

# FOR SALE OR LEASE | ±7,531 SF LAB/FLEX BUILDING

8500 REDWOOD CREEK LANE, SAN DIEGO, CA 92126



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REAL ESTATE SERVICES

# BUILDING FEATURES



Lab/Flex  
Building Type



7,531 SF  
Total Building SF



Multiple  
Tenancy



Two (2)  
# of Stories



IL-2-1  
Zoning



3.05/1,000 SF  
Parking Ratio



400a/110 - 280v  
Power (Buyer to Verify)



2006  
Year Built



## PROPERTY HIGHLIGHTS

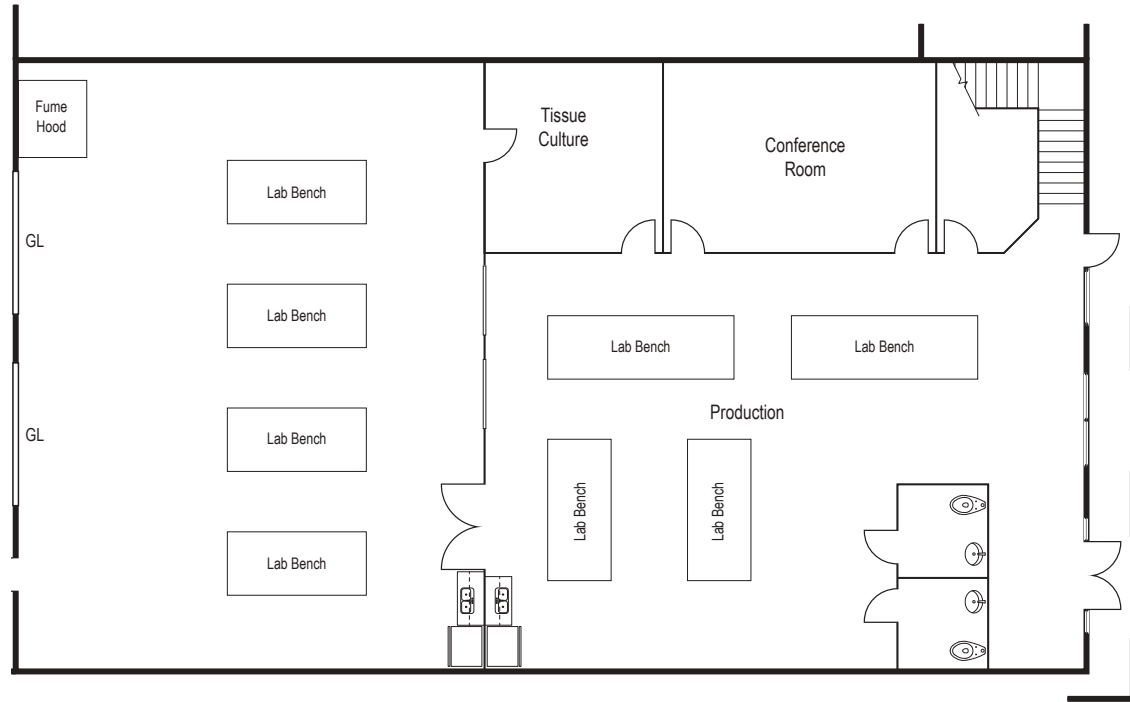
- » ±7,531 SF Lab/Flex Building Available For Sale
- » 100% HVAC
- » 75% Ground Floor Lab/R&D and 25% Office
- » Lab Benching and Fume Hood Included
- » Corporate Image Building
- » Great Access to I-15, I-805 and I-5 Freeways

**SALE PRICE: CONTACT BROKER**

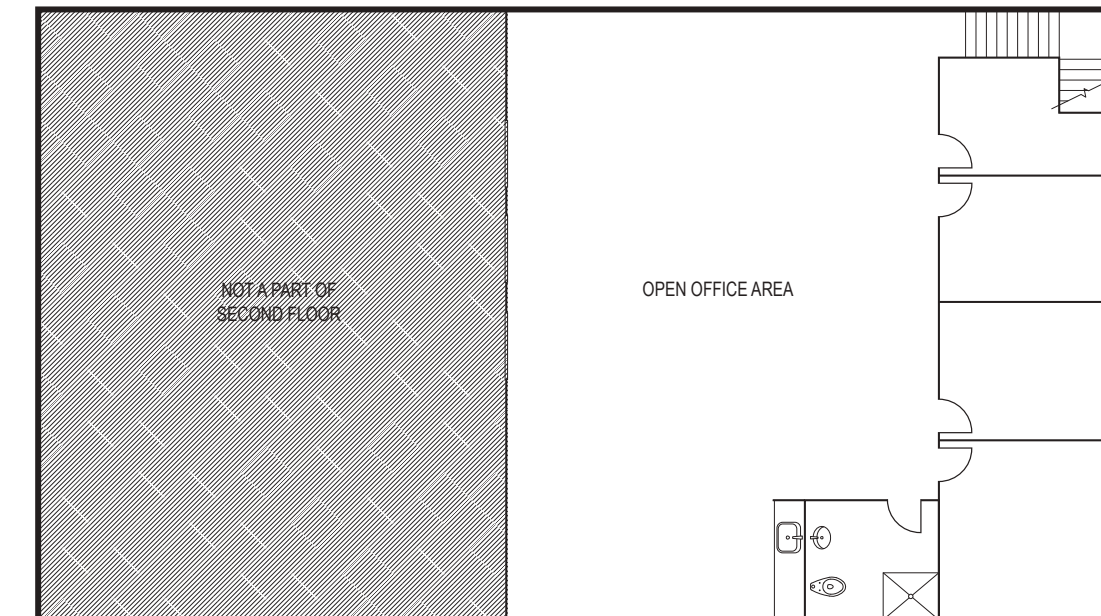
**LEASE RATE: CONTACT BROKER**

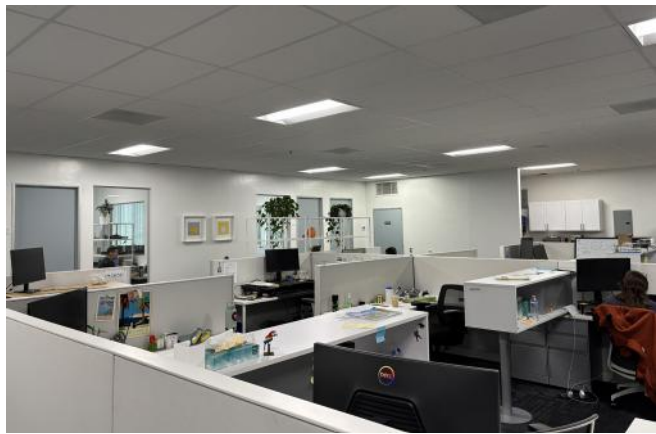
# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR







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