

6720 TOP GUN STREET, SAN DIEGO, CA 92121

± 13,647 SF SORRENTO MESA INDUSTRIAL/FLEX FOR SALE OR LEASE



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Voit
REAL ESTATE SERVICES

PROPERTY OVERVIEW



PRICING:
Sale Price: \$6,125,000
Lease Rate: \$2.00/SF NNN



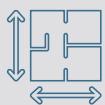
ZONING:
IL-2-1



BUILDING SIZE:
±13,647 SF (Per Tax Records)



LOADING:
Clear Height: Approximately 21'
Grade level and dock high loading



SITE AREA:
±54,450 SF (1.25 AC) Shared Parcel



SUBMARKET:
Sorrento Mesa



PARKING:
Approximately 35 spaces | 2.56/1,000 SF



POWER:
1200 amps at 208v (Buyer/Tenant to Verify)

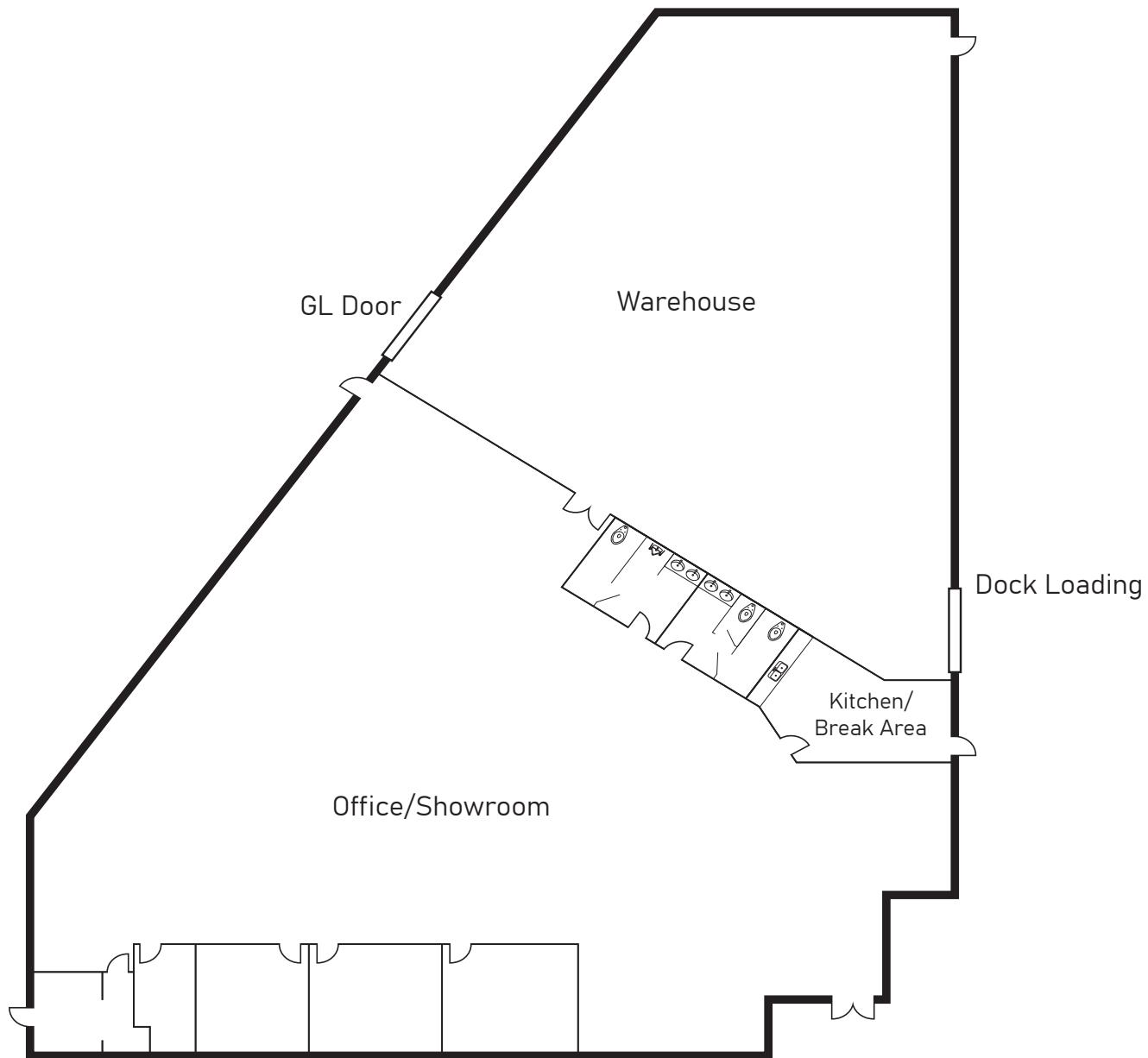


YEAR BUILT:
1996



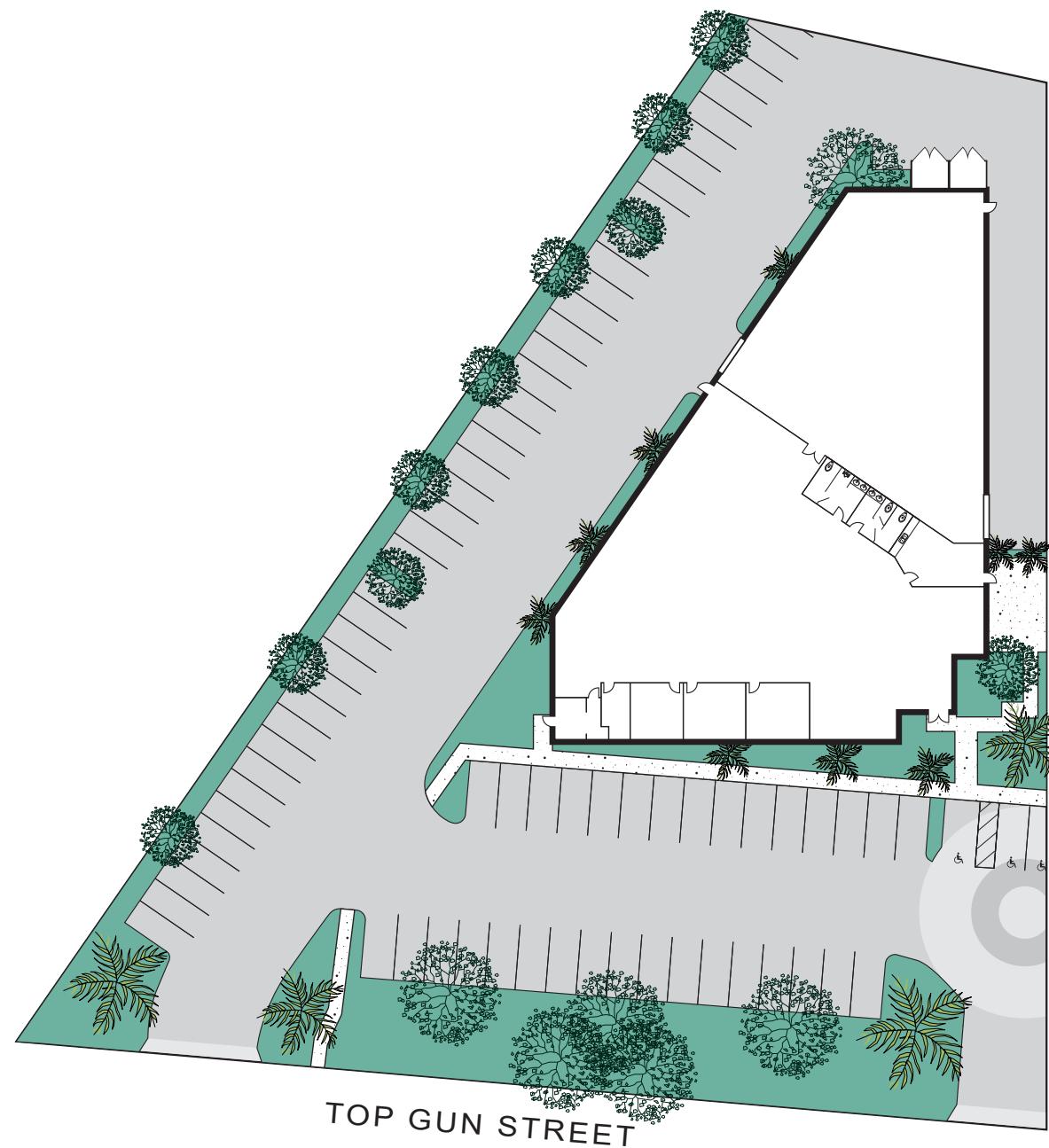
SPRINKLERS:
Yes

FLOOR PLAN



FLOOR PLAN NOT TO SCALE

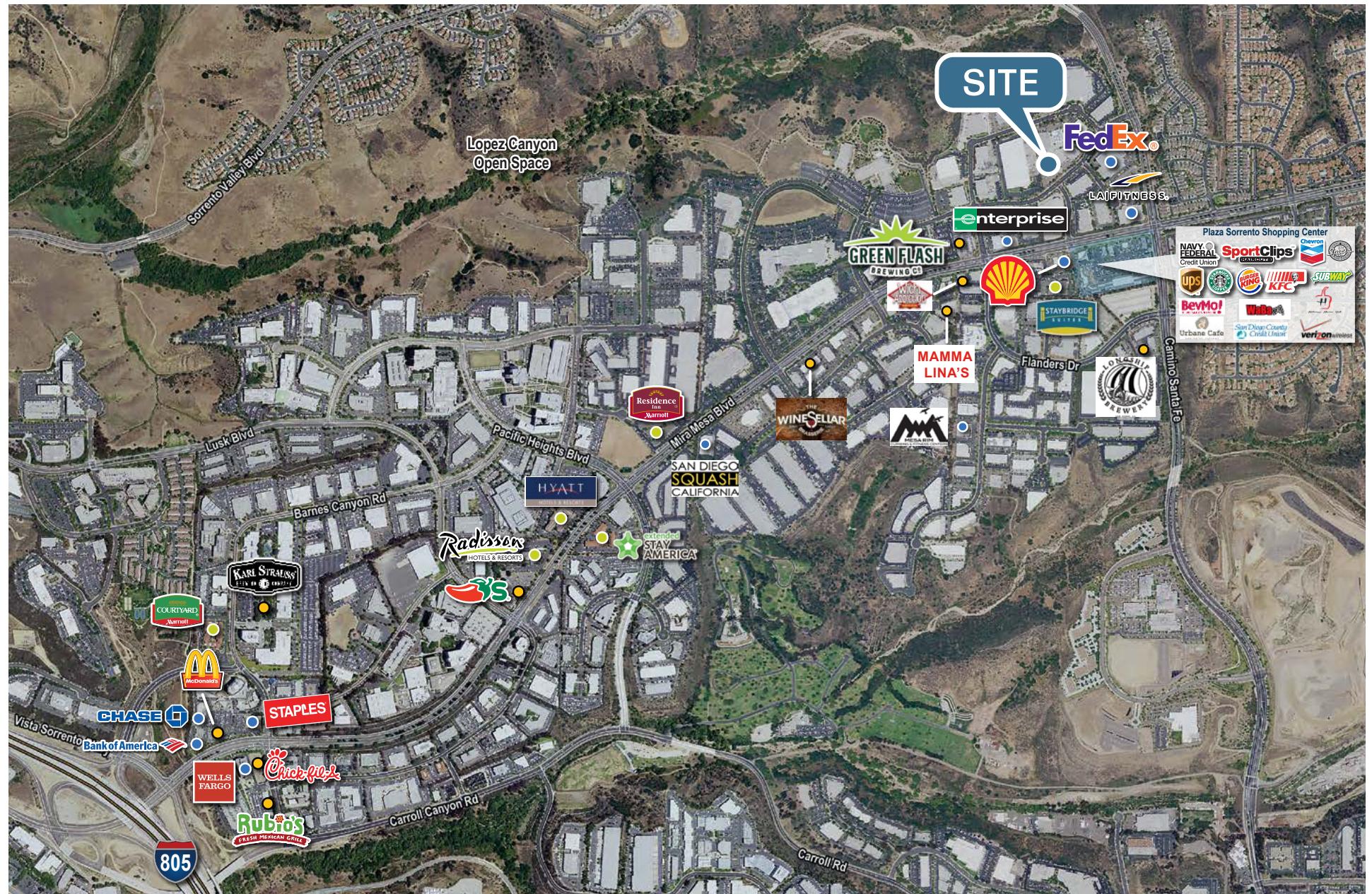
SITE PLAN



AERIAL MAP



AMENITIES 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.

Employment: Home to almost half the employment in the Mira Mesa Community Planning Area, with strong sectors in Professional/Scientific/Technical Services.

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.



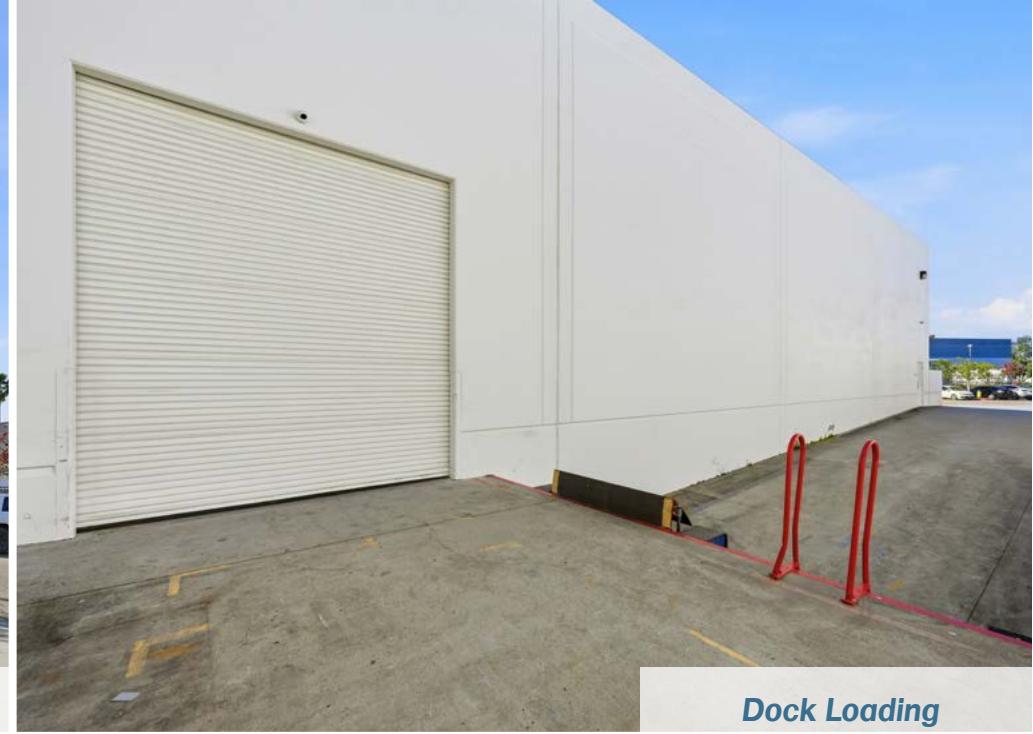


COBRA WAY

TOP GUN STREET



Dock Loading



Dock Loading



Outside Break Area





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