

# FOR SALE

± 8,571 SF | Miramar | Flex Building

# 8430

JUNIPER CREEK LN  
SAN DIEGO, CA 92126



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TIM GOSSELIN, CCIM**  
(760) 822-3730  
CalDRE Lic#: 01495432



### **Confidentiality Agreement**

DO NOT DISTURB THE OCCUPANT. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

# PREMISES OVERVIEW

## 8430 JUNIPER CREEK LN

± 8,571 SF Miramar Flex Building

### features:

2006 Construction

One grade level door (with option for 2nd)

±24' Clear Height in the Warehouse

Approximately 400 Amps, 110/208V, 3 Phase (Buyer to verify)

Quiet Professional Atmosphere

Solar Powered 130 Panels

Abundant Parking

### sale price:

**\$3,600,000.00 or \$420/SF**

Monthly Association Fee: \$1,125 per month (\$0.13 per SF)

*(Association expense includes trash, fire sprinkler certificate maintenance of building exterior, commercial property insurance coverage for building shell, landscaping and parking lot.)*

---

---

apn: 341-480-03-16

[zoning:](#)

currently, IL-2-1 [click here to view zoning](#)

pending approval, CO-1-1 [click here to view zoning](#)

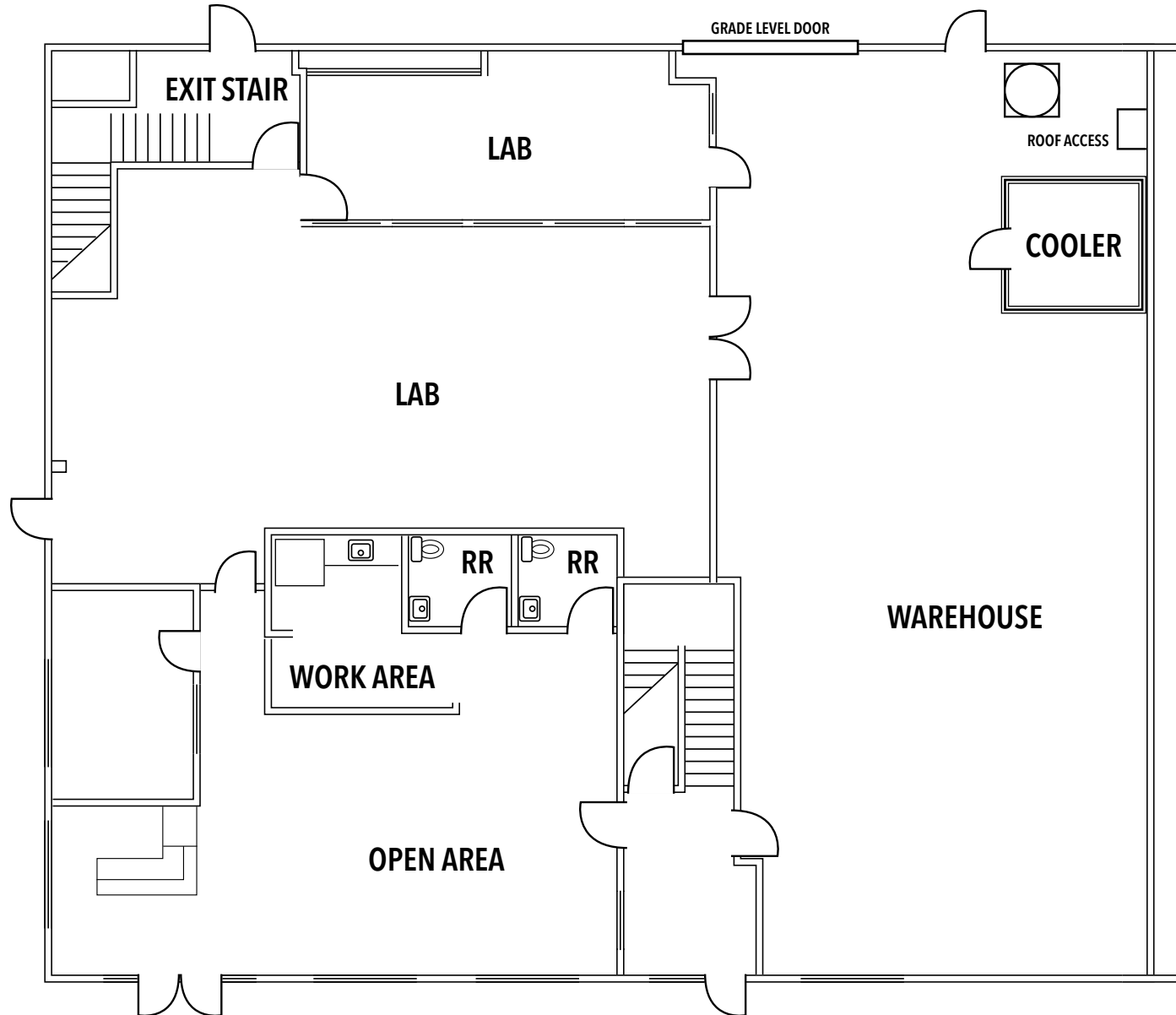


# FIRST FLOOR FLOOR PLAN

## 8430 JUNIPER CREEK LN

± 8,571 SF Miramar Flex Building

VIEW PROPERTY VIDEO

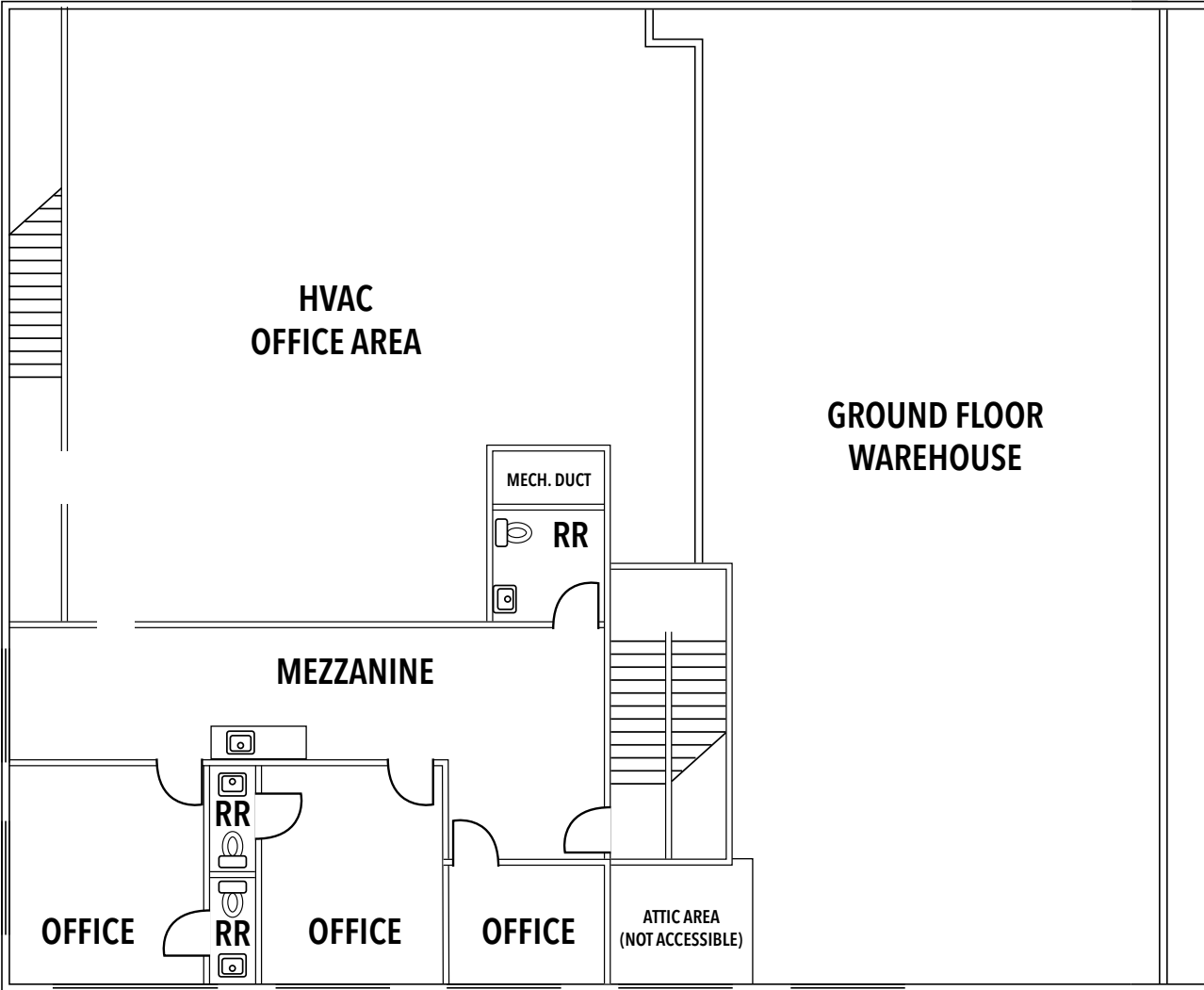


The floor plans are not to scale and may be inaccurate. Buyer to verify.

# SECOND FLOOR FLOOR PLAN

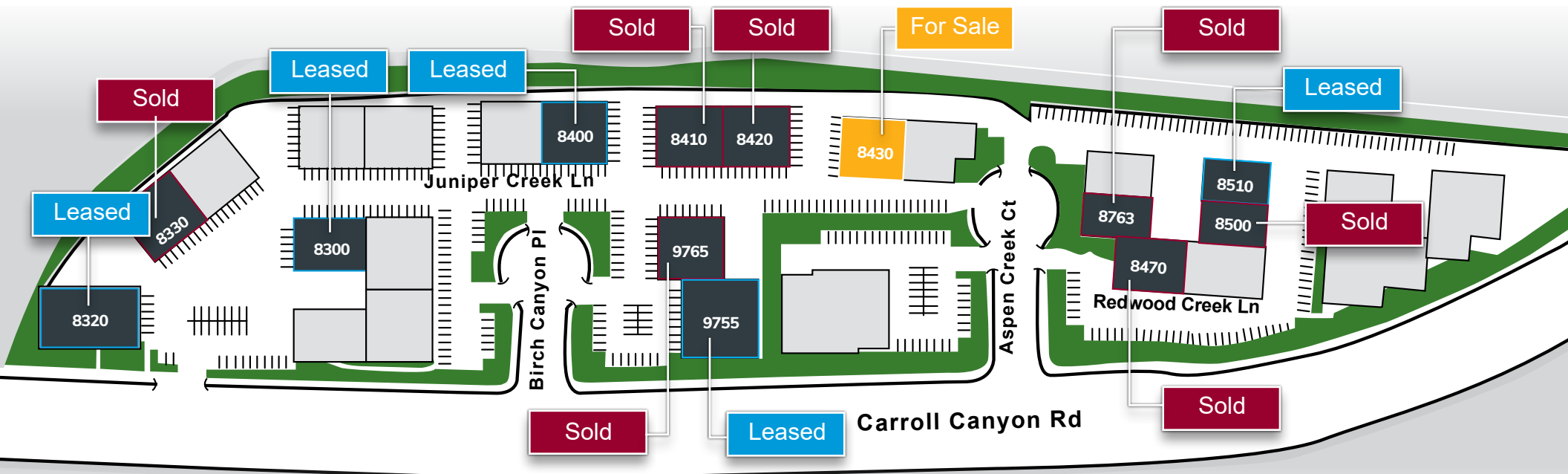
# 8430 JUNIPER CREEK LN

± 8,571 SF Miramar Flex Building



The floor plans are not to scale and may be inaccurate. Buyer to verify.

**NO ONE HAS BEEN MORE ACTIVE IN SALE AND LEASE TRANSACTIONS AT THE CARROLL CANYON BUSINESS PARK OVER THE LAST DECADE.**



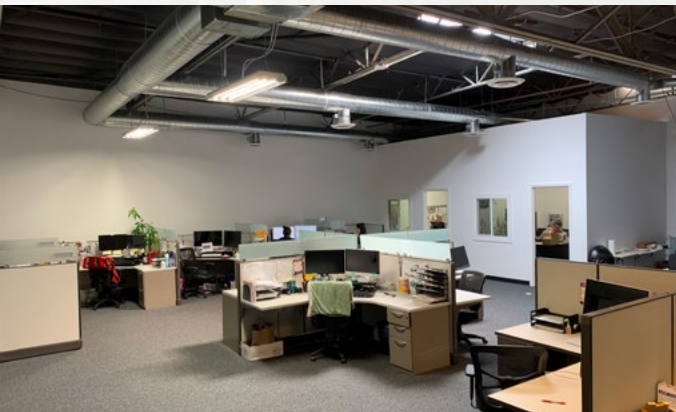
**Are you looking to sell or lease your property?**  
 Put Tim's 19 years of experience to work for you.  
**CARROLL CANYON BUSINESS PARK**

For more information, please contact:  
**TIM GOSSELIN, CCIM**  
 Principal  
 (760) 822-3730  
 CalBRE Lic#: 01495432

# INTERIOR & EXTERIOR PHOTOS

# 8430 JUNIPER CREEK LN

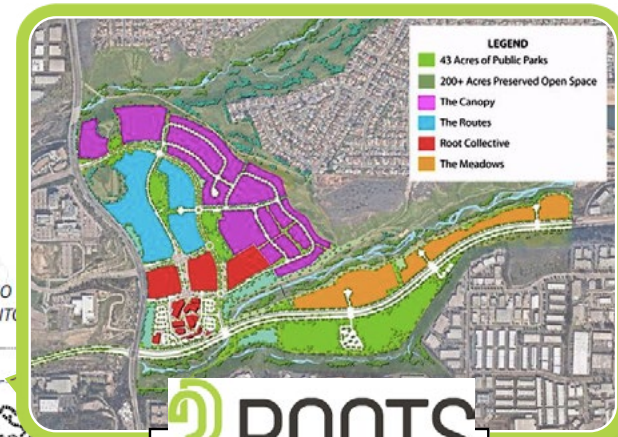
± 8,571 SF Miramar Flex Building



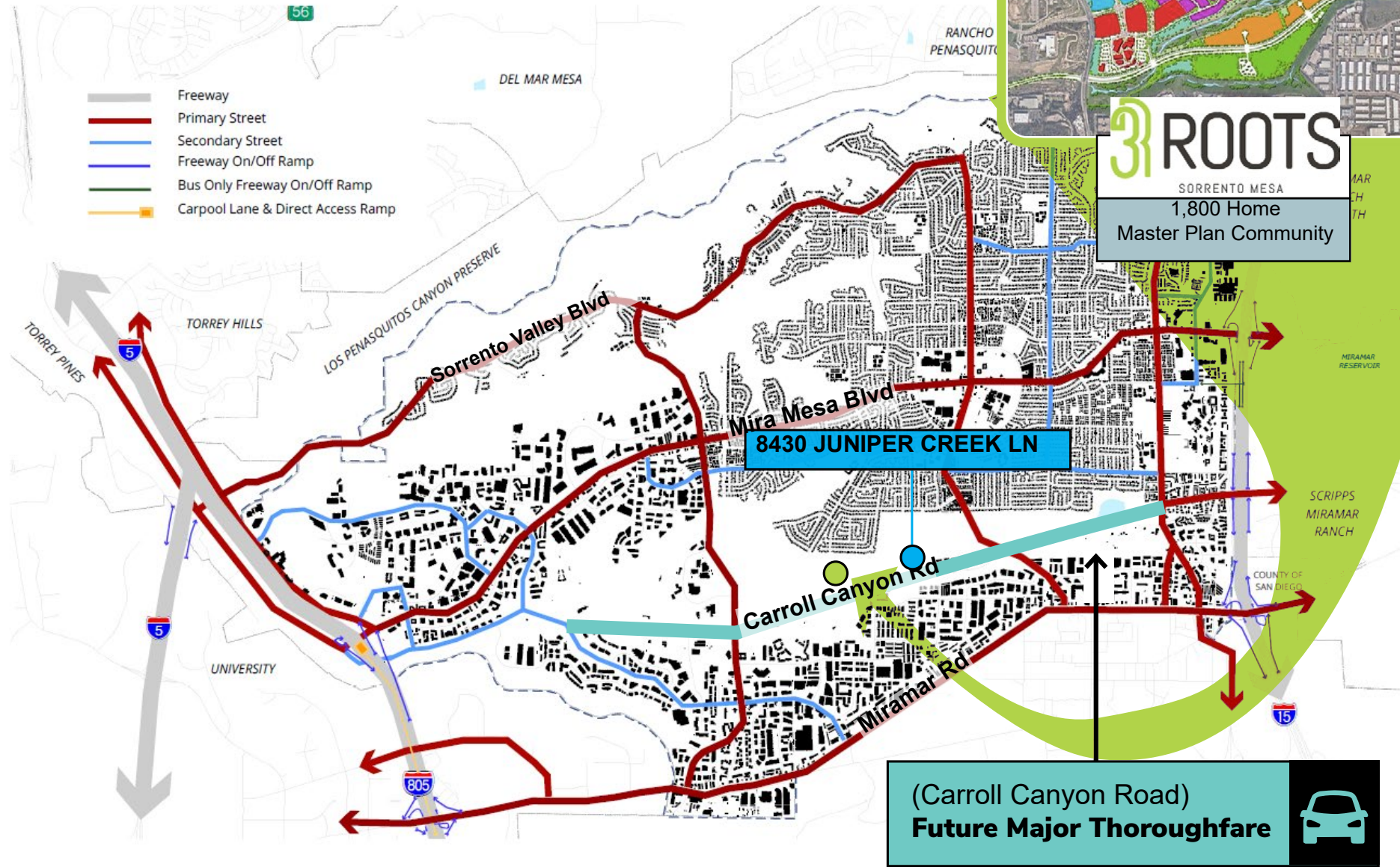
# STREET NETWORK

## 8430 JUNIPER CREEK LN

± 8,571 SF Miramar Flex Building



**3 ROOTS**  
SORRENTO MESA  
1,800 Home  
Master Plan Community



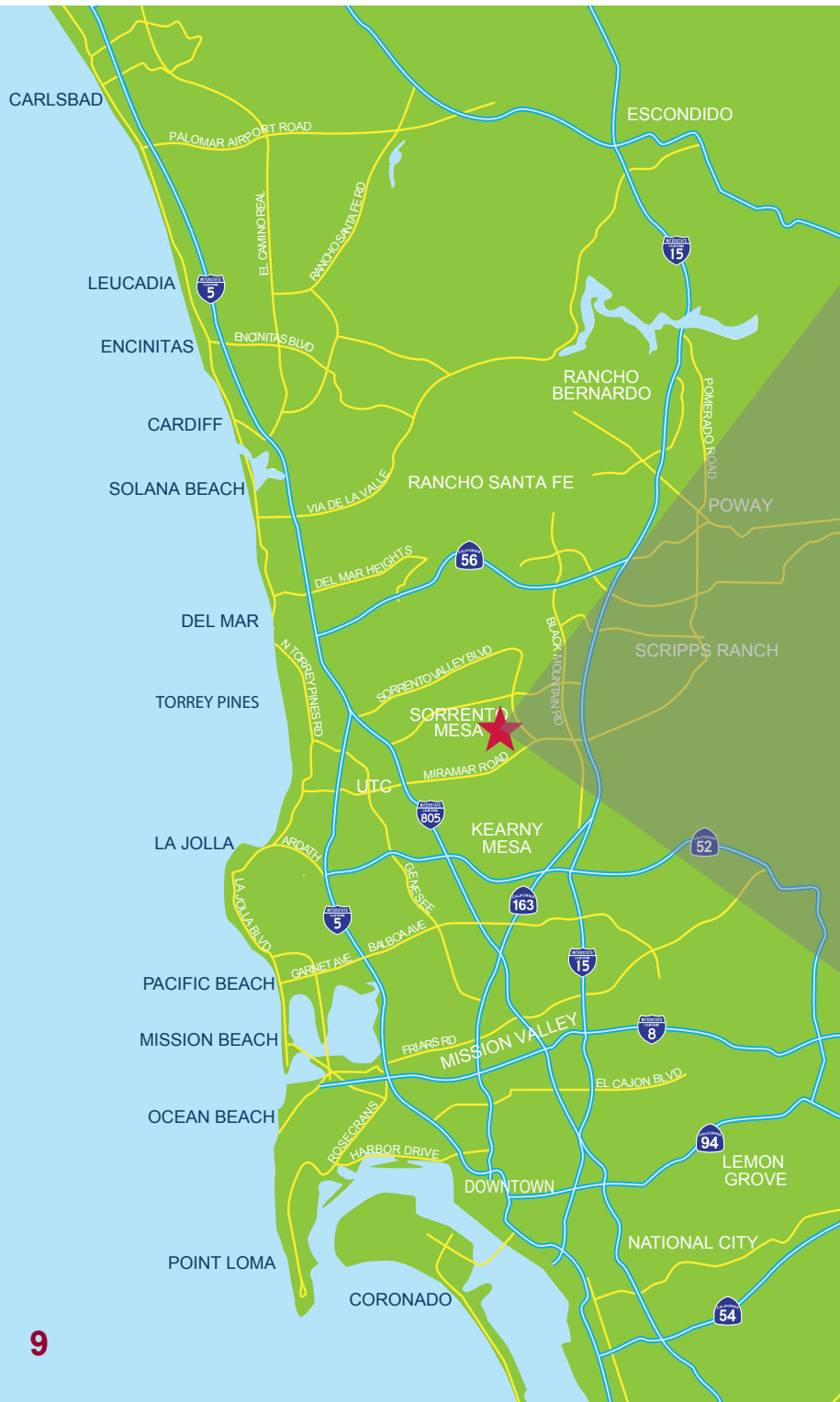
\*information courtesy of the City of San Diego



# AERIAL MAP

## 8430 JUNIPER CREEK LN

± 8,571 SF Miramar Flex Building



# 8430 JUNIPER CREEK LN

SAN DIEGO, CA 92126



**TIM GOSSELIN, CCIM**  
tgosselin@lee-associates.com  
760.822.3730  
CalDRE #01495432



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | Corporate ID 01096996

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.