

# FOR SALE / KEARNY MESA UNIQUE OPPORTUNITY ±7,000 SF INDUSTRIAL BUILDING WITH FENCED YARD

8285 BUCKHORN STREET, SAN DIEGO, CA 92111



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**Voit**  
REAL ESTATE SERVICES

# PROPERTY SUMMARY

8285 Buckhorn Street presents a rare opportunity to own a small industrial building with a secured, fenced yard in the highly desirable Kearny Mesa area. Properties of this type are increasingly difficult to find—particularly within Central County. The property also offers exceptional connectivity, with immediate access to Interstates 805, 163, and 15, as well as Highway 52, providing convenient access throughout San Diego County.

## ADDRESS

8285 Buckhorn Street, San Diego, CA 92111

## BUILDING SIZE

±7,000 SF two story industrial including second floor offices

## LOT SIZE

±20,843 Square Feet

## BUILD OUT

70% Office/ 30 % Warehouse

## LOADING

2 Grade Level Doors

## PARCEL NUMBER

356-200-40-00

## YEAR BUILT

1982

## ZONING

IS-1-1 (Industrial- Small Scale Zone)

## COUNTY / SUBMARKET

San Diego/Kearny Mesa

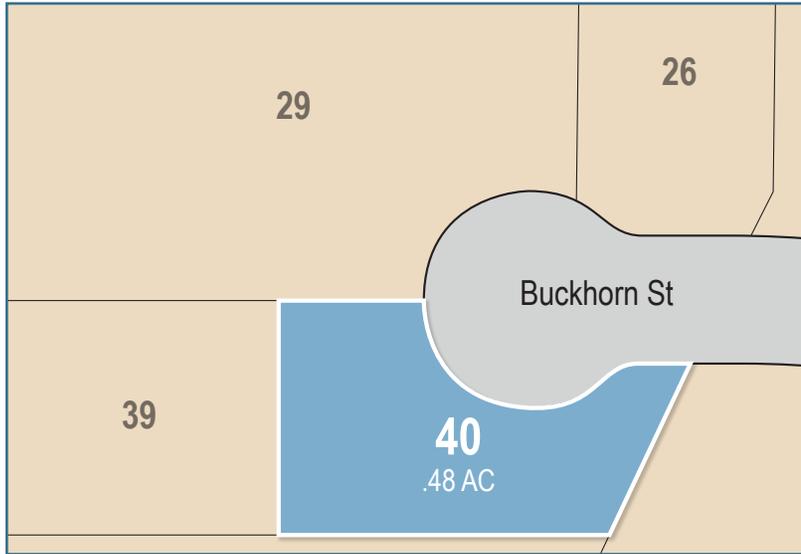
## SALE PRICE

\$3,750,000

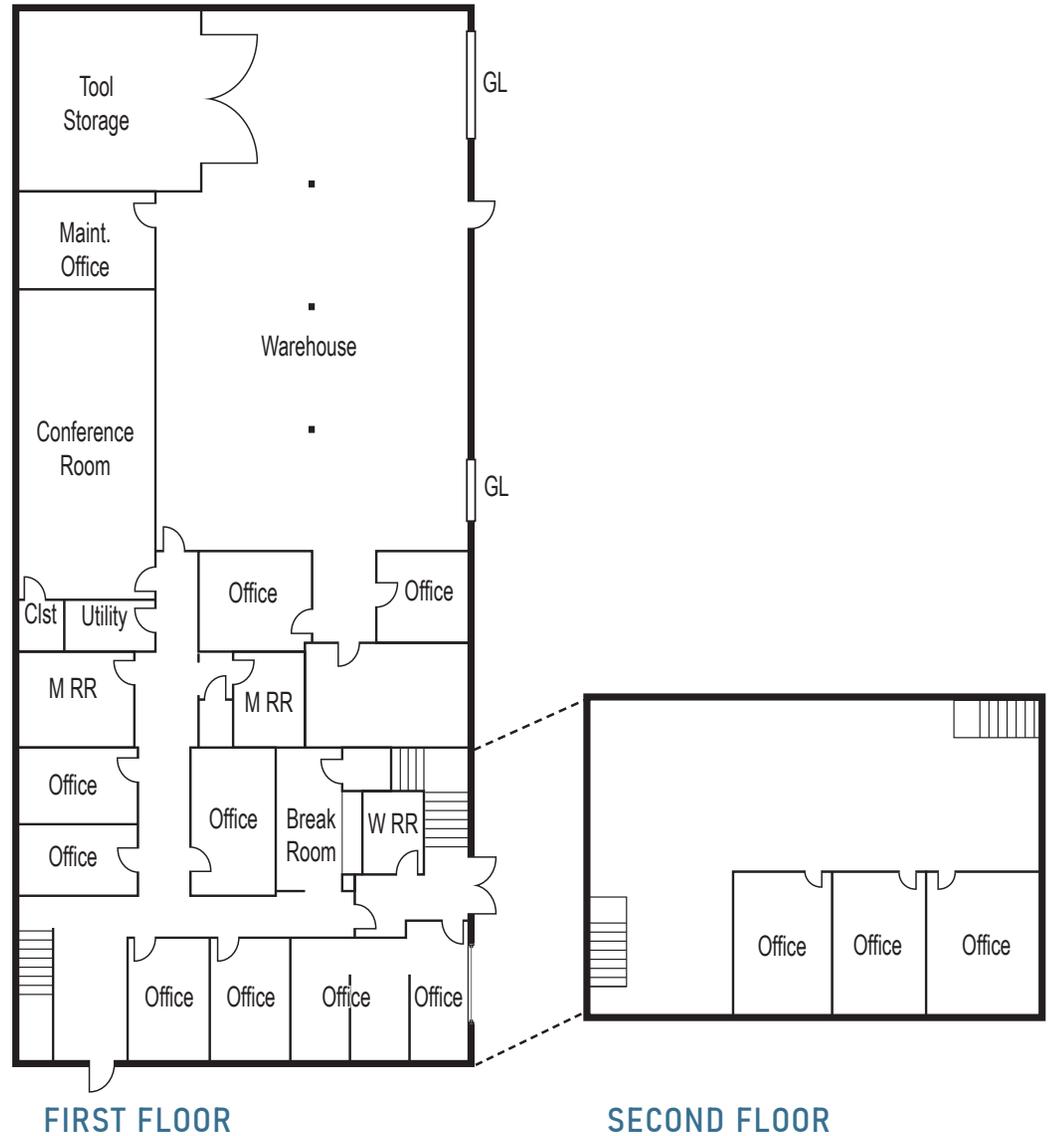


# PARCEL MAP / SITE PLAN / FLOOR PLAN

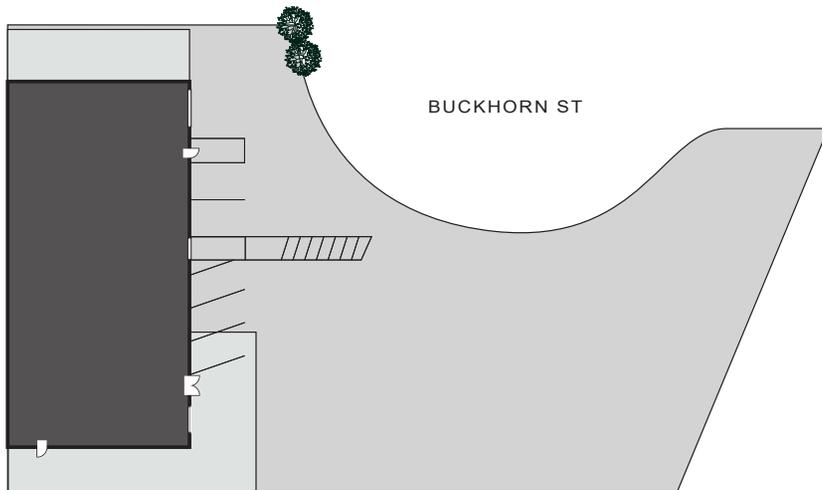
## PARCEL MAP



## FLOOR PLAN

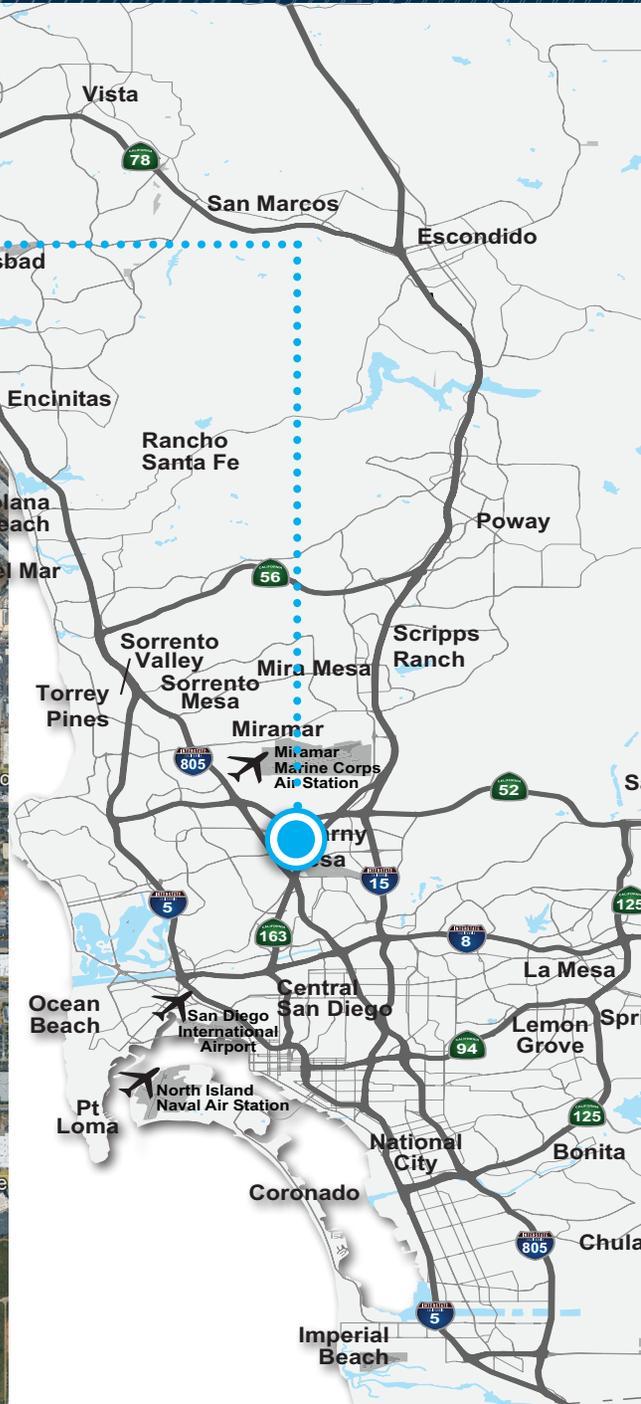


## SITE PLAN



# KEARNY MESA LOCATION - EXCELLENT FREEWAY ACCESS

8285  
BUCKHORN STREET  
SAN DIEGO, CA 92111



# AVAILABLE FOR SALE

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