

# For Sale or Lease

Miramar Area

**9770 Candida Street, San Diego, CA 92126**

13,768 SF Freestanding Industrial/Flex Building

Located on a 1.59 Acre Parcel



## Justin Harvey

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Colliers



# 9770 Candida Street



## Building Features

\* ±13,768 SF Freestanding Industrial/Flex Building



1.59 Acre Parcel



45% Office Space  
55% Warehouse Space



Large Concrete Fenced Yard with Extensive Parking



Approximately 18' to 20' Clear Height



Two Mechanical High Bay Loft Covered Structure in the Yard



Two High-Grade Mechanical Lifts Available for Tenant's Use



800 Amps; 280V Heavy Power



Extensive Electrical Distribution and Data Cable Trays



Building Signage Available



Structure Masonry/Wood Framed



Immediate Access to I-15 and Hwy 52 Freeways



Five large 12' x 12' Grade-Level Loading Doors



Available December 1, 2023 or Potential Deliverable Sooner



Lease Rate/Sale Price Contact Broker



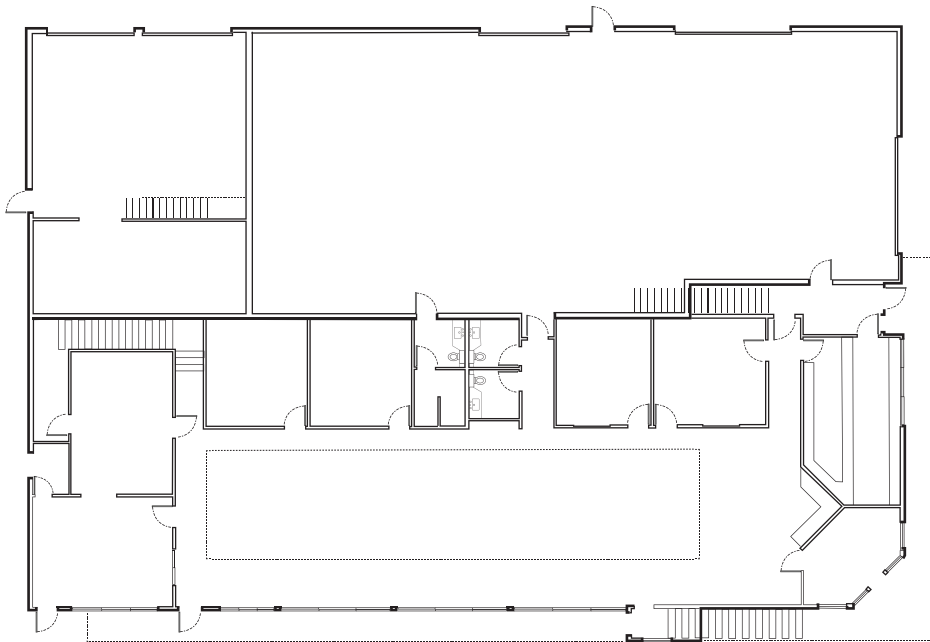
**\*Potentially Divisible**

# 9770 Candida Street

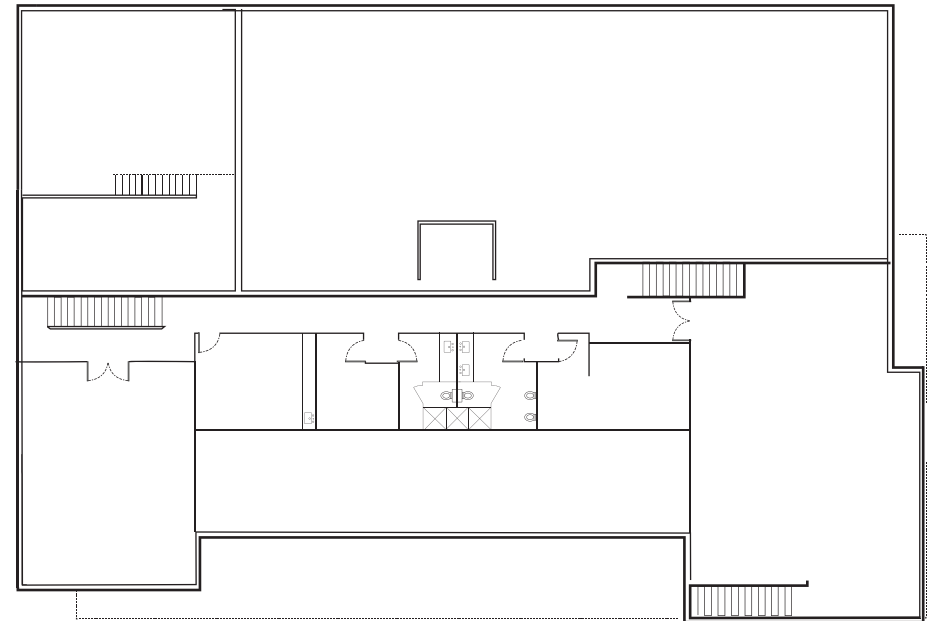


## Floorplans

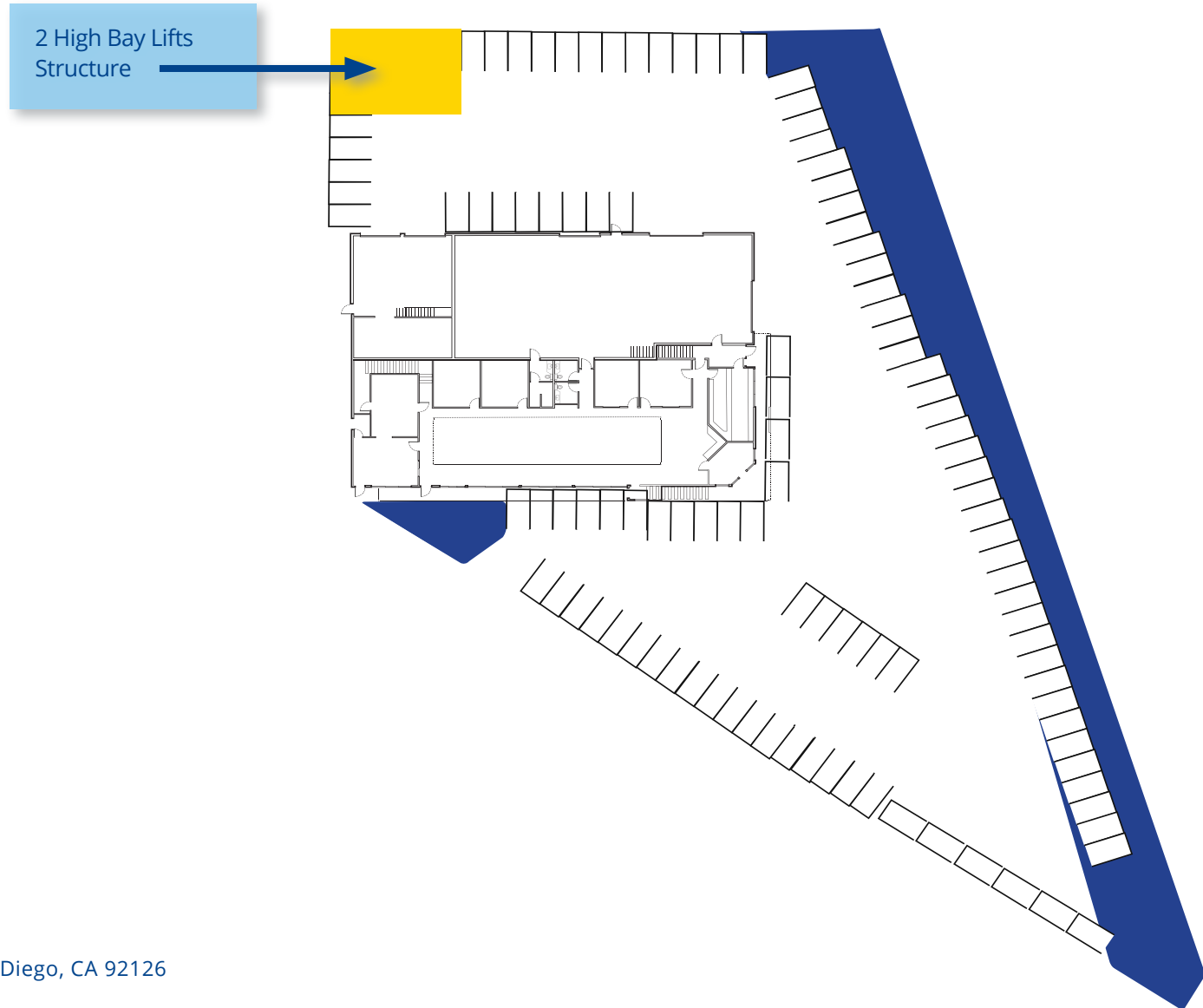
First Floor



Second Floor



# Site Plan



2 High Bay Lifts  
Structure



Aerial



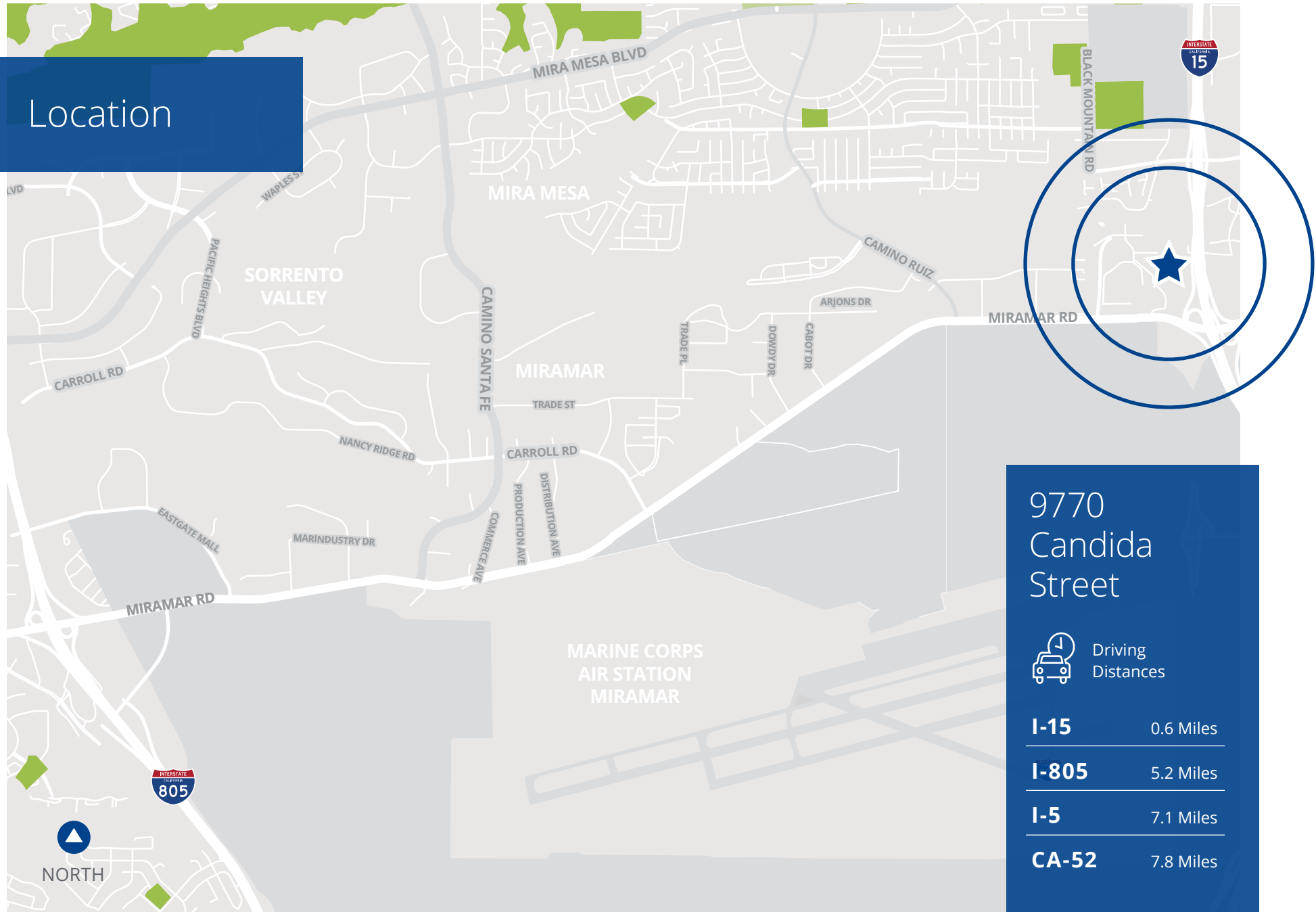
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# Property Photos



# Location



9770  
Candida  
Street




 Driving  
Distances

<b>I-15</b>	0.6 Miles
<b>I-805</b>	5.2 Miles
<b>I-5</b>	7.1 Miles
<b>CA-52</b>	7.8 Miles

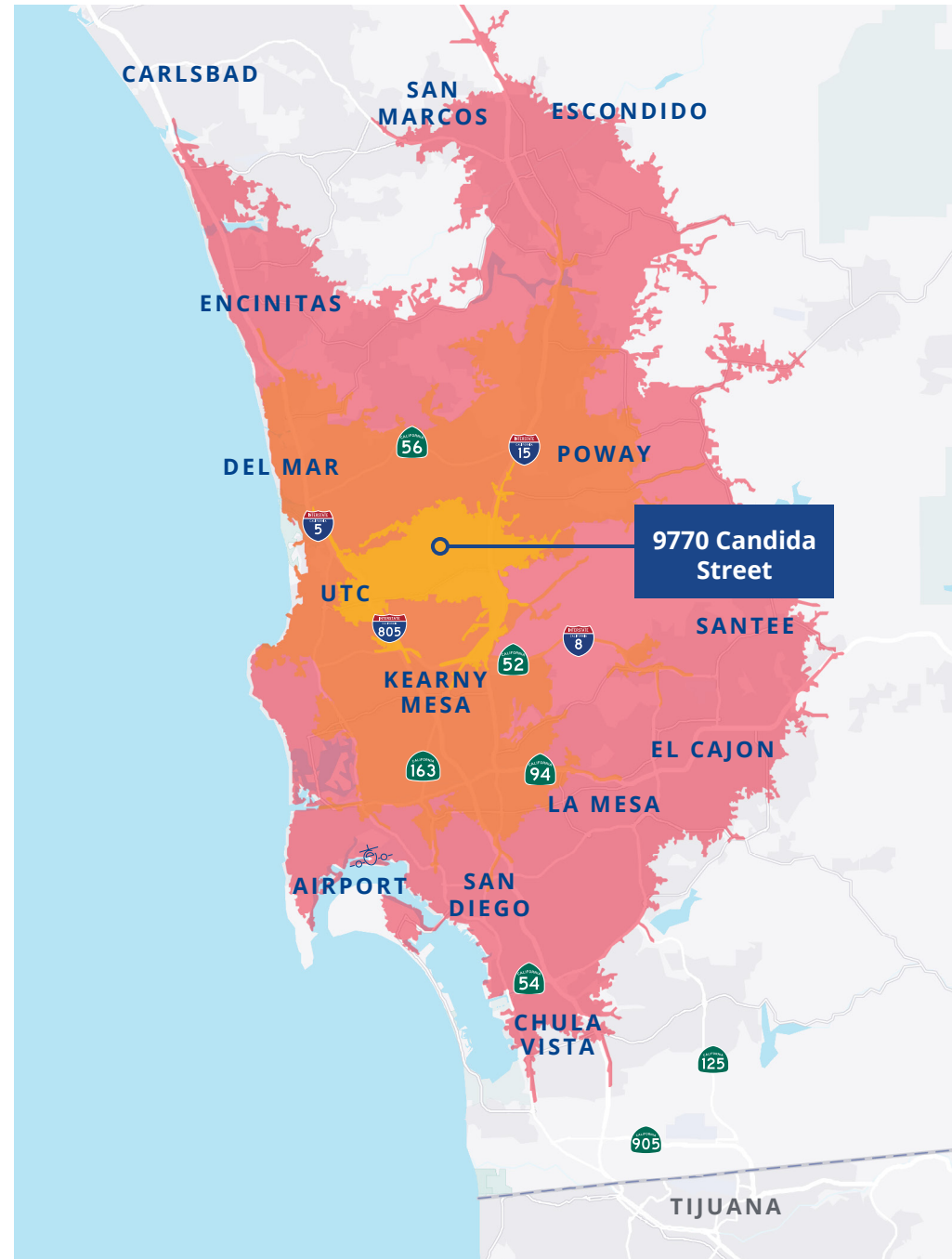


# Drive Times



	Drive Time	Daytime Population
	10 Minutes	165,148
	20 Minutes	998,277
	30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to Downtown San Diego Int. Airport	20
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120





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