



9986 VIA DE LA AMISTAD
SAN DIEGO / CA



9986 Via de la Amistad

For Sale

CBRE **NEWMARK**

Multi-Tenant Industrial Building

Property Description

- Parcel size: 23,522 SF
- Building Size: 18,000 SF (including Mezzanine)
- Built in 2008
- Multi-Tenant Industrial Building
- Fully Leased
- (8) Industrial spaces with (1) GL Door and mezzanine space
- 8'x10" GL
- Potential for 22' Clear Height
- Walking Distance from Otay Mesa Pedestrian Crossing
- Minutes to SR 905, 125, 11, Otay Mesa POE and Otay Mesa II POE

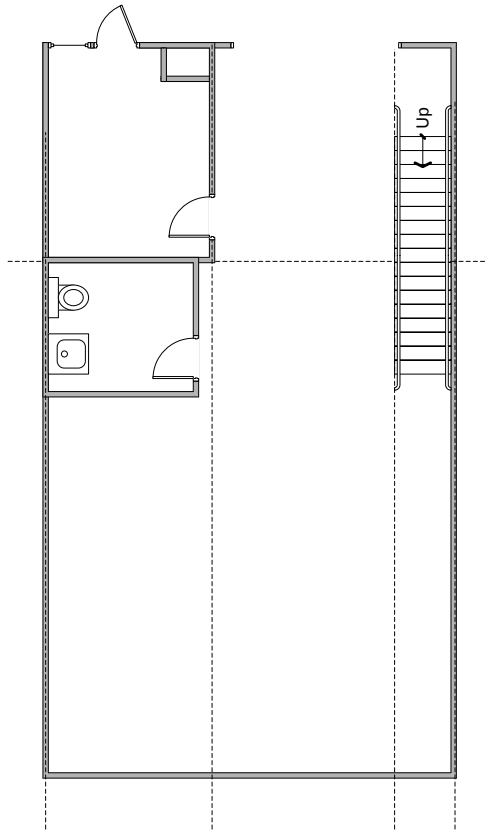


Floor Plan

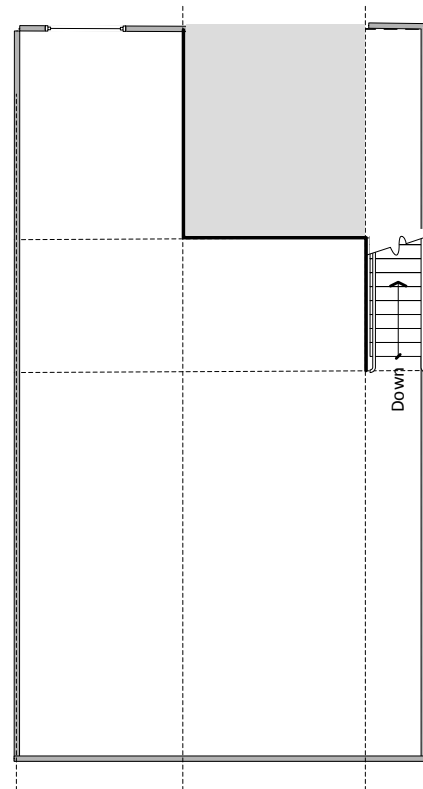


Suite Floor Plan

Ground Floor



Mezzanine



18,460 SF

Aerial Map



Otay Mesa
Port of Entry

Otay Mesa
Port of Entry II

CHP Trucking
Entrance

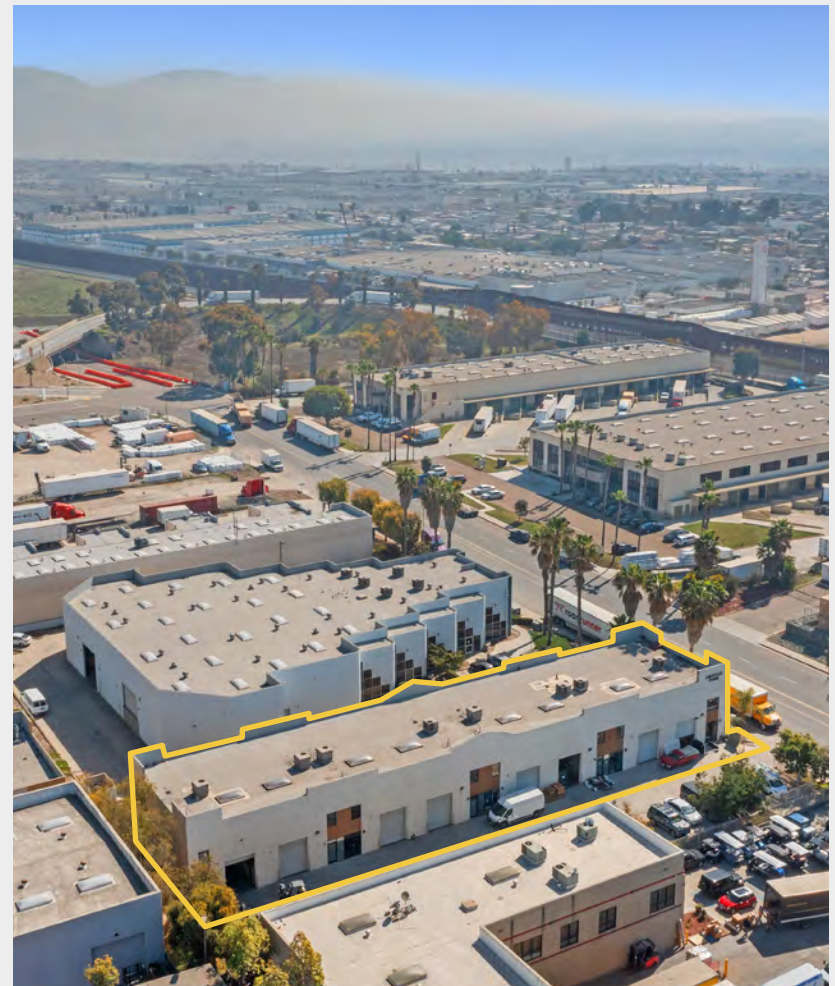
Drive Time / Distance from
9986 Via de la Amistad to
Central San Diego:
27 Minutes **23.5** Miles

Rent Roll

Gross Rental Income	\$313,842
Operating Expenses	
Property Taxes	\$14,728
Insurance	\$2,200
Trash/Alarm/Annual Backflow	\$4,500
Landscaping	\$960
Water & Sewer	\$2,700
SDGE	\$340
Repairs	\$2,400
Total Operating Expenses	\$25,428
Net Operating Income (In Place)	\$307,488
Net Operating Income (\$1.60 NNN)	\$345,600
Net Operating Income (Projected \$1.70 NNN)	\$367,200

* NOI Includes newly assessed property taxes

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



Aerial Photos





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NEWMARK

CBRE

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