

9173 SKY PARK COURT

FOR SALE IN KEARNY MESA



±26,036 SF | VACANT | OWNER-USER / FLEX OPPORTUNITY

PROPERTY HIGHLIGHTS

-  **ADDRESS**
9173 Sky Park Court, San Diego,
CA 92123
-  **BUILDING SIZE**
±26,036 SF
-  **AVAILABILITY**
Vacant, available immediately
-  **CLIMATE CONTROL**
100% climate controlled
-  **CLEAR HEIGHT**
±13'-14.5', varies
-  **LOADING**
Three existing glassed-in roll-up
door positions
-  **POWER**
±1,600 amps / 208V/120 - 3 phase 4W
-  **ZONING**
IL-2-1
-  **SPRINKLERS**
Fully sprinklered
-  **POSITIONING**
Owner-user / flex-conversion
opportunity

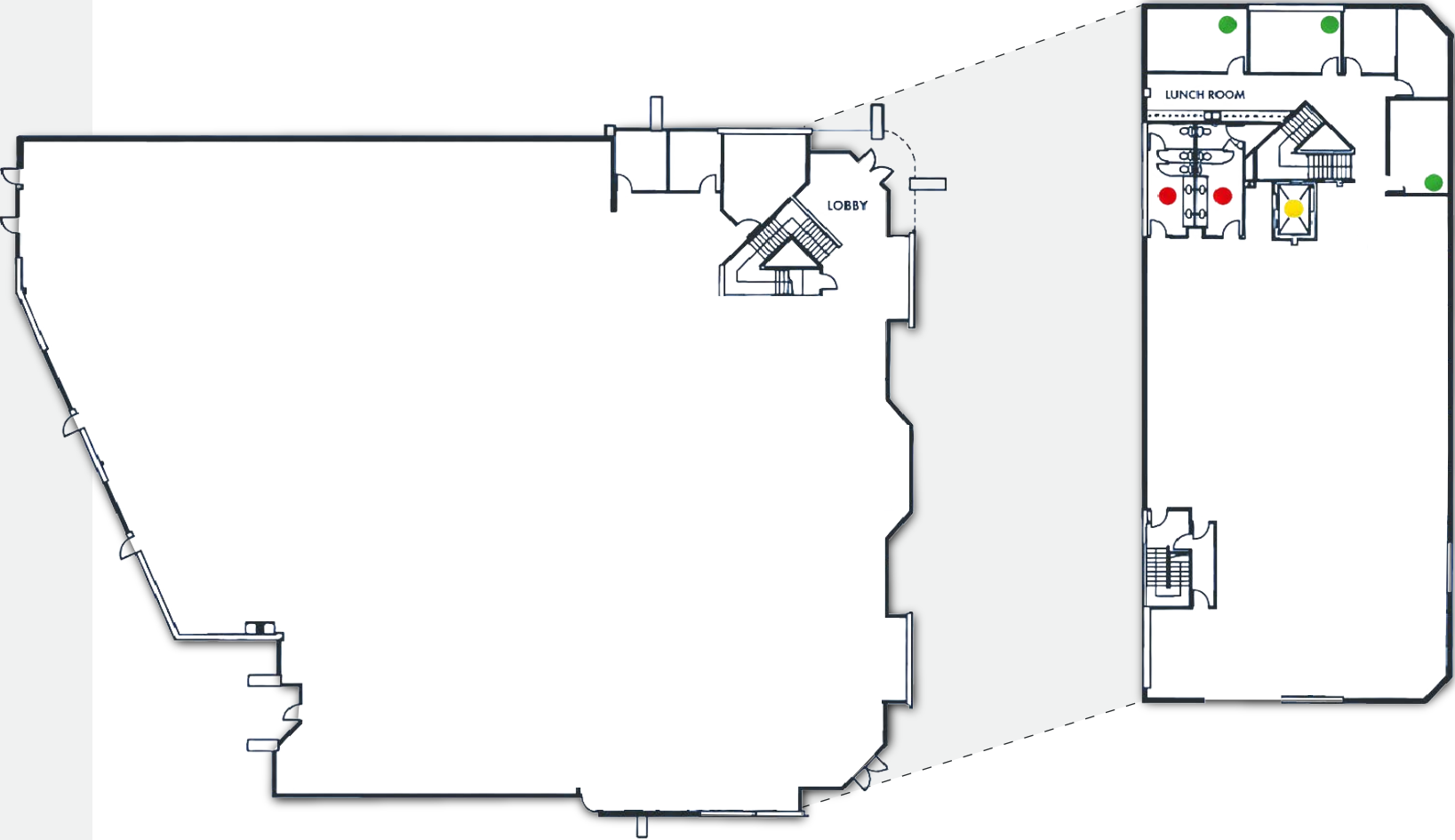


ASKING PRICE: \$9,763,500 | \$375/SF





FLOOR PLAN



LEGEND

- ELEVATORS
- CONFERENCE ROOMS
- RESTROOMS

Floor plan not to scale, for reference only.

RECORDED LOT SPLIT & SHARED SITE AGREEMENTS

RECORDED LOT SPLIT

The former two-building campus has been legally subdivided pursuant to Parcel Map No. 22261, recorded July 22, 2026. 9173 Sky Park Court comprises Parcel 1 (±1.835 acres) and may be separately owned and conveyed from adjacent 9177 Sky Park Court.

SHARED PARKING

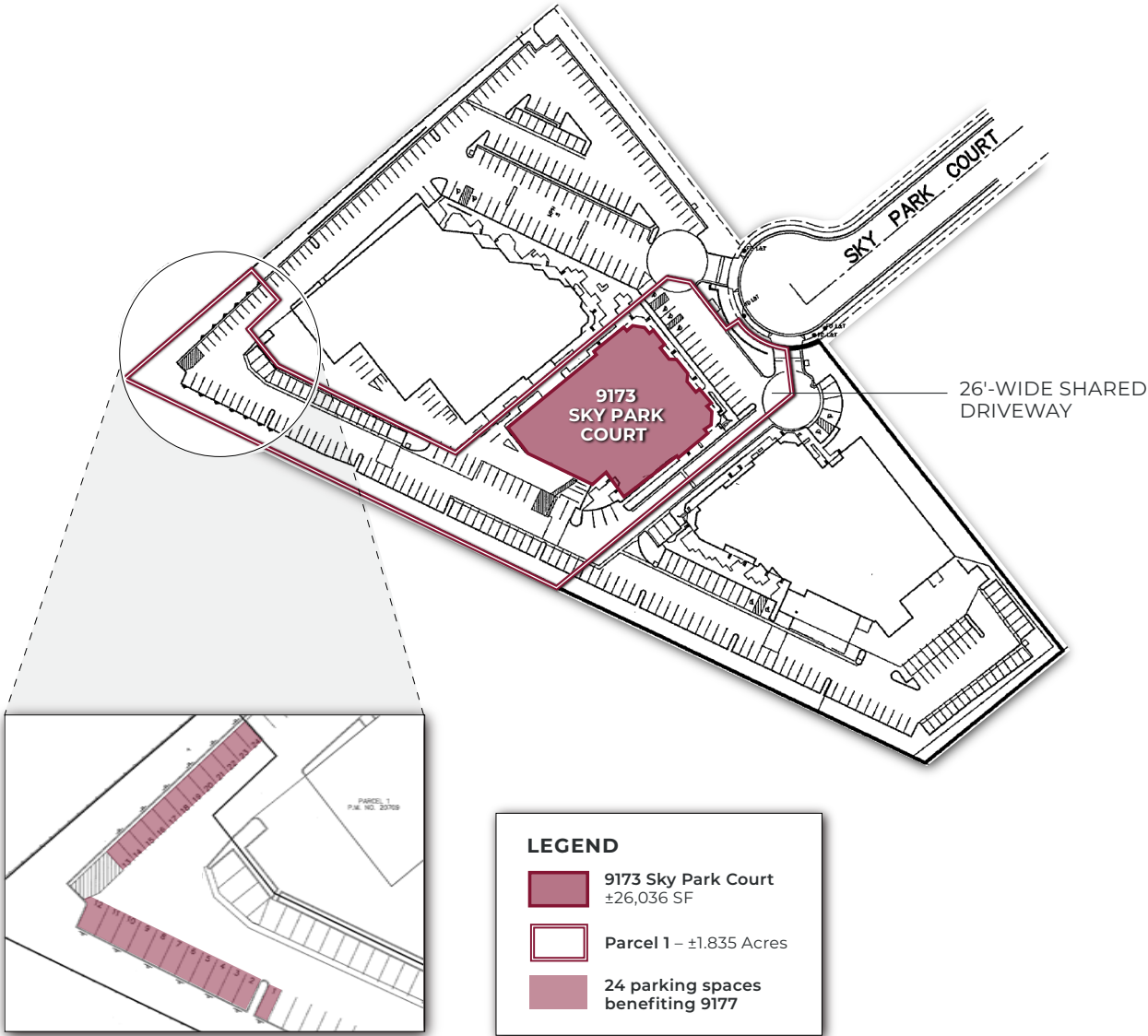
A recorded Shared Parking Agreement provides 9177 Sky Park Court with rights to 24 parking spaces located on the 9173 parcel. 9173 contains 114 physical spaces, resulting in 90 spaces available to 9173 under the current recorded parking arrangement.

SHARED VEHICULAR ACCESS

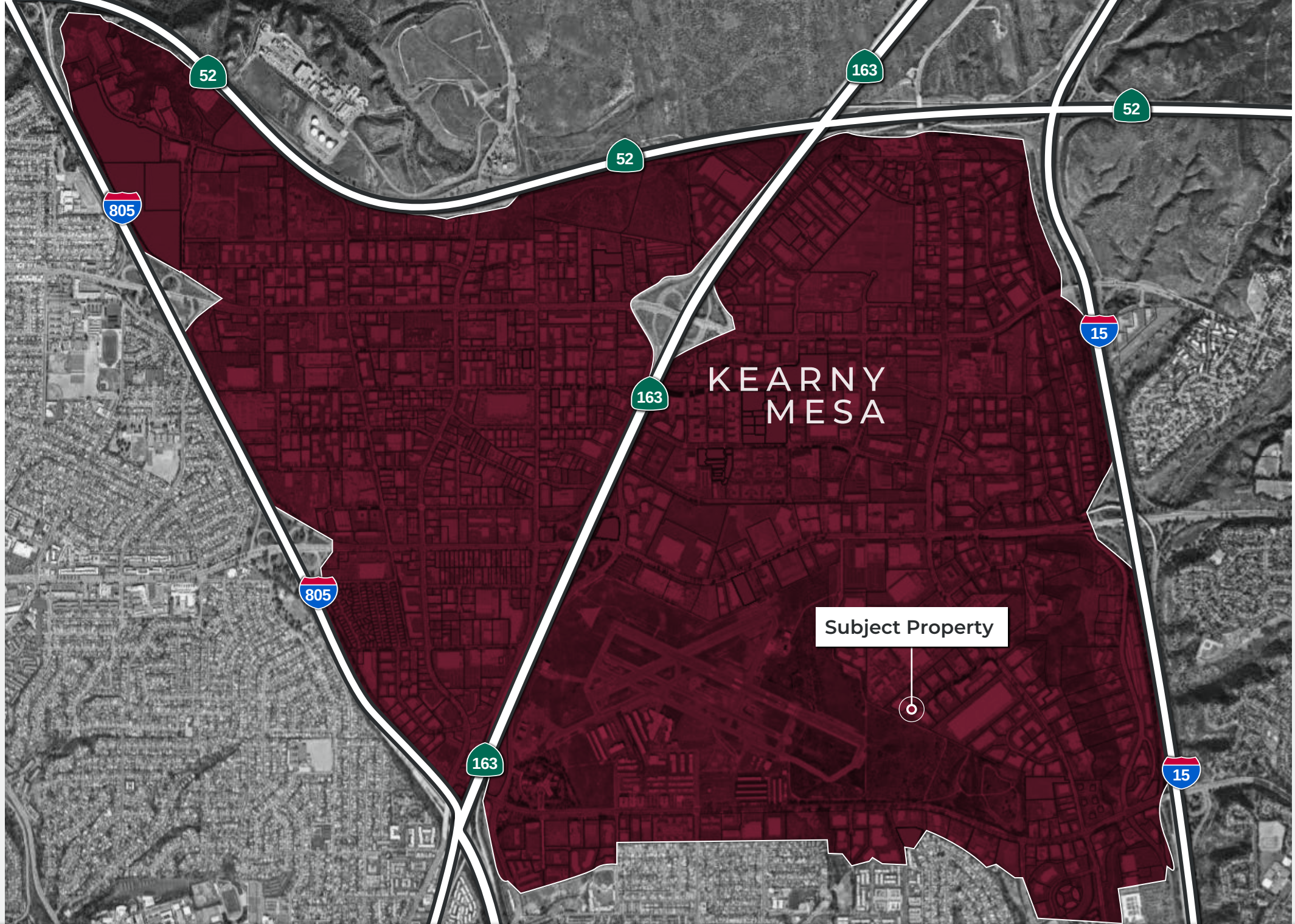
A recorded Joint Use Driveway / Mutual Access Agreement provides for shared vehicular access between the two parcels, including a 26-foot-wide shared driveway opening at Sky Park Court. Neither parcel owner may block or obstruct the shared driveway.

SHARED UTILITIES

The recorded Shared Utility Agreement presently applies only to the shared irrigation-water system, with costs allocated 41% to 9173 and 59% to 9177. The agreement runs with the land and establishes ongoing responsibilities for the respective parcel owners.



Site plan not to scale, for reference only.



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For more information or tours, please contact:

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