

FOR SALE OR LEASE

12220

WORLD TRADE DR  
SAN DIEGO, CA 92128



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# 12220 WORLD TRADE DR



## Property Highlights

- > ± 50,432 Gross SF and ± 49,479 Rentable SF Office Corporate Headquarters
- > ±26' Clear Height
- > Sprinklered
- > Elevator served
- > IL-2-1 San Diego Zoning
- > 3 Grade-Level Doors
- > 2,000 Amps/277-480V
- > 2018 Energy Efficient Building Remodel
  
- > **SALE PRICE REDUCED: \$17,750,000 (\$351.95/SF)**
- > **LEASE RATE: \$1.80 NNN**  
(subject to terms and improvements)  
Estimated NNN Operating Expenses (\$0.44/SF)  
1<sup>st</sup> floor approximately 15,852- 22,556 RSF

## Access

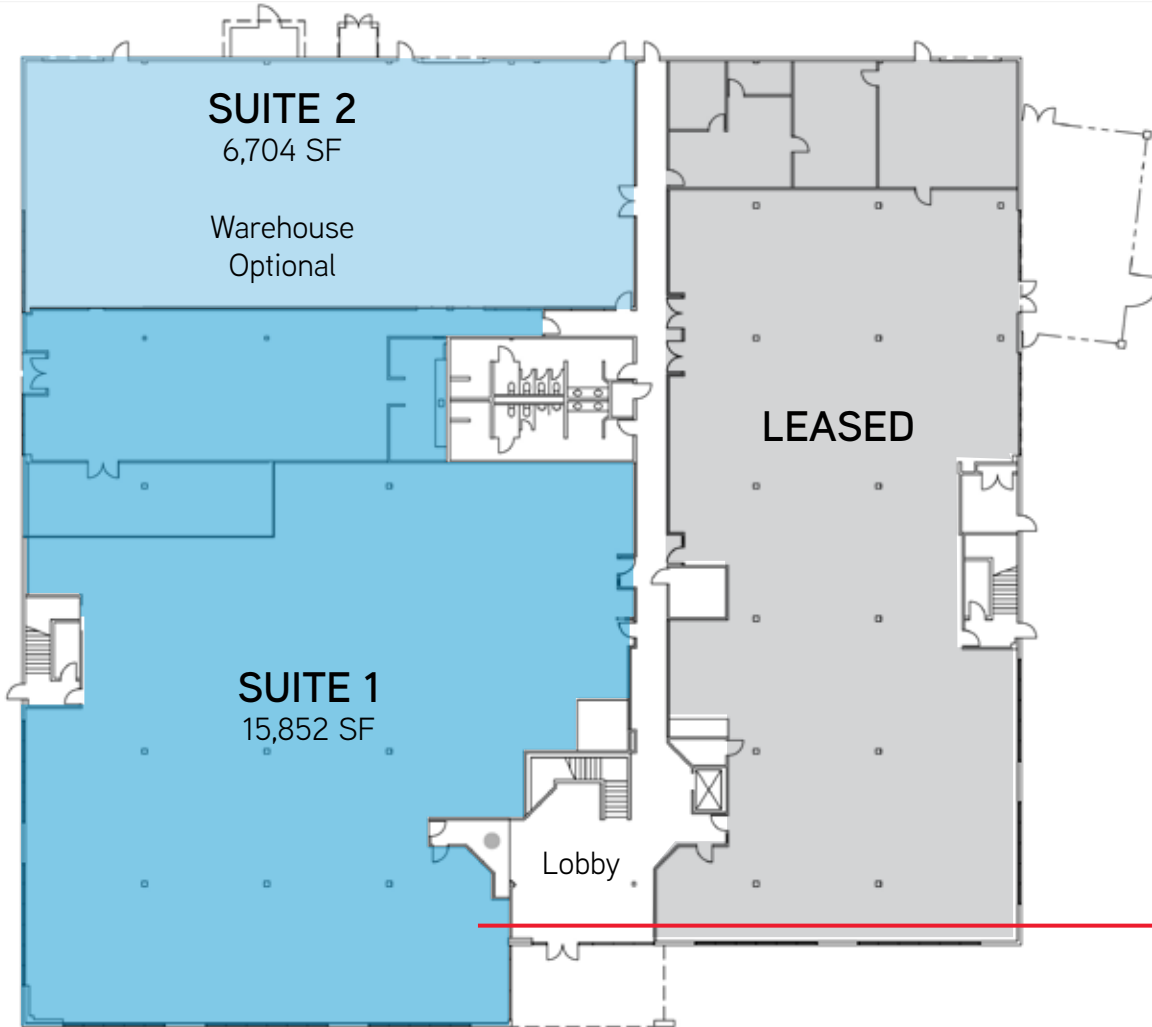
- > Excellent freeway access to Interstate 15
- > Walking distance to retail amenities



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## 1st Floor

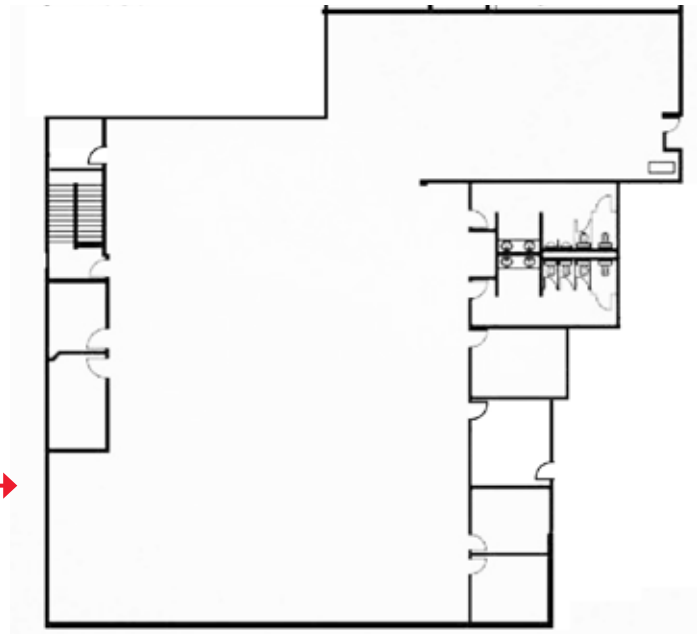


SUITE	SIZE	DETAILS
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1	15,852 RSF	Office / R&D
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2	6,704 RSF	Warehouse Optional
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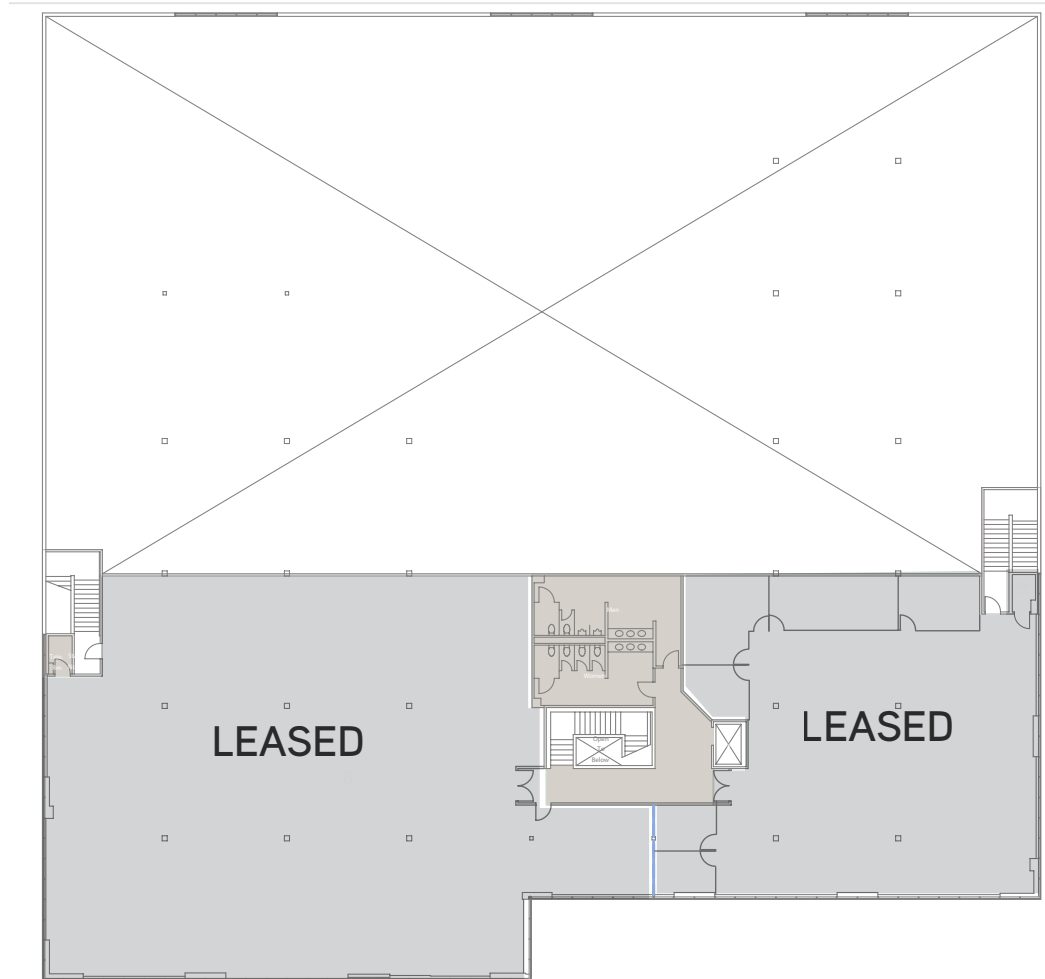
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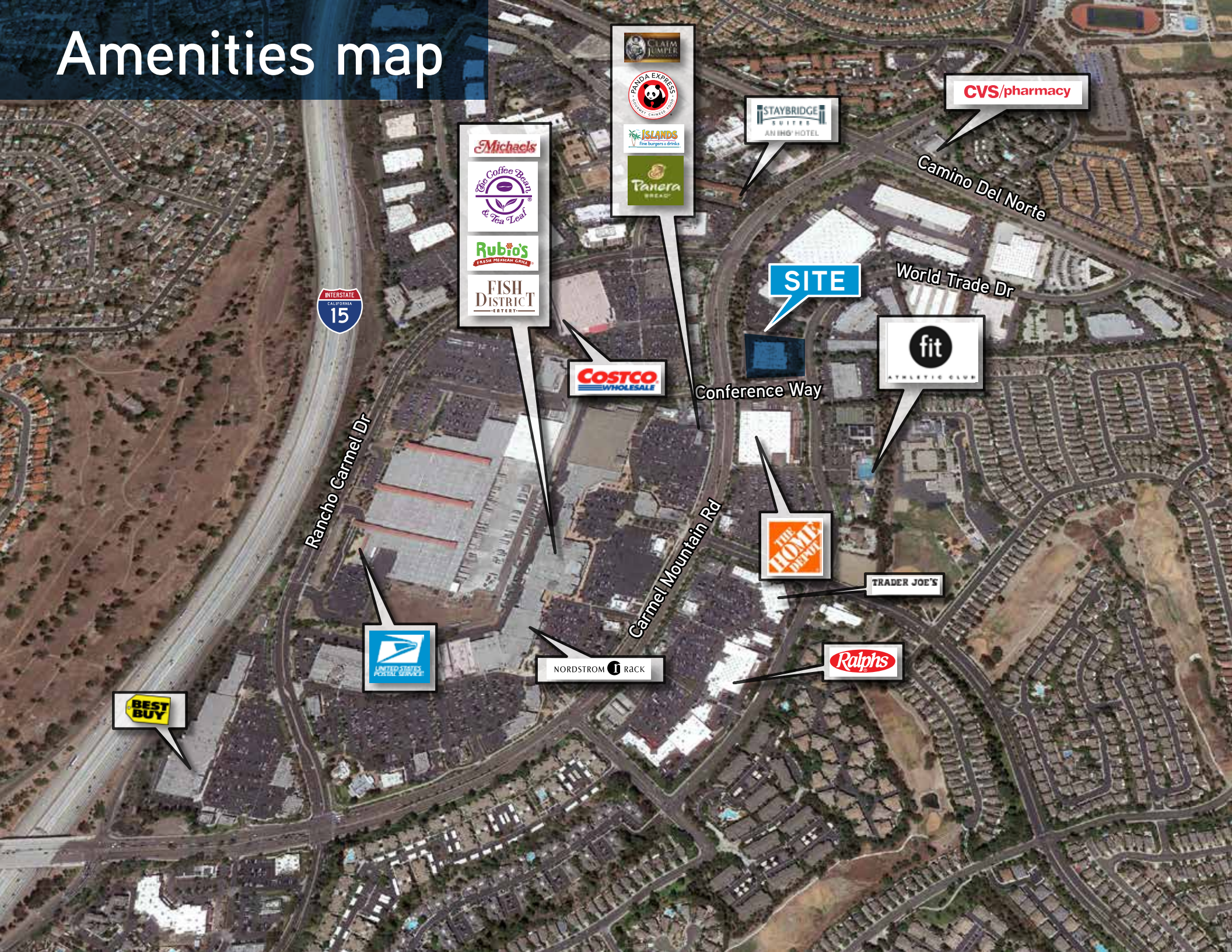
# 12220 WORLD TRADE DR

2nd Floor





# Amenities map



**BEST BUY**

**UNITED STATES  
POSTAL SERVICE**

**NORDSTROM  
i RACK**

**COSTCO  
WHOLESALE**

**Michaels**  
**The Coffee Bean  
& Tea Leaf**  
**Rubio's  
FRESH MEXICAN GRILL**  
**FISH  
DISTRICT  
- EATERY -**

**CLAIM  
JUMPER**  
**PANDA EXPRESS**  
**ISLANDS  
FINE BURGERS & DRINKS**  
**Panera  
BREAD**

**STAYBRIDGE  
SUITES  
ANIMO HOTEL**

**CVS/pharmacy**

**SITE**

**fit  
ATHLETIC CLUB**

**THE  
HOME  
DEPOT**

**TRADER JOE'S**

**Ralphs**

**INTERSTATE  
CALIFORNIA  
15**

*Rancho Carmel Dr*

*Carmel Mountain Rd*

*Conference Way*

*Camino Del Norte*

*World Trade Dr*