

# CARROLL CANYON BUSINESS PARK

8310 JUNIPER CREEK LANE, SAN DIEGO, CA 92126

6,810 SF AVAILABLE FOR SALE

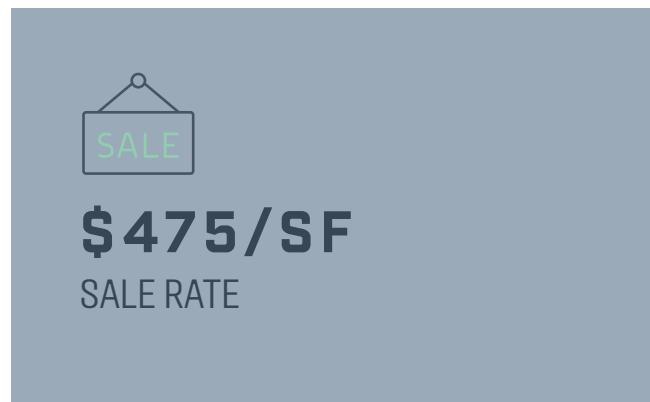




# PROPERTY OVERVIEW

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



# 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



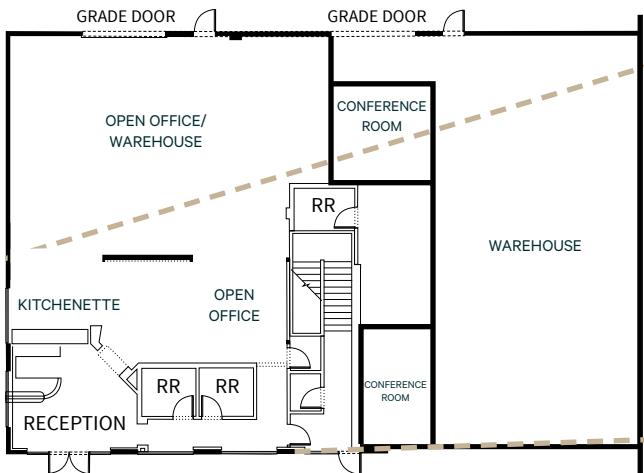
**EXCELLENT FEATURES** - Excellent building features including clear height, exterior image, signage, sprinklered, energy efficient



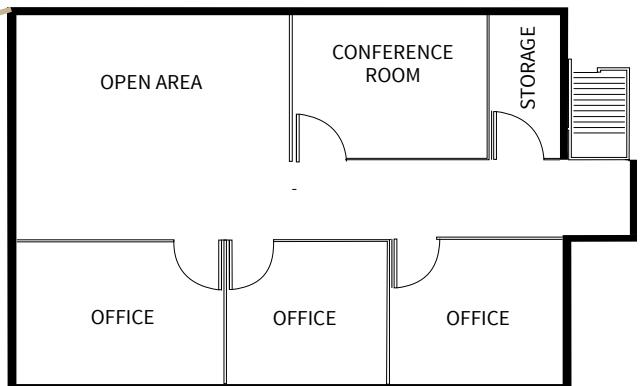


# EXISTING FLOOR PLAN

## First Floor

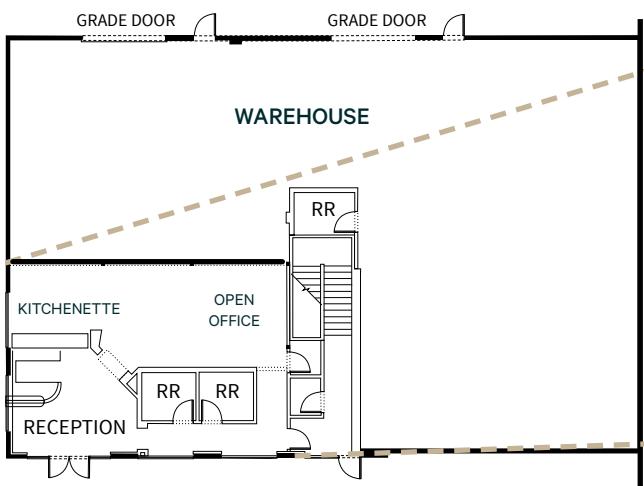


## Second Floor

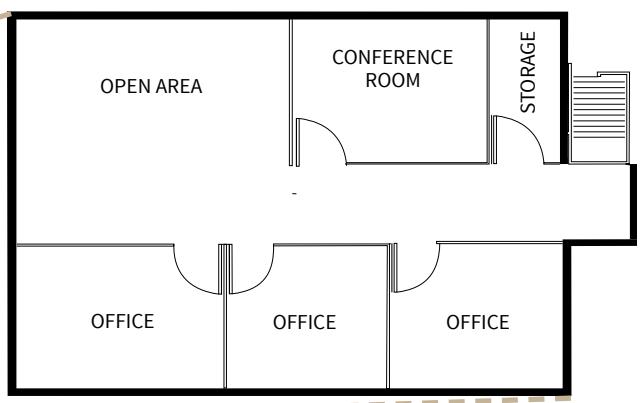


# CONCEPTUAL FLOOR PLAN

## First Floor



## Second Floor



# NEARBY DEVELOPMENT



## 3ROOTS

SORRENTO MESA, CA

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.

HIGHLIGHTS



**413**

ACRES



**1,800**

HOMES



**2026**

EST. COMPLETION



**14**

SEPARATE NEIGHBORHOODS

8310 JUNIPER CREEK LANE  
SAN DIEGO, CA 92126

6,810 SF  
FOR SALE



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