

**New Interior, Exterior, and Ground
Improvements Currently Underway!**

FOR SALE OR LEASE

9770 Candida Street

Miramar Area - San Diego, CA 92126

**13,768 SF Freestanding Industrial/Flex Building
Located on a 1.59 Acre Parcel**

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San Diego, CA 92122



9770 Candida Street



Building Features

* ±13,768 SF Freestanding Industrial/Flex Building



1.59 Acre Parcel



45% Office Space
55% Warehouse Space



Large Concrete Fenced Yard with Extensive Parking



Approximately 18' to 20' Clear Height



Two Mechanical High Bay Loft Covered Structure in the Yard



Two High-Grade Mechanical Lifts Available for Tenant's Use



800 Amps; 280V Heavy Power



Extensive Electrical Distribution and Data Cable Trays



Building Signage Available



Structure Masonry/Wood Framed



Immediate Access to I-15 and Hwy 52 Freeways



Five large 12' x 12' Grade-Level Loading Doors



Available Immediately



Lease Rate/Sale Price Contact Broker



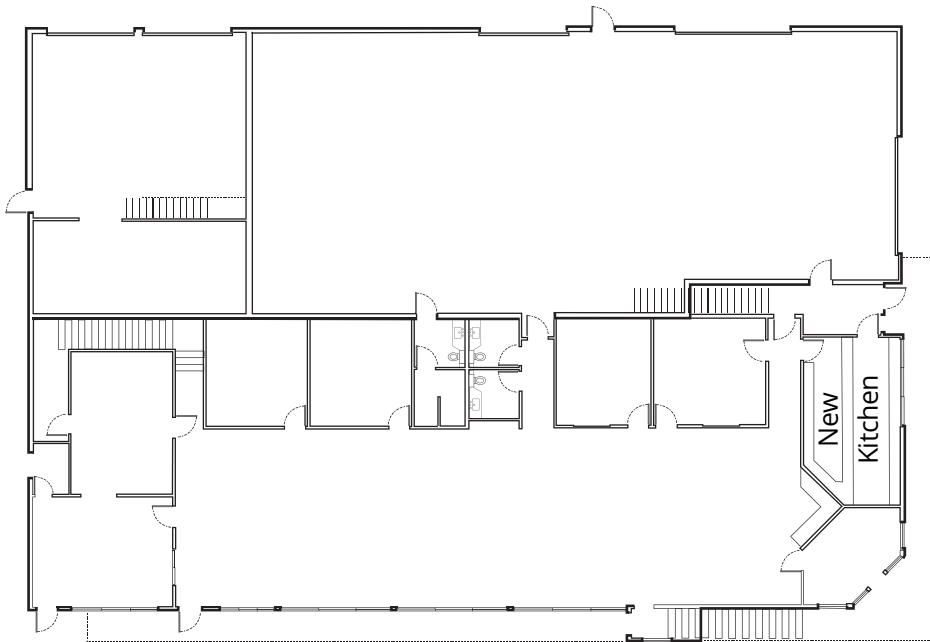
***Potentially Divisible**

9770 Candida Street

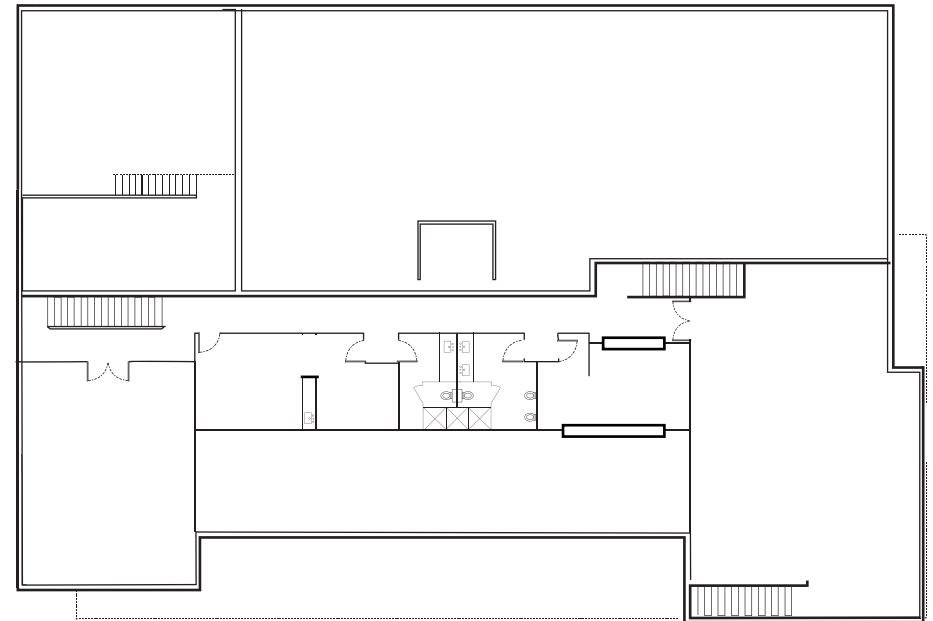


Floorplans

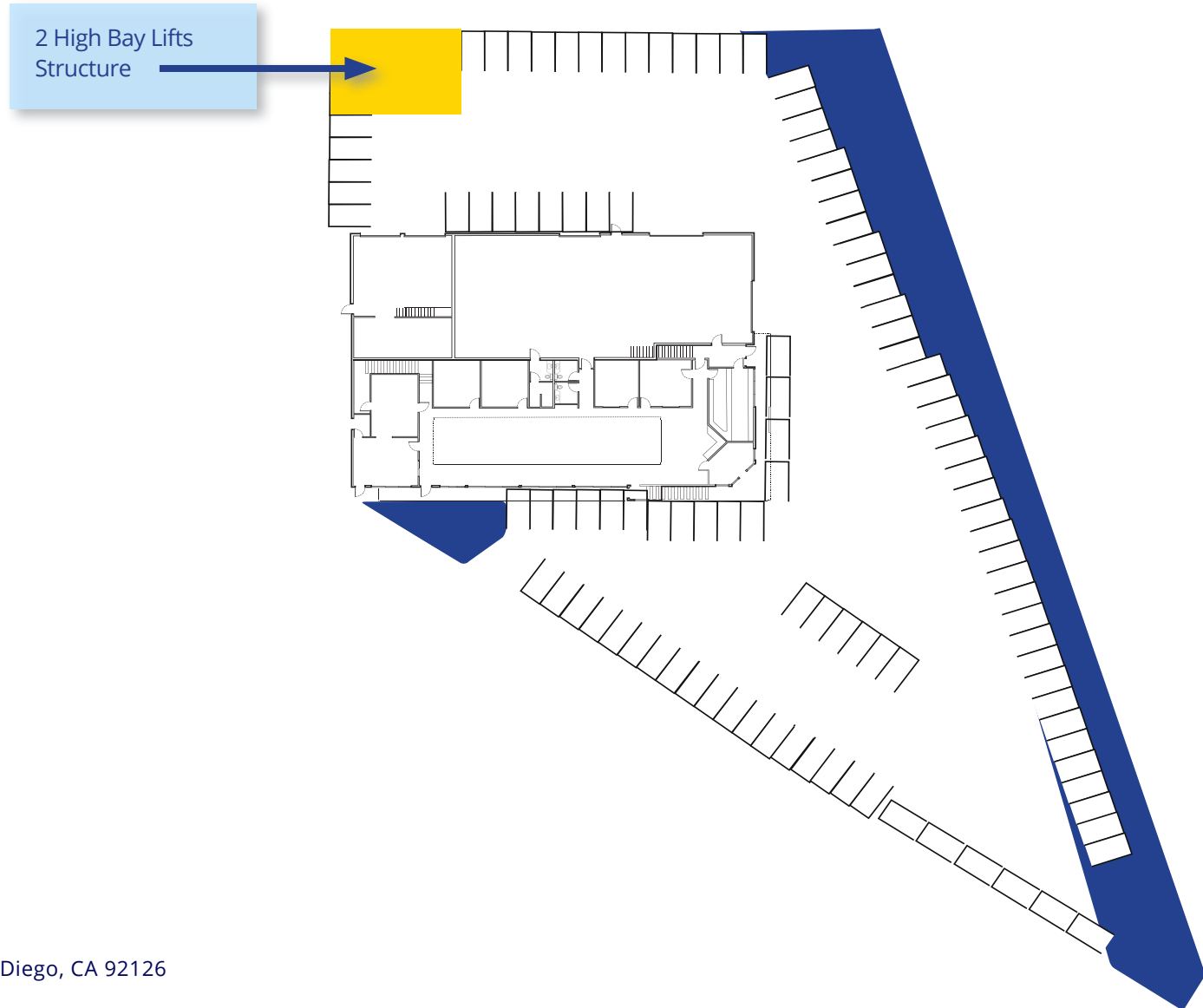
First Floor



Second Floor



Site Plan



2 High Bay Lifts
Structure

Aerial

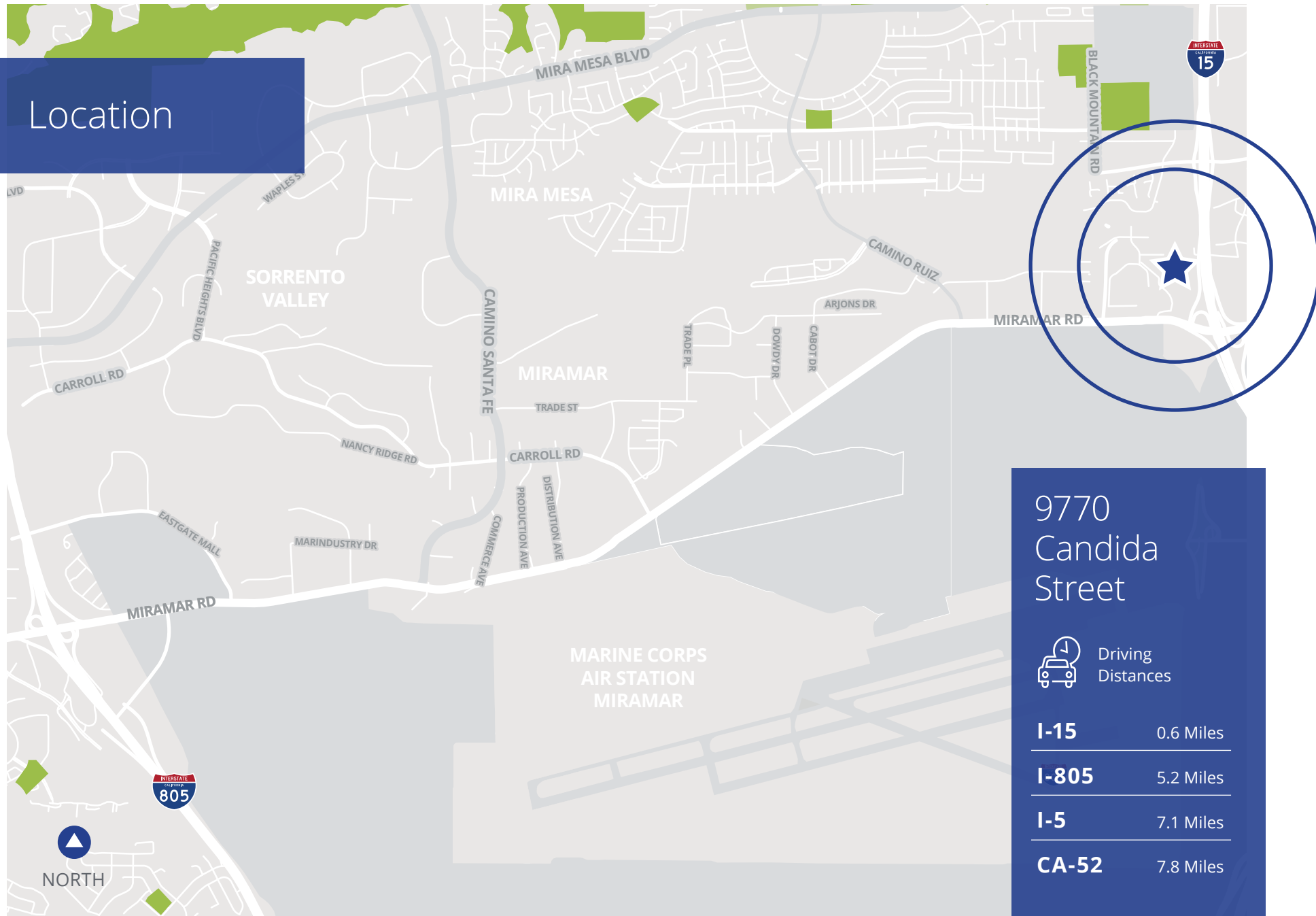


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Property Photos



Location






9770
Candida
Street

 Driving
Distances

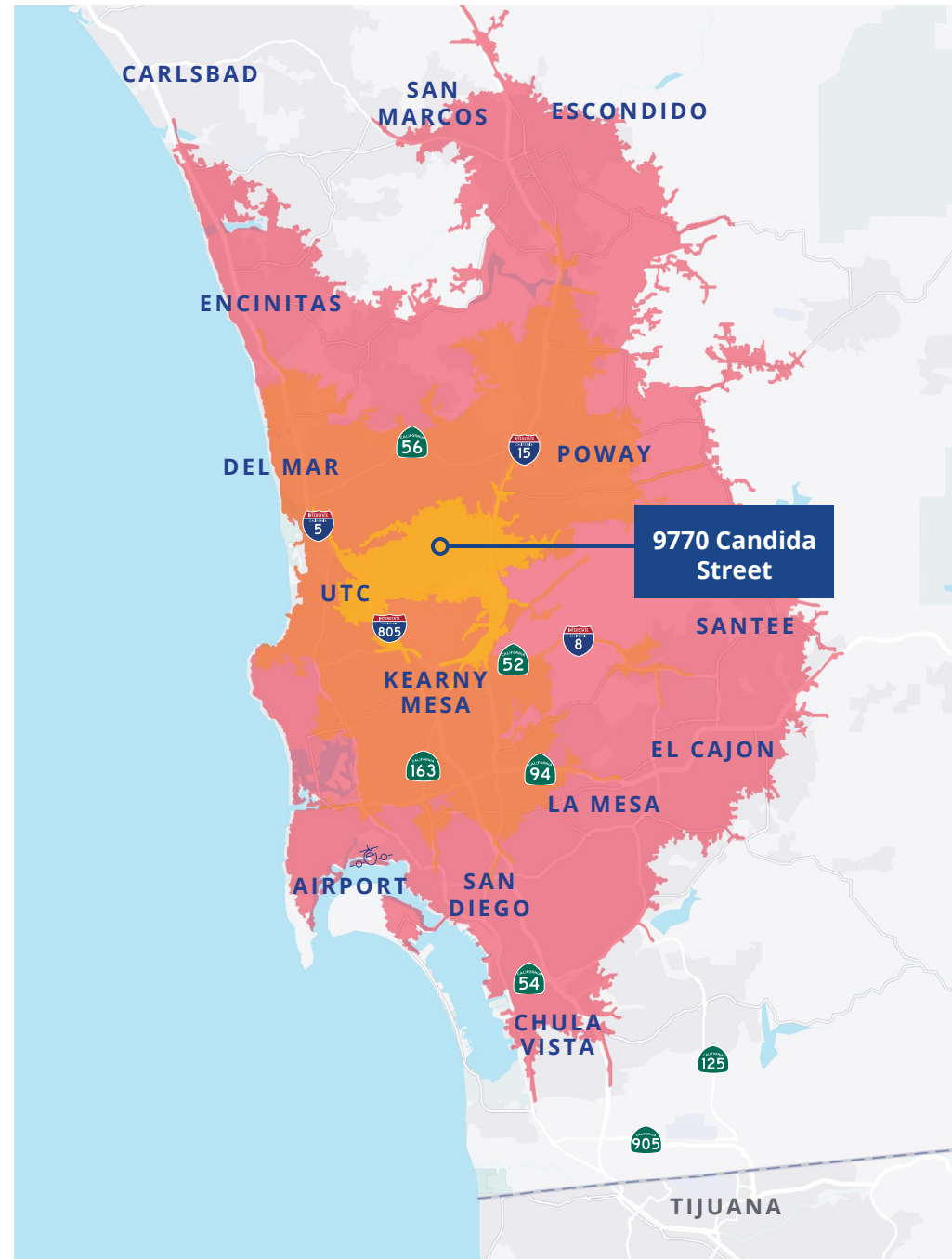
- I-15** 0.6 Miles
- I-805** 5.2 Miles
- I-5** 7.1 Miles
- CA-52** 7.8 Miles

Drive Times



	Drive Time	Daytime Population
	10 Minutes	165,148
	20 Minutes	998,277
	30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to Downtown San Diego Int. Airport	20
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120





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