

# Prime ±1,113 SF Warehouse in Kearny Mesa

8909 Complex Drive, Suite D, San Diego CA 92123

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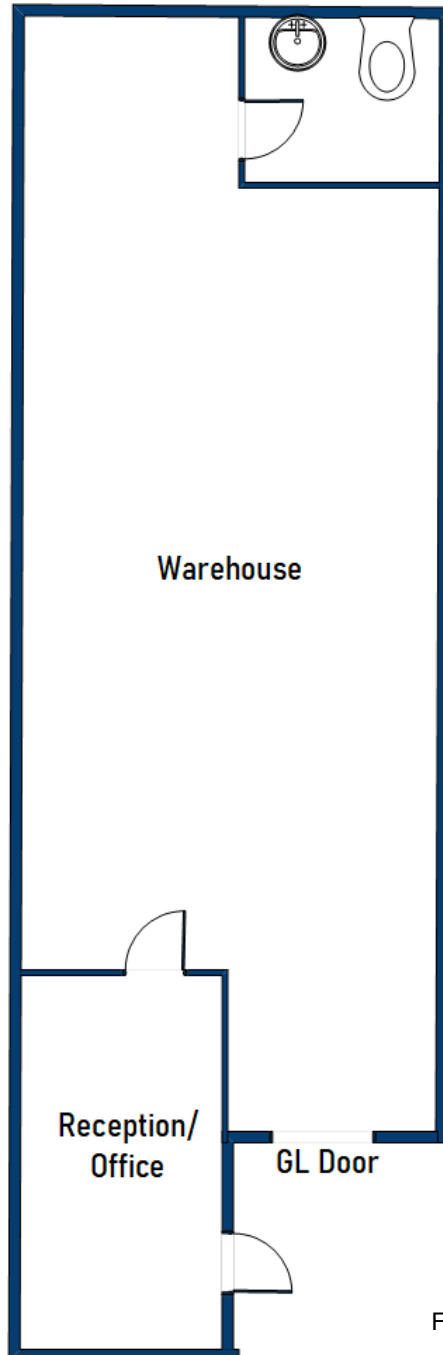


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**SALES - MANAGEMENT - LEASING**

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## FLOOR PLAN



Floor Plan Not Fit to Scale.  
For Reference Purposes Only.

## THE PROPERTY

**Suite D:** ±1,113 SF Warehouse For Lease

**Property Type:** Industrial/Flex

**Address:** 8909 Complex Drive, San Diego CA 92123

**Zoning:** RMX-2 \*Tenant to verify use complies for zoning

**Accessibility:** Easy access to Freeways 163, 15, 805, & 52

**Lease Term:** Flexible Lease Terms

**Lease Rate:** \$2.30/SF Gross + Electric

## THE HIGHLIGHTS

85% Warehouse

15% Office

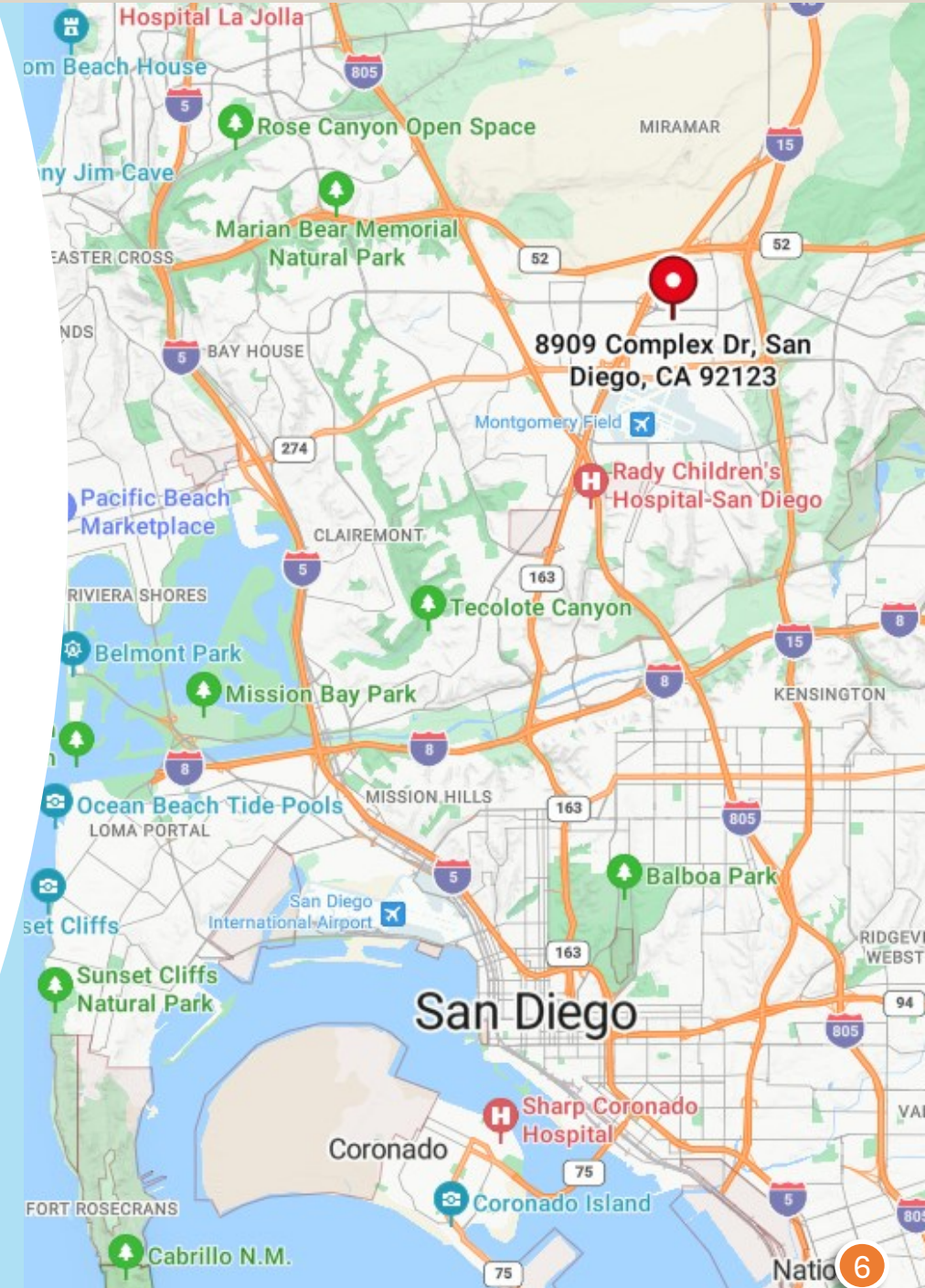
(1) Grade Level Door

(1) Private Restroom

200 Amp 3 Phase \*Tenant to verify

On-Site Deli

Well-served by San Diego's major freeways including the I-15, Freeways 163, 15, 805, & 52.



**DRIVE TIMES**

**<5 MIN**

I-15,  
Hwys 163 & 52,  
Kearny Mesa,  
Montgomery-Gibbs,  
Executive Airport

**<15 MIN**

1-805, I-5, I-8,  
Miramar,  
Scripps Ranch, UTC,  
Sorrento Mesa,  
Mission Valley

**<30 MIN**

La Jolla,  
San Diego Airport,  
Encinitas, Poway,  
Rancho Bernardo,  
National City, Chula  
Vista, US-Mexico Border



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## CONTACT INFORMATION

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