

FOR SALE

+/- 9,990 SF INDUSTRIAL MANUFACTURING BUILDING

9760 BIRCH CANYON PLACE

SAN DIEGO, CA 92126

MIRAMAR

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

CARROLL CANYON BUSINESS PARK

CARROLL CANYON BUSINESS PARK

9760 BIRCH CANYON PLACE

OFFERED AT: \$3,800,000 (\$380.38/SF)

- ✓ +/- 9,990 SF INDUSTRIAL MANUFACTURING BUILDING
- ✓ MODERN & HIGH-IMAGE PROFESSIONAL BUILDINGS WITHIN MIRAMAR'S PREMIER CARROLL CANYON BUSINESS PARK
- ✓ LARGE WAREHOUSE WITH 24' BAY HEIGHT
- ✓ +/-1,000 SF SECOND FLOOR OFFICE SPACE
- ✓ 800A X 208V POWER
- ✓ DIVISIBLE
- ✓ ABUNDANT PARKING THROUGHOUT PARK
- ✓ CENTRAL MIRAMAR LOCATION WITH AN ABUNDANCE OF RETAIL AMENITIES NEARBY



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CARROLL CANYON BUSINESS PARK

BIRCH
CANYON
PLACE

ASPEN
CREEK
COURT

CARROLL CANYON ROAD

9760 BIRCH CANYON PLACE

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MIRAMAR ROAD

CARROLL CANYON BUSINESS PARK

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For more information or tours, please contact:

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