

**SELLER WILL CONSIDER LEASE-BACK
OF SECOND FLOOR OFFICES
(has separate entrance, kitchen and RR's)**

AVAILABLE FOR SALE

±13,128 SF MIRAMAR INDUSTRIAL/FLEX

8495 REDWOOD CREEK LANE, SAN DIEGO, CA

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REAL ESTATE SERVICES

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PROPERTY OVERVIEW



PRICING:

Sale Price: \$5,579,400
(\$425/SF)



CLEARANCE:

Clear Height: Approximately 21'-22'



BUILDING SIZE:

±13,128 SF



LOADING:

2 Grade Level Loading Doors



PARKING:

2.67/1,000 SF
35 Surface Parking Spaces



POWER:

400 Amps / 110-280 Volts Phase 3
(Buyer to Verify)



ZONING:

IL-2-1



SPRINKLERS:

Yes



YEAR BUILT:

2006



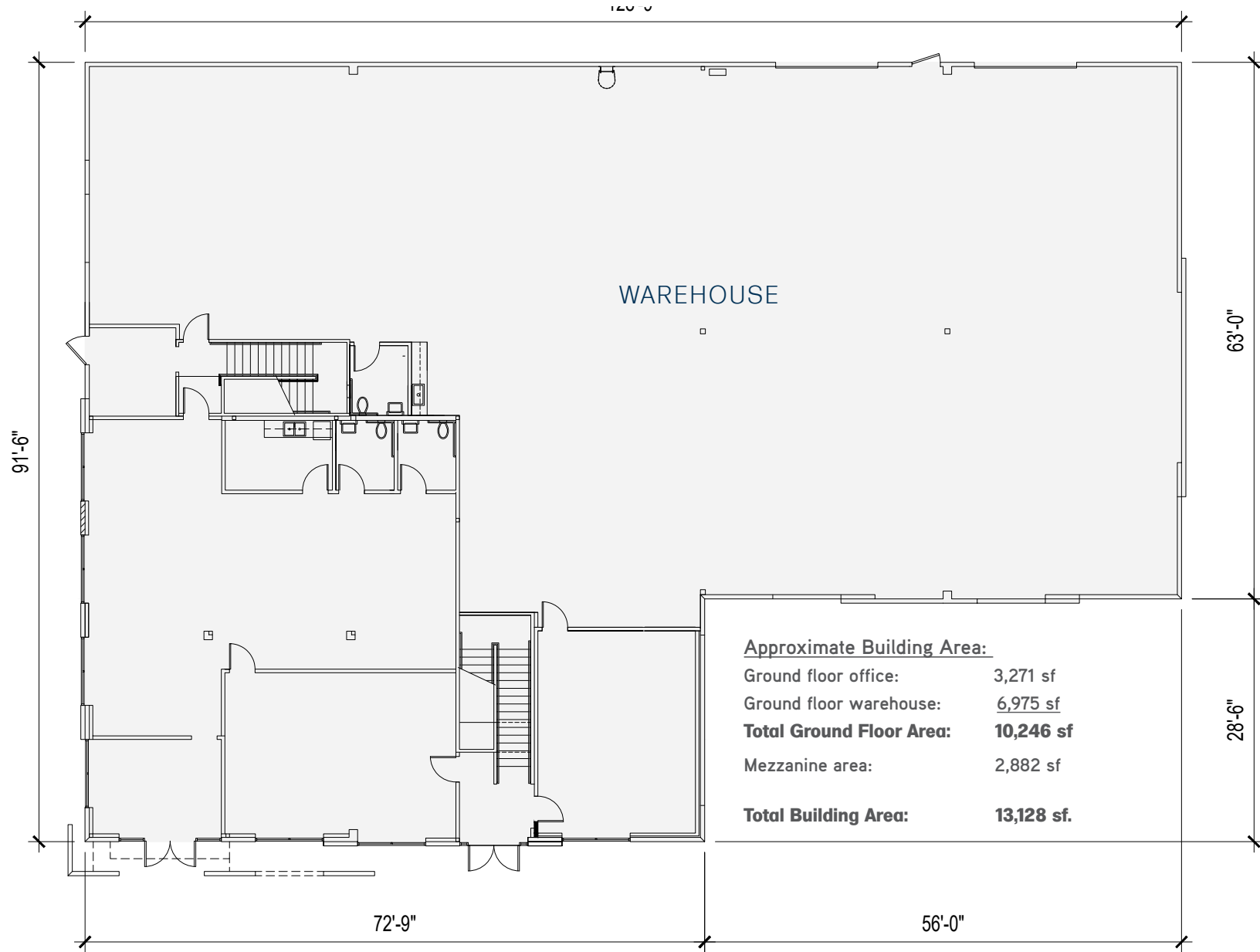
SUBMARKET:

Miramar/Sorrento Mesa

OTHER FEATURES

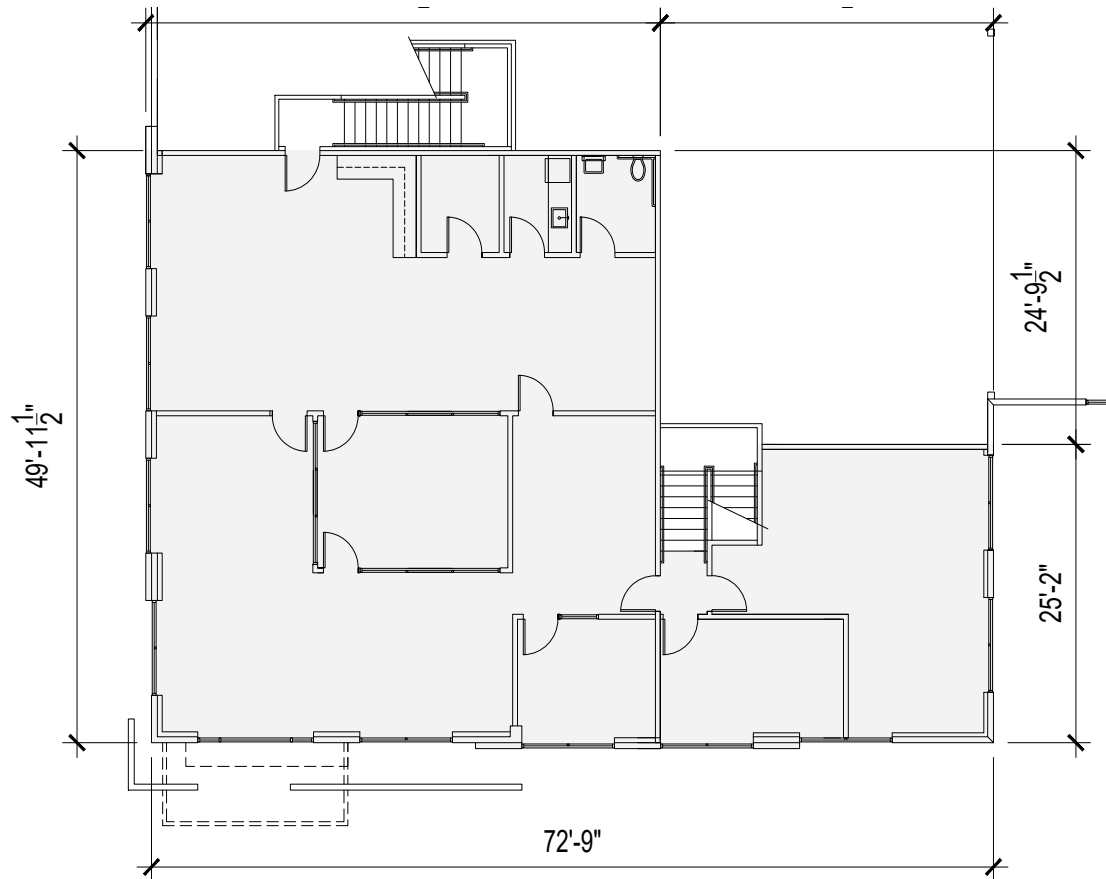
- Divisible building with owner-user upside
- Climate-controlled production rooms
- Upgraded lobbies and restrooms
- Creative-flex office build-out throughout
- High-bay warehouse
- Screened loading courtyard with roll-up doors
- Mature landscaping along Carroll Canyon Rd
- Seller will consider lease-back of second floor offices (has separate entrance, kitchen and RR's)

FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN



SECOND FLOOR PLAN

Seller will consider lease-back of second floor offices
(has separate entrance, kitchen and RR's)

SITE PLAN



PHOTOS: GROUND FLOOR OFFICES



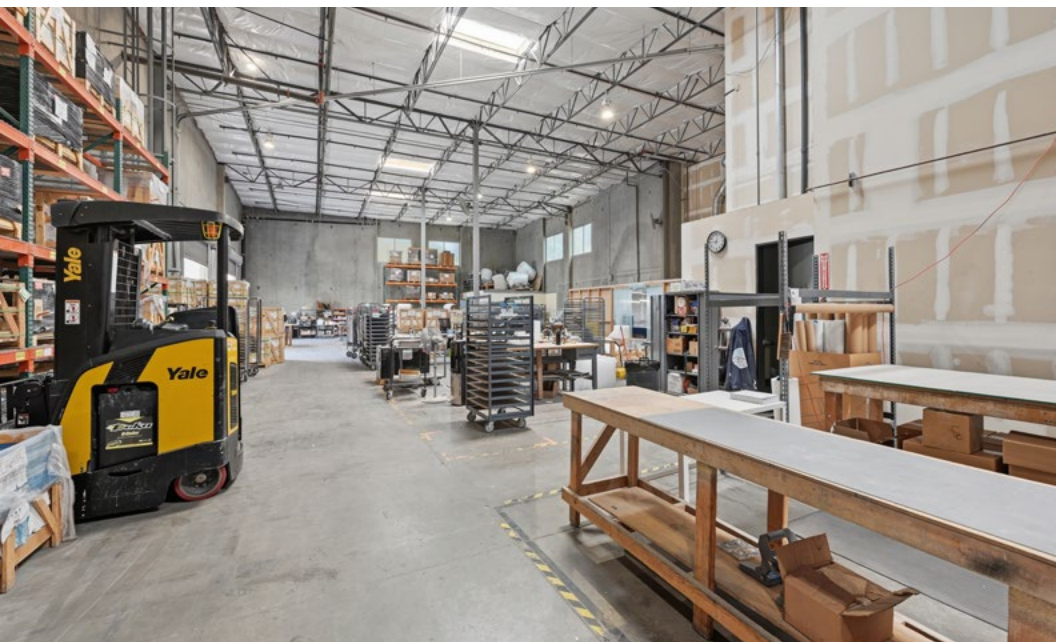
PHOTOS: SECOND FLOOR OFFICES



PHOTOS: SECOND FLOOR OFFICES



PHOTOS: WAREHOUSE & PRODUCTION



AERIAL MAP



SORRENTO MESA OVERVIEW

Sorrento Mesa is a key tech, biotech, and life sciences hub in northwest San Diego, known for major employers like Qualcomm, UCSD, and research facilities, featuring extensive office/R&D space, with surrounding residential areas offering convenience and access to nature.

It's part of the larger Sorrento Valley area, characterized by modern business parks, some housing, proximity to canyons and freeways (I-805, I-5), and a growing focus on sustainable infrastructure, like recycled water projects.

Business & Industry: A powerhouse for science, technology, and life sciences, hosting major companies and attracting a large daytime workforce.

Location: Situated on a mesa north of Carroll Canyon, east of I-805, and near the Los Peñasquitos Canyon Preserve, offering a mix of business and natural surroundings.

Residential: While predominantly commercial, residential developments (condos, townhomes, some single-family) are integrated, providing housing for professionals.

Infrastructure: Well-connected by major freeways (I-5, I-805), with ongoing projects for water conservation and improved mobility.

Lifestyle: Offers a blend of urban access and natural beauty, with proximity to trails, shopping, and dining, despite heavy commute traffic during peak hours.





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