

FOR SALE / LEASE

±4,325 SF SINGLE STORY FLEX / INDUSTRIAL SPACE

6339 NANCY RIDGE DRIVE SUITE 100 | SAN DIEGO, CA 92121

EL CAMINO BUSINESS PARK I

6339 NANCY RIDGE DRIVE

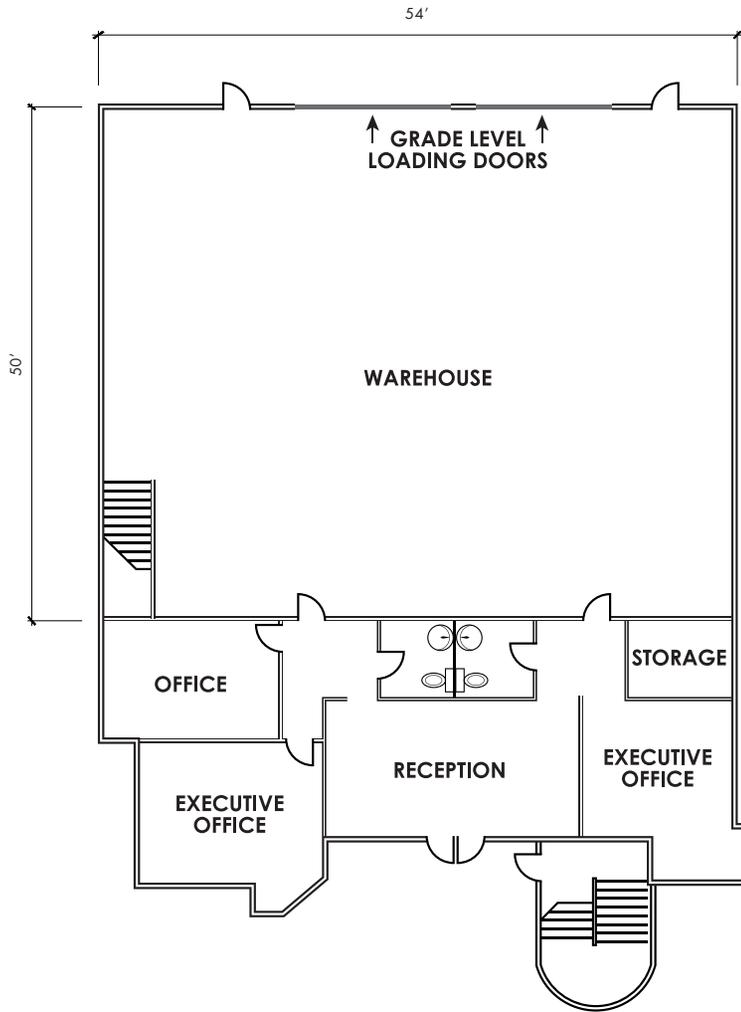
- Approximately 4,325 SF
- ±30% Office / balance warehouse
- Rare single story flex / industrial space
- Desirable fenced-in yard
- 18' Clear height in warehouse
- Two grade level loading doors
- Fronts Nancy Ridge Drive
- Quiet, professional image
- Building signage available
- Secured parking area

Lease Rate: \$2.05 / SF Gross

Sale Price: \$445 / SF

FLOORPLAN

6339 NANCY RIDGE DRIVE



±4,325 SF



18' CLEAR
HEIGHT



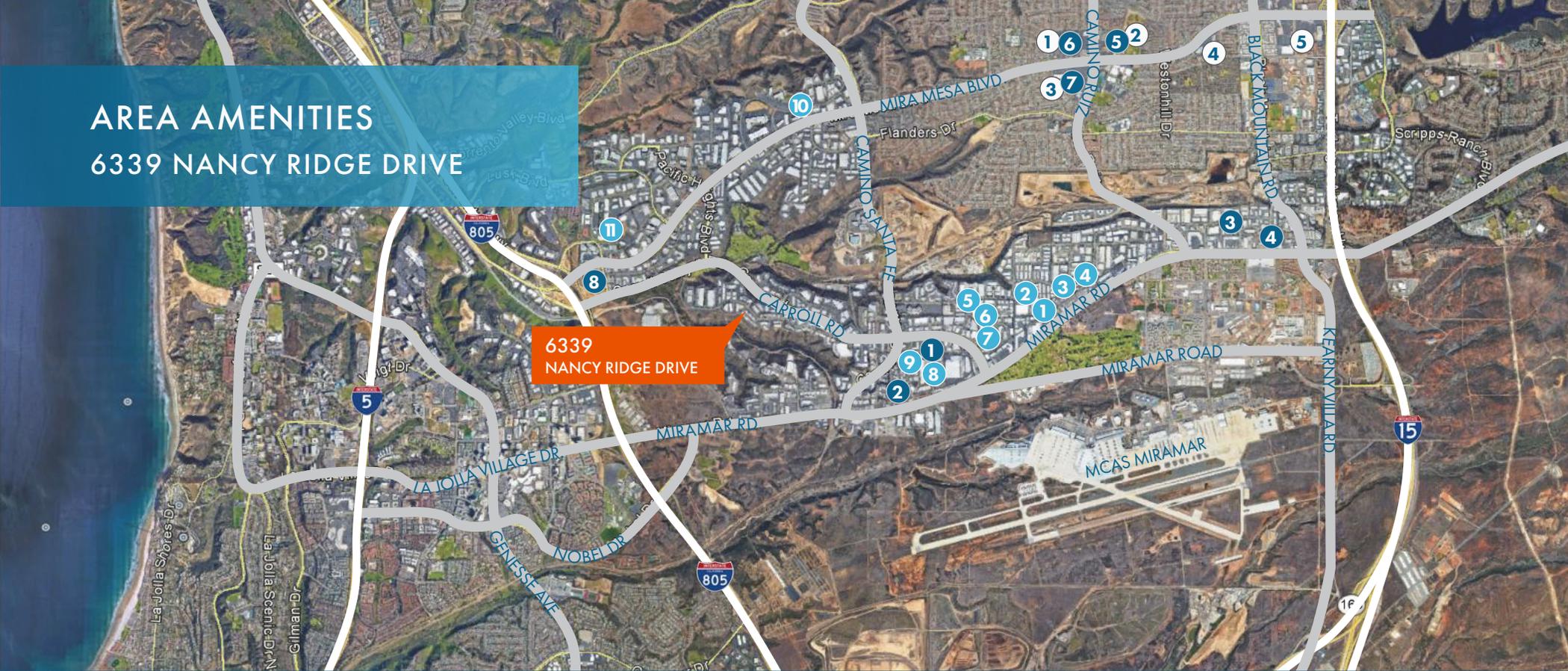
SECURED PARKING
AREA



FENCED-IN
YARD

AREA AMENITIES

6339 NANCY RIDGE DRIVE



ENTERTAINMENT

1. AleSmith Brewing Company
2. Mike Hess Brewing Company
3. Little Miss Brewing
4. Mikkeller Brewing San Diego
5. Ballast Point
6. Pure Project
7. DuckFoot Brewing Company
8. Saint Archer Brewing
9. 32 North Brewing Company
10. Karl Strauss Brewing Company
11. Green Flash Brewing Company

FOOD / DRINK

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Cutwater Spirits 2. Starbucks Better Buzz Coffee Jack in the Box Abbeys BBQ Denny's Carl's Jr. 3. Poonjabi Tandoor 4. Pho 46 Kolbeh Smack'n Grill 5. Jollibee Carl's Jr. IHOP | <ol style="list-style-type: none"> 6. Panda Express Manna BBQ Red Lobster Crab Hut Little Sakuna Sushi L&L Hawaiian BBQ Chipotle Coixan Mexican Food Robeks Smoothies 7. Broken Yolk Cafe Sayulitas Mexican Food Pizza Hut 8. Chik-fil-A Rubio's Costar Grill |
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SHOPPING

1. Vons
Michael's
Sprouts
Marshall's
Bed Bath & Beyond
2. Walgreens
99 Cents Store
3. Target
Hobby Lobby
Big 5 Sporting Goods
4. Rite Aid
5. Smart & Final Extra
FedEx Print & Ship Center
Barnes & Noble
Old Navy



EL CAMINO BUSINESS PARK 1



WAREHOUSE AREA



CONFERENCE ROOM



WAREHOUSE AREA

±4,325 SF SINGLE STORY FLEX OPPORTUNITY

6339 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121



For information or to tour the property, please contact:

PAUL BRITVAR
Vice President
† 858.713.9337
pbritvar@lee-associates.com
CA RE Lic. #01946364