



AVAILABLE FOR LEASE
TAKE A VIRTUAL TOUR!

AVAILABILITY

ADDRESS	SF	RATE	VIRTUAL TOUR
16450 Via Esprillo	±13,888 SF	\$1.50/SF/Mo. Net of Expenses (NNNs ±\$0.40/SF)	Click Here



PROJECT HIGHLIGHTS

- + Approximately 74,572 SF Business Park
- + Flex/ R&D / Warehouse spaces
- + 3.3/1,000 parking ratio (potentially expandable)
- + Flexibility for a variety of uses
- + Single story buildings
- + Fiber optic services potentially available by AT&T
- + Some suites are fire sprinklered
- + Street frontage on Via Frontera & Via Esprillo
- + Strong, private, local ownership
- + Zoning IP-2-1



SUITE FEATURES



±13,888 SF Industrial Suite
Available for Lease



Warm Shell - TI Ready



Negotiable Tenant improvements



(1) Grade Level Loading Door



Street Frontage on Via Esprillo



3.3/1,000 SF Parking Ratio



\$1.50/SF/Mo. Net of Expenses
(NNNs ±\$0.40/SF)

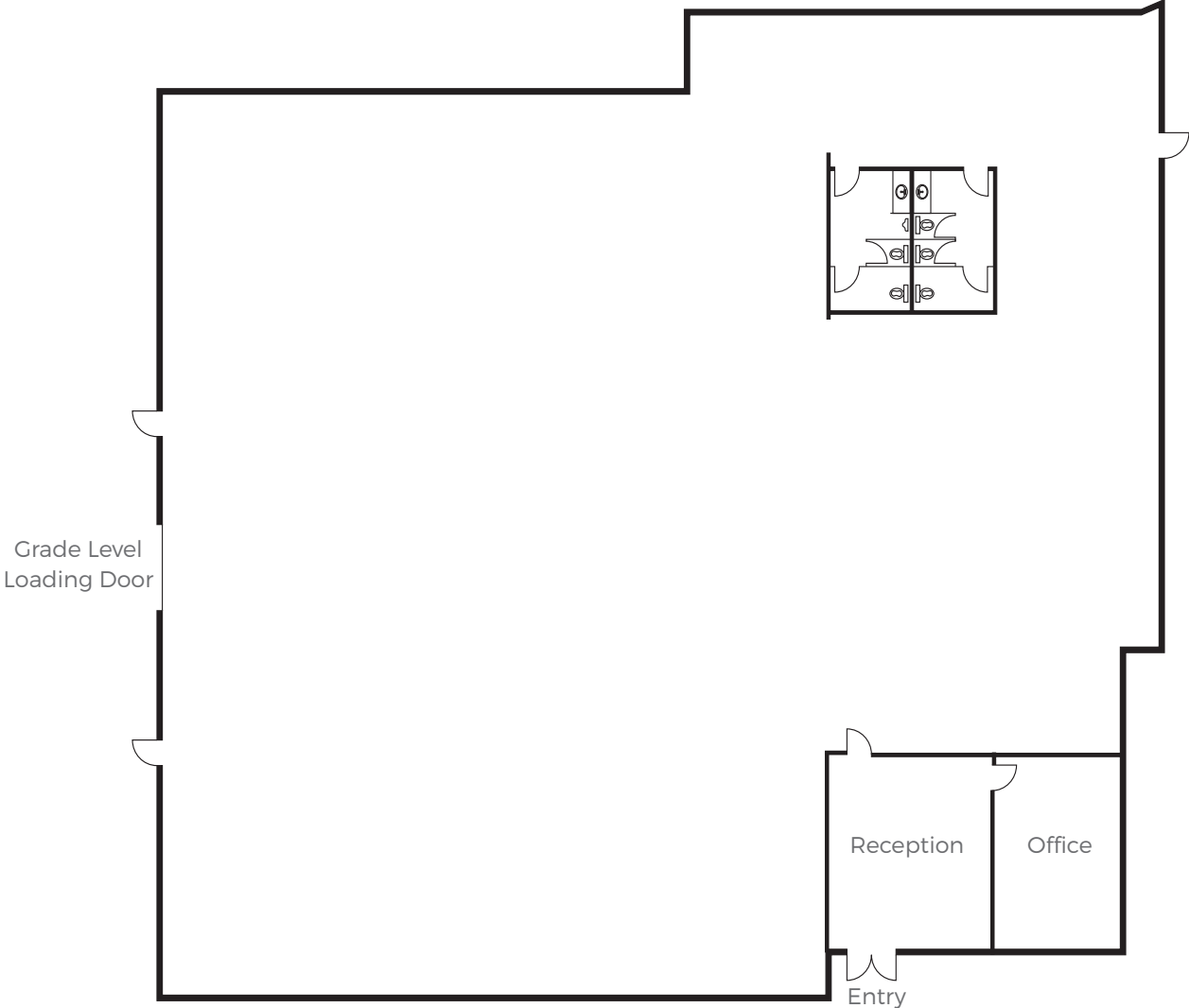


Available Immediately



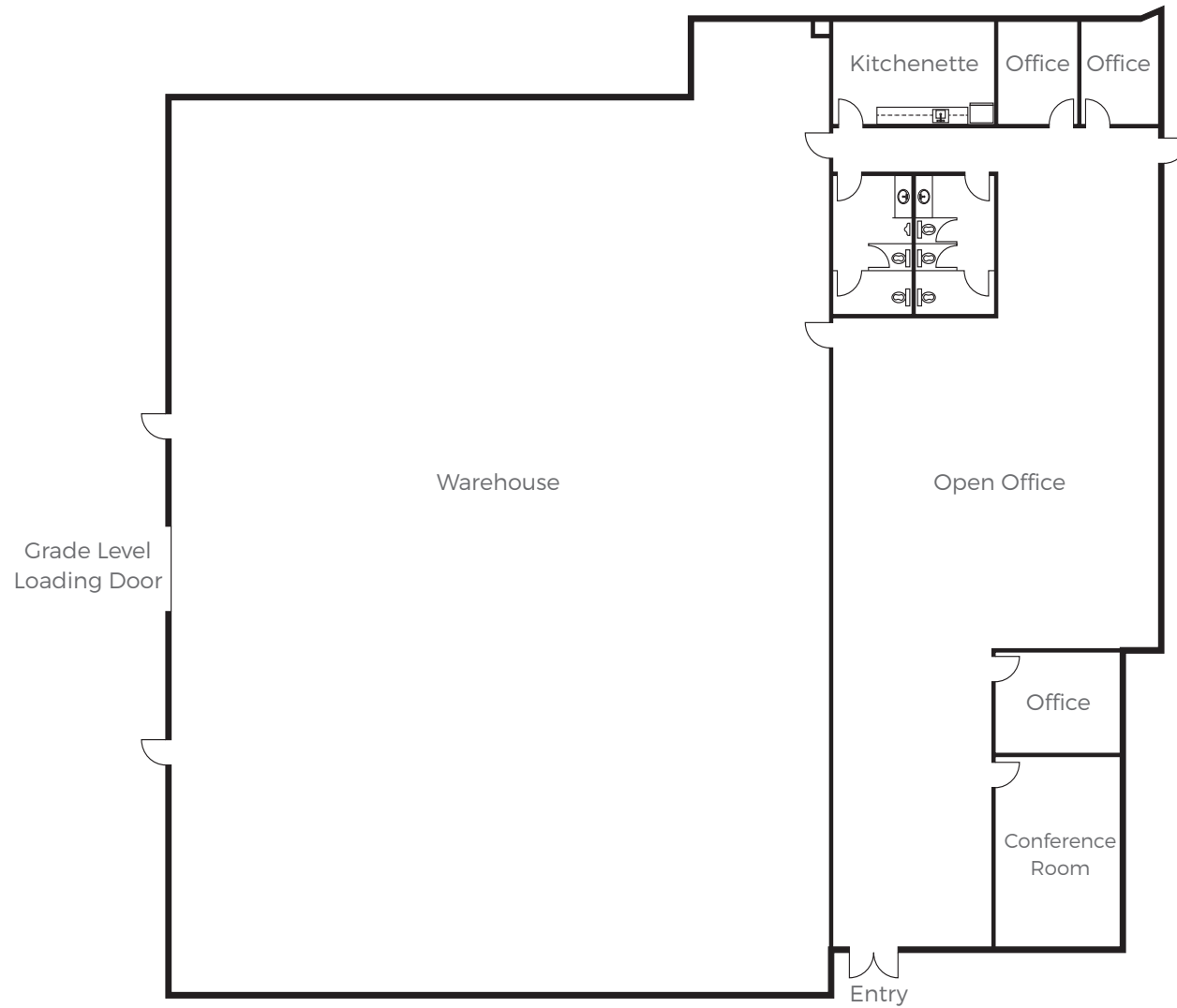
FLOOR PLAN

Existing Floor Plan

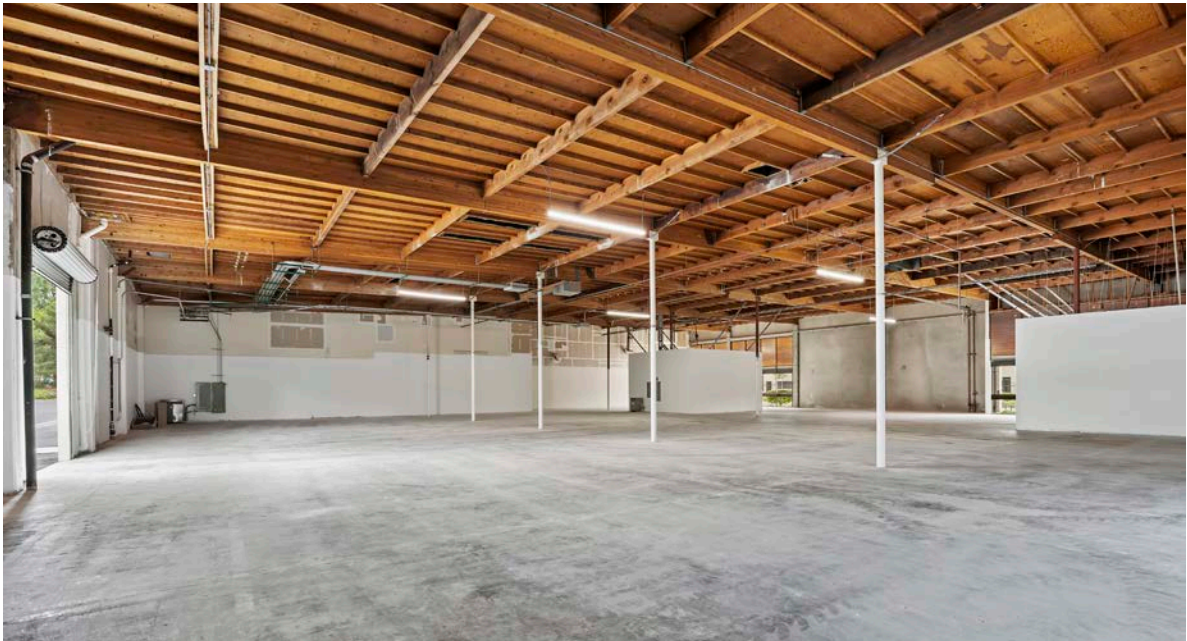


FLOOR PLAN

Proposed Floor Plan



INTERIOR PHOTOS



LOCATION AERIAL



West Bernardo Drive

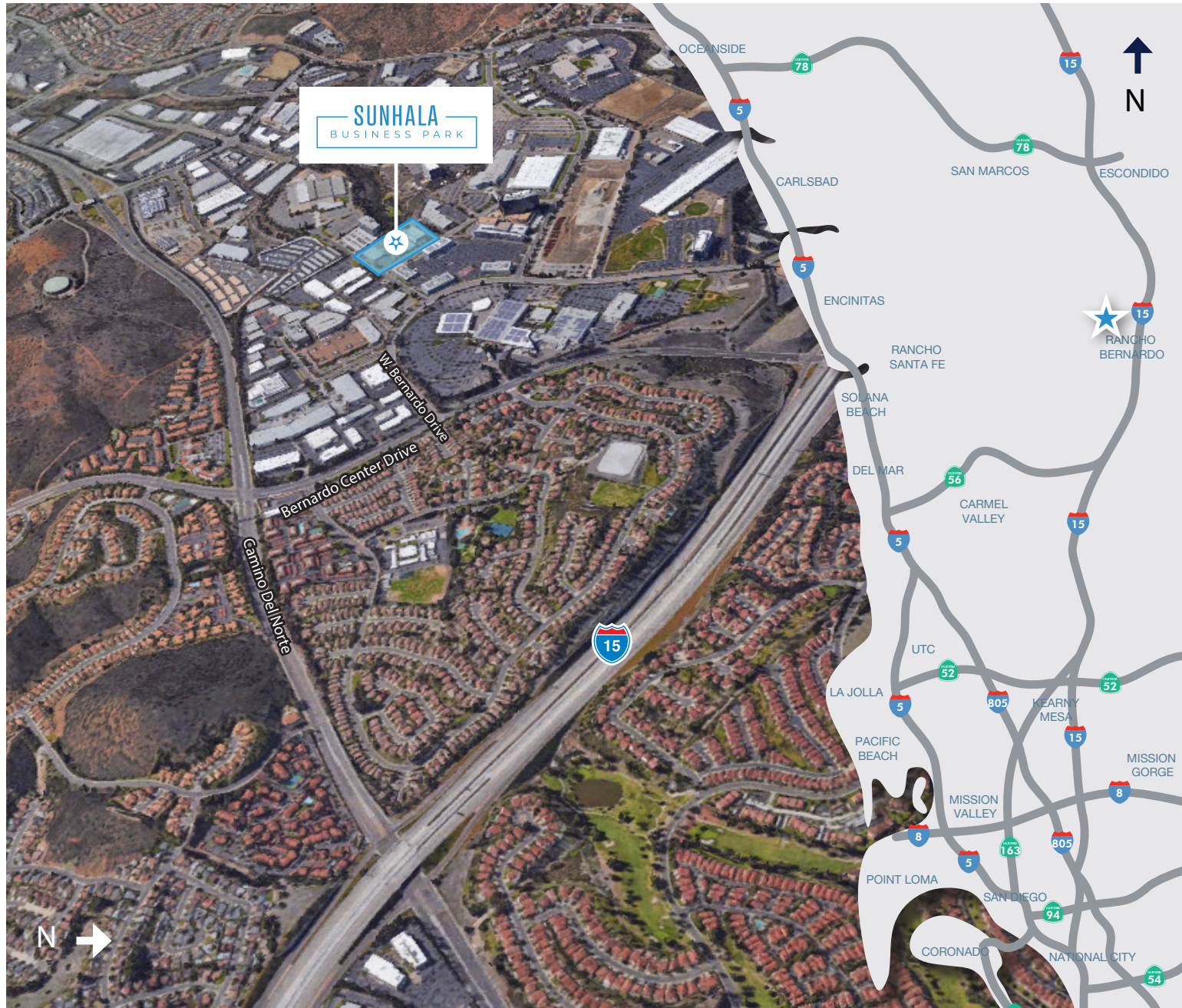
Via Frontera

Via Esprillo



SUNHALA
BUSINESS PARK
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CORPORATE NEIGHBORS



SUNHALA

BUSINESS PARK

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