

CBRE

CARROLL CANYON BUSINESS PARK

8310 JUNIPER CREEK LANE, SAN DIEGO, CA 92126

6,810 SF AVAILABLE FOR SALE OR LEASE





PROPERTY OVERVIEW

Click Here
360°

PROPERTY TYPE:	Flex/Industrial
BUILDING AREA:	6,810 SF (35% Office 35% High Bay HVAC Warehouse 25% Warehouse)
OFFICE:	±2,724 SF
HVAC:	75%
CLEAR HEIGHT:	24'
POWER:	400a/110-280v 3 Phase
PARKING:	22 Free Surface Spaces Available; Ratio of 3.2/1,000
LOADING:	2 Grade Doors
YEAR BUILT:	2006
FF&E:	Negotiable



\$2.25/SF NNN
LEASE RATE



NEGOTIABLE
SALE RATE

OPPORTUNITY HIGHLIGHTS



NEWEST CONSTRUCTION - One of Miramar's newest constructed business parks (Built in 2006) with high-end interior improvements



CENTRAL LOCATION - Located between Interstates 805 and 15, with quick access to the entire county



RARE FIND - Very limited supply of functional owner-user buildings on the market. Excellent opportunity to own in one of the most desirable industrial markets



PERFECT FOR OWNER/USER - Building size fits within the traditionally high volume of demand for owner/users



EXCELLENT FEATURES - Excellent building features including clear height, exterior image, signage, sprinklered, energy efficient



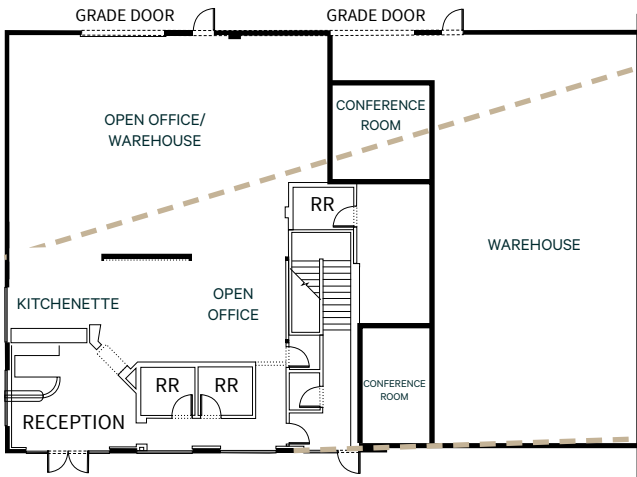
ROOTS
SORRENTO MESA, CA

CARROLL CANYON BUSINESS PARK
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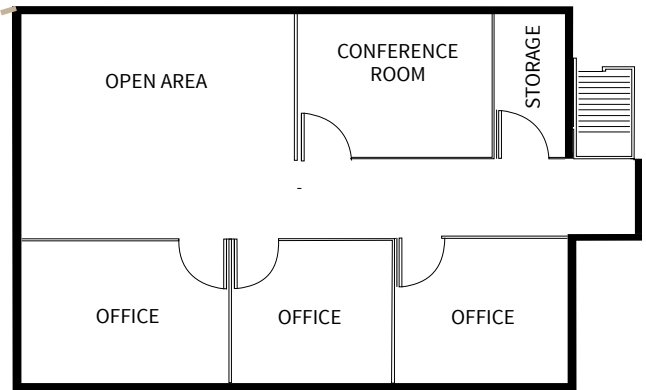


EXISTING FLOOR PLAN

First Floor

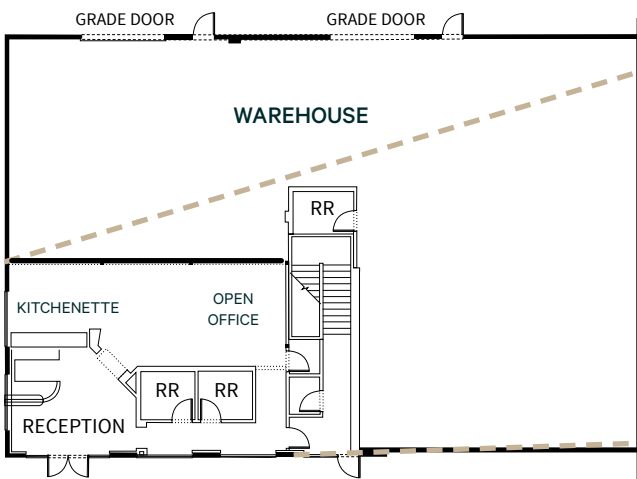


Second Floor

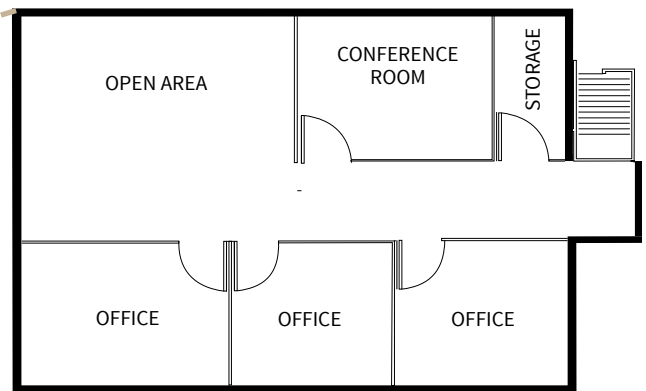


CONCEPTUAL FLOOR PLAN

First Floor



Second Floor



NEARBY DEVELOPMENT



3ROOTS
SORRENTO MESA, CA



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8310 JUNIPER CREEK LANE IS ADJACENT TO MIRA MESA'S PREMIER MIXED-USE DEVELOPMENT

3Roots Development is a new large-scale neighborhood currently under construction in western Mira Mesa/Sorrento Mesa. The project, built on a 413-acre site, consists of 1,800 new homes, a 23-acre public park, and a central shopping area. As of April 2024, 859 homes have already been pre-sold.

H I C H L I C H T S



413
ACRES



2026
EST. COMPLETION



1,800
HOMES



14
SEPARATE NEIGHBORHOODS

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SAN DIEGO, CA 92126

6,810 SF
FOR SALE OR LEASE



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