



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	



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.	<u>CLICK FOR FLOOR PLAN</u>
Suite 314	1,171 SF		Reception/open office, 3 private offices, 1 restroom, 1 GL door.	<u>CLICK FOR FLOOR PLAN</u>
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.	<u>CLICK FOR FLOOR PLAN</u>
Suite 504A	1,867 SF		Reception, 3 private offices, 1 restroom, balance warehouse, 1 GL door.	<u>CLICK FOR FLOOR PLAN</u>
Suite 807	1,862 SF		Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door.	<u>CLICK FOR FLOOR PLAN</u>
Suite 809	1,822 SF		Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door.	<u>CLICK FOR FLOOR PLAN</u>
Suite 906	2,329 SF		Reception/open office, 2 private offices, 2 restrooms, balance warehouse, 1 GL door.	<u>CLICK FOR FLOOR PLAN</u>
Suite 1000	1,635 SF		Reception, 1 private office, 1 restrooms, balance warehouse, 1 GL door. Contiguous with Suite 1001 for 3,247 SF.	<u>CLICK FOR FLOOR PLAN</u>
Suite 1001	1,600 SF		Reception, 5 private offices, 2 restrooms, balance warehouse, 1 GL door. Contiguous with Suite 1000 for 3,247 SF.	<u>CLICK FOR FLOOR PLAN</u>
Suite 1105	2,506 SF		Turn-key gym space with equipment potentially available for sale.	<u>CLICK FOR FLOOR PLAN</u>
Suite 1107	2,505 SF		Reception, 4 private offices, 2 retrooms, balance warehouse, 1 GL door	<u>CLICK FOR FLOOR PLAN</u>
Suite 1111	2,037 SF		Reception, 4 private offices, 2 retrooms, balance warehouse, 1 GL door	<u>CLICK FOR FLOOR PLAN</u>

ROSE CANYON BUSINESS PARK



CUSHMAN & WAKEFIELD

RYAN DOWNING, SIOR +1 858 546 5416 CA Lic 01955032

ryan.downing@cushwake.com

TRENT SMITH BRANT ABERG, SIOR +1 619 988 5340 trent.smith@cushwake.com brant.aberg@cushwake.com CA License 02189114

+1 858 546 5464

CA Lic 01773573

©Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

JACK TICE

+1 619.500.7626

CA Lic. 02161178

jack.tice@cushwake.com