

FOR SALE

±6,669 SF INDUSTRIAL CONDOMINIUM UNIT (DIVISIBLE)



8909 COMPLEX DRIVE
SAN DIEGO, CA 92123

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Voit
REAL ESTATE SERVICES

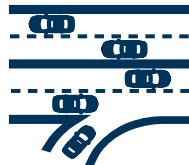
BUILDING FEATURES



PROFESSIONALLY
ZONED FOR
OFFICE AND
INDUSTRIAL USES



CENTRAL LOCATION
IN THE HEART OF
THE KEARNY MESA
SUBMARKET



IMMEDIATE ACCESS
TO HIGHWAYS 163 &
52 AND I-805 & I-5
FREEWAYS



GRADE LEVEL
LOADING



±6,669 SF
INDUSTRIAL
CONDOMINIUM
SUITE (CAN BE
DIVISIBLE)

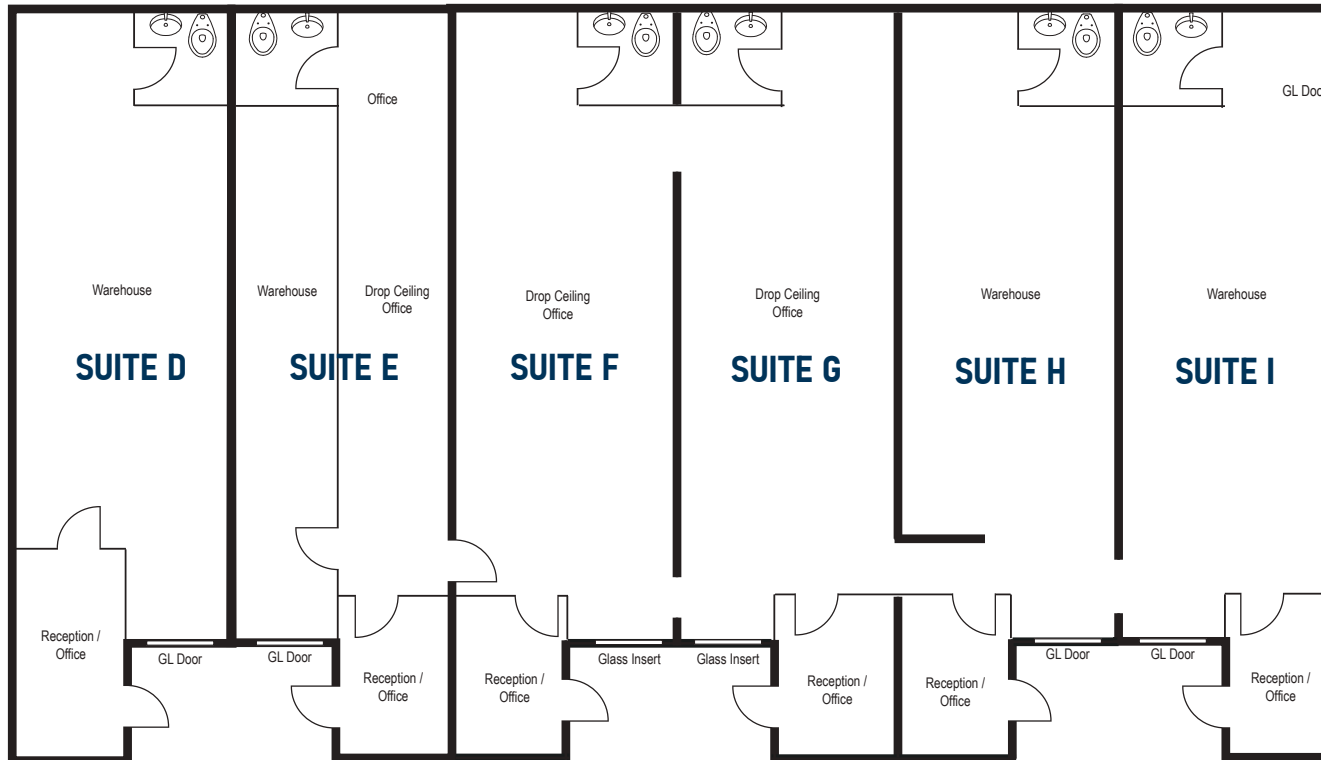


ABUNDANT
PARKING



LOCATED NEAR
NUMEROUS
AMENITIES AND
CORPORATE
TENANTS

8909 COMPLEX DRIVE



SUITES	D-I
SF	±6,669 SF
OFFICE	15%
WAREHOUSE	85%
LOADING	Six (6) Grade Level Doors
SALE PRICE	Contact Broker

***Note: Suites D-I can be sold together or can be divisible. See next page for divisibility options.**

DIVISIBILITY OPTIONS

8909 COMPLEX DRIVE

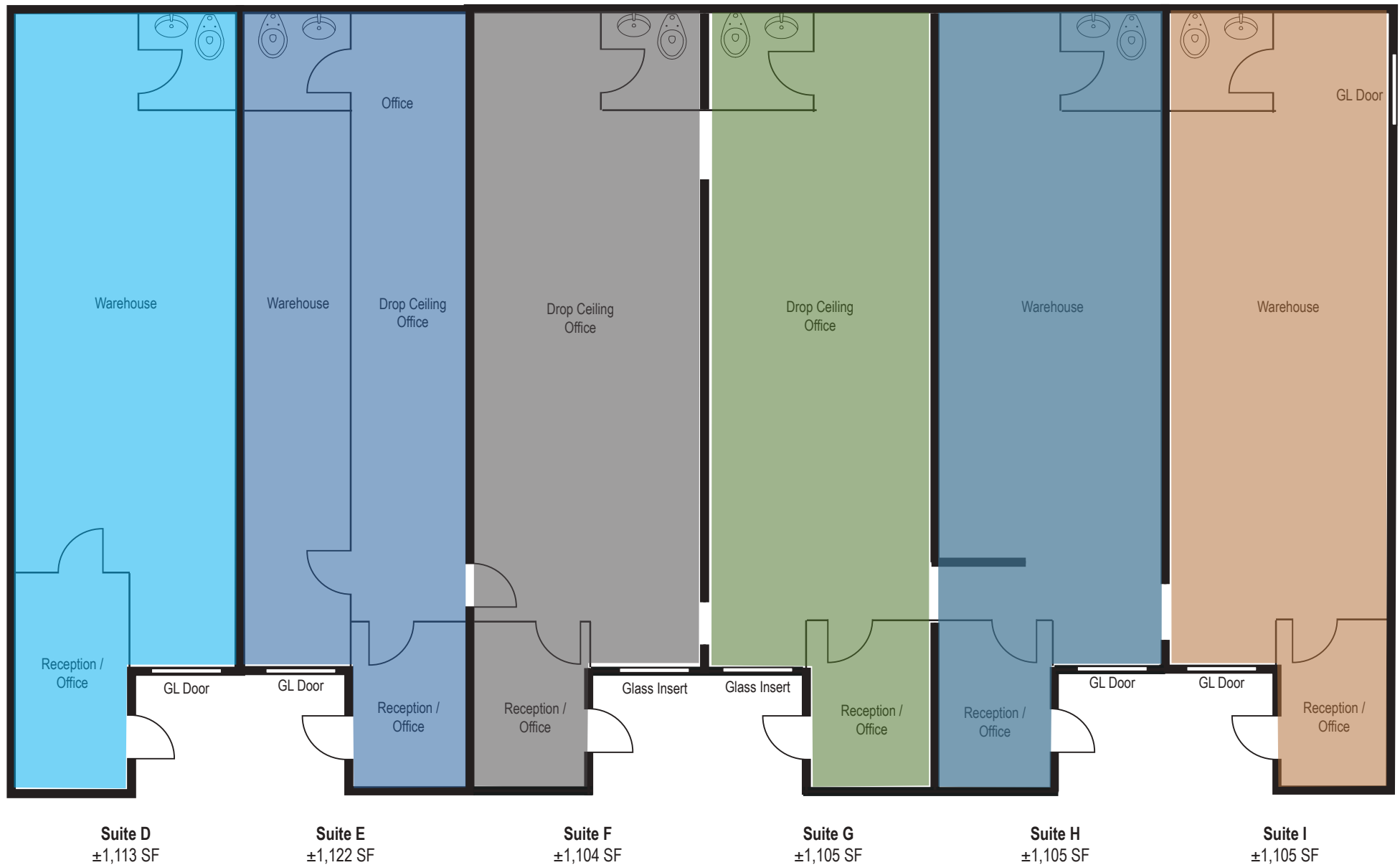


SUITE	D	E	F	G	H	I
SF	±1,113 SF	±1,122 SF	±1,104 SF	±1,105 SF	±1,105 SF	±1,105 SF
OFFICE	15%	55%	100%	100%	15%	15%
WAREHOUSE	85%	45%	N/A	N/A	85%	85%
LOADING	One (1) Grade Level Door	One (1) Grade Level Door	N/A	N/A	One (1) Grade Level Door	Two (2) Grade Level Doors
SALE PRICE	\$640,000	\$645,000	\$635,000	\$635,000	\$635,000	\$635,000

***Note: Condominium suites are deliverable on an individual basis or with any combination desired.**

FLOOR PLAN

8909 COMPLEX DRIVE



***Note: Condominium suites are deliverable on an individual basis or with any combination desired.**

AMENITIES MAP





FOR MORE INFORMATION, CONTACT:

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