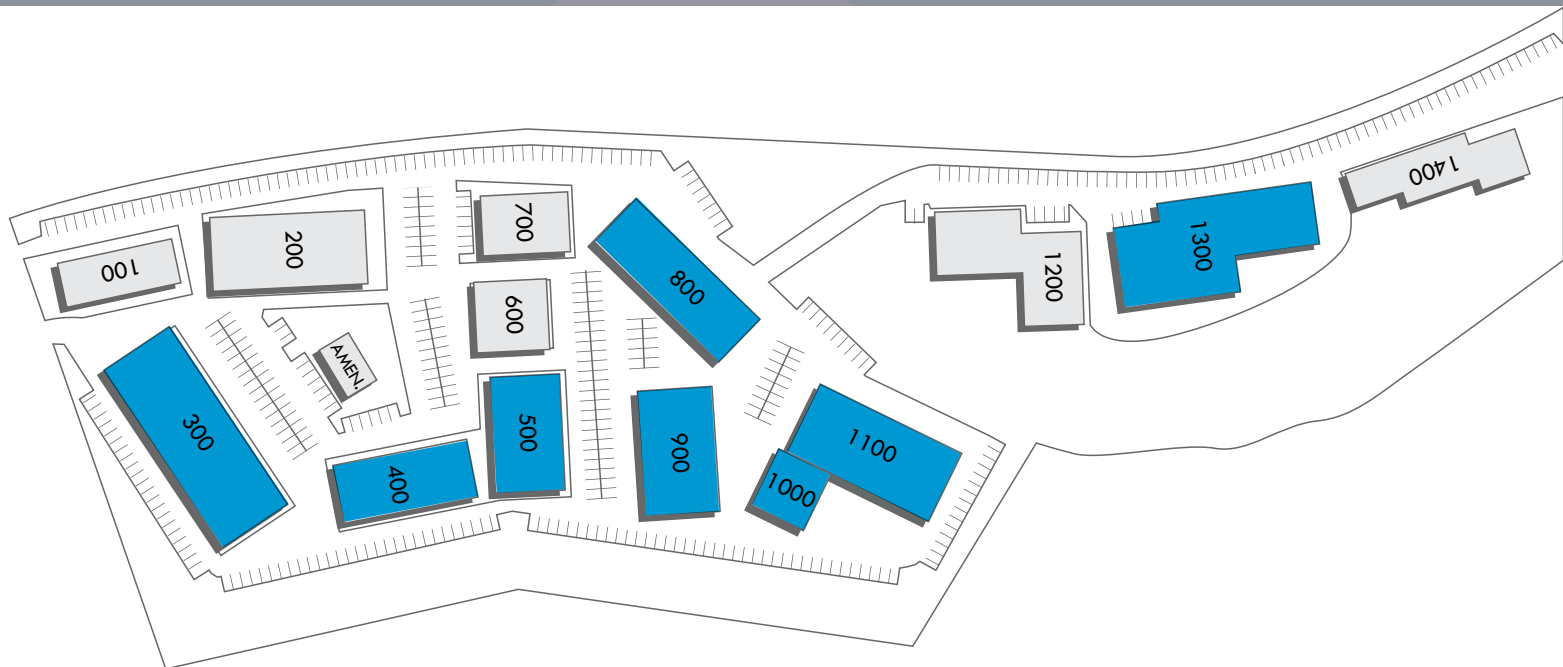
(1,660,507 SF)



GROWTH

OPPORTUNITIES

SITE MAP



AVAILABLE SUITES

INDUSTRIAL AVAILABILITY

SUITE	SIZE	RENTAL RATE	COMMENTS	
Suite 307	1,475 SF		Reception, 4 private offices, 1 restroom, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 314	1,171 SF		Reception/open office, 3 private offices, 1 restroom, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 315	750 SF		Open office floor plan, 1 restroom, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 316	944 SF		Open office floor plan, 1 private office, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 327	820 SF		Reception/open office, 2 private offices, 1 restroom, common area, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 504A	1,867 SF		Reception, 3 private offices, 1 restroom, balance warehouse, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 807	1,862 SF		Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 809	1,822 SF		Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 906	2,329 SF		Reception/open office, 2 private offices, 2 restrooms, balance warehouse, 1 GL door.	CLICK FOR FLOOR PLAN
Suite 1000	1,635 SF		Reception, 1 private office, 1 restrooms, balance warehouse, 1 GL door. Contiguous with Suite 1001 for 3,247 SF.	CLICK FOR FLOOR PLAN
Suite 1001	1,600 SF		Reception, 5 private offices, 2 restrooms, balance warehouse, 1 GL door. Contiguous with Suite 1000 for 3,247 SF.	CLICK FOR FLOOR PLAN
Suite 1105	2,506 SF		Turn-key gym space with equipment potentially available for sale.	CLICK FOR FLOOR PLAN
Suite 1107	2,505 SF		Reception, 4 private offices, 2 retrooms, balance warehouse, 1 GL door	CLICK FOR FLOOR PLAN
Suite 1111	2,037 SF		Reception, 4 private offices, 2 retrooms, balance warehouse, 1 GL door	CLICK FOR FLOOR PLAN



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**CUSHMAN &
WAKEFIELD**

RYAN DOWNING, SIOR
+1 858 546 5416
ryan.downing@cushwake.com
CA Lic 01955032

JACK TICE
+1 619.500.7626
jack.tice@cushwake.com
CA Lic. 02161178

TRENT SMITH
+1 619 988 5340
trent.smith@cushwake.com
CA License 02189114

BRANT ABERG, SIOR
+1 858 546 5464
brant.aberg@cushwake.com
CA Lic 01773573