

FOR SALE

± 8,571 SF | Miramar | Flex Building

8430

JUNIPER CREEK LN
SAN DIEGO, CA 92126



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TIM GOSSELIN, CCIM
(760) 822-3730
CA Lic#: 01495432

Voit
REAL ESTATE SERVICES

KIMBERLY CLARK, ESQ.
(858) 458-3343
CA Lic#: 01439305

PREMISES OVERVIEW

8430 JUNIPER CREEK LN

±8,571
SQUARE FEET

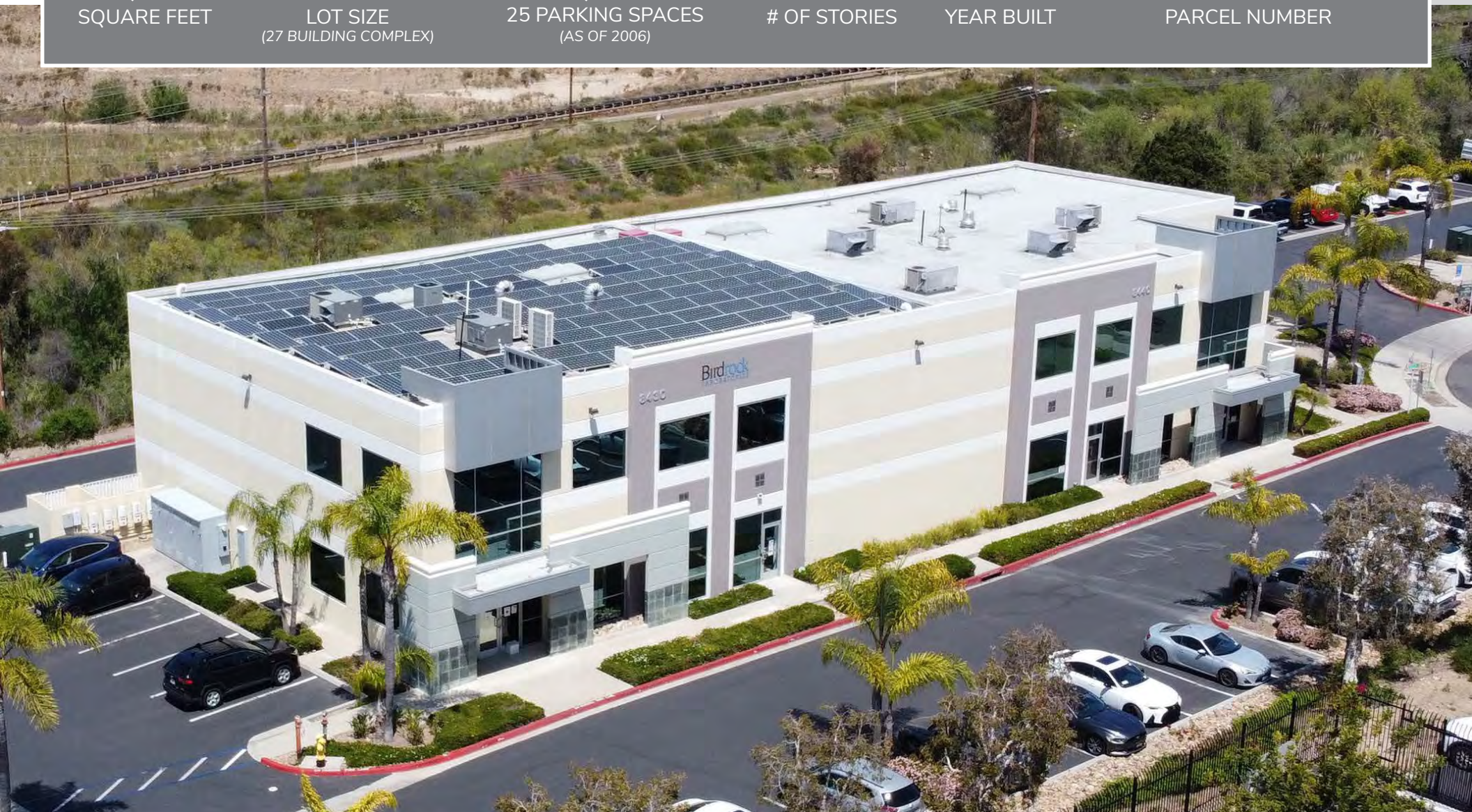
16.67 AC
LOT SIZE
(27 BUILDING COMPLEX)

3.4/1,000 SF
25 PARKING SPACES
(AS OF 2006)

TWO
OF STORIES

2006
YEAR BUILT

341-480-03-16
PARCEL NUMBER



PREMISES OVERVIEW

8430 JUNIPER CREEK LN

FEATURES:

- 2006 Construction
- One Grade Level Door (with option for 2nd)
- ±24' Clear Height in the Warehouse
- ±400 Amps, 110/208V, 3 Phase (*Buyer to verify*)
- Quiet Professional Atmosphere
- Solar Powered 130 Panels
- Abundant Parking
(3.4 cars per 1,000 SF as of 2006. *Buyer to verify*)

SALE PRICE:
\$3,891,234
(**\$454 PSF**)

Monthly Association Fee:

\$1,201 per month (\$0.14 per SF)

Association expense includes trash, fire sprinkler certificate, maintenance of building exterior, commercial property insurance coverage for building shell, landscaping and parking lot.



ZONING

8430 JUNIPER CREEK LN

APN: 341-480-03-16

Zoning: CO-1-1

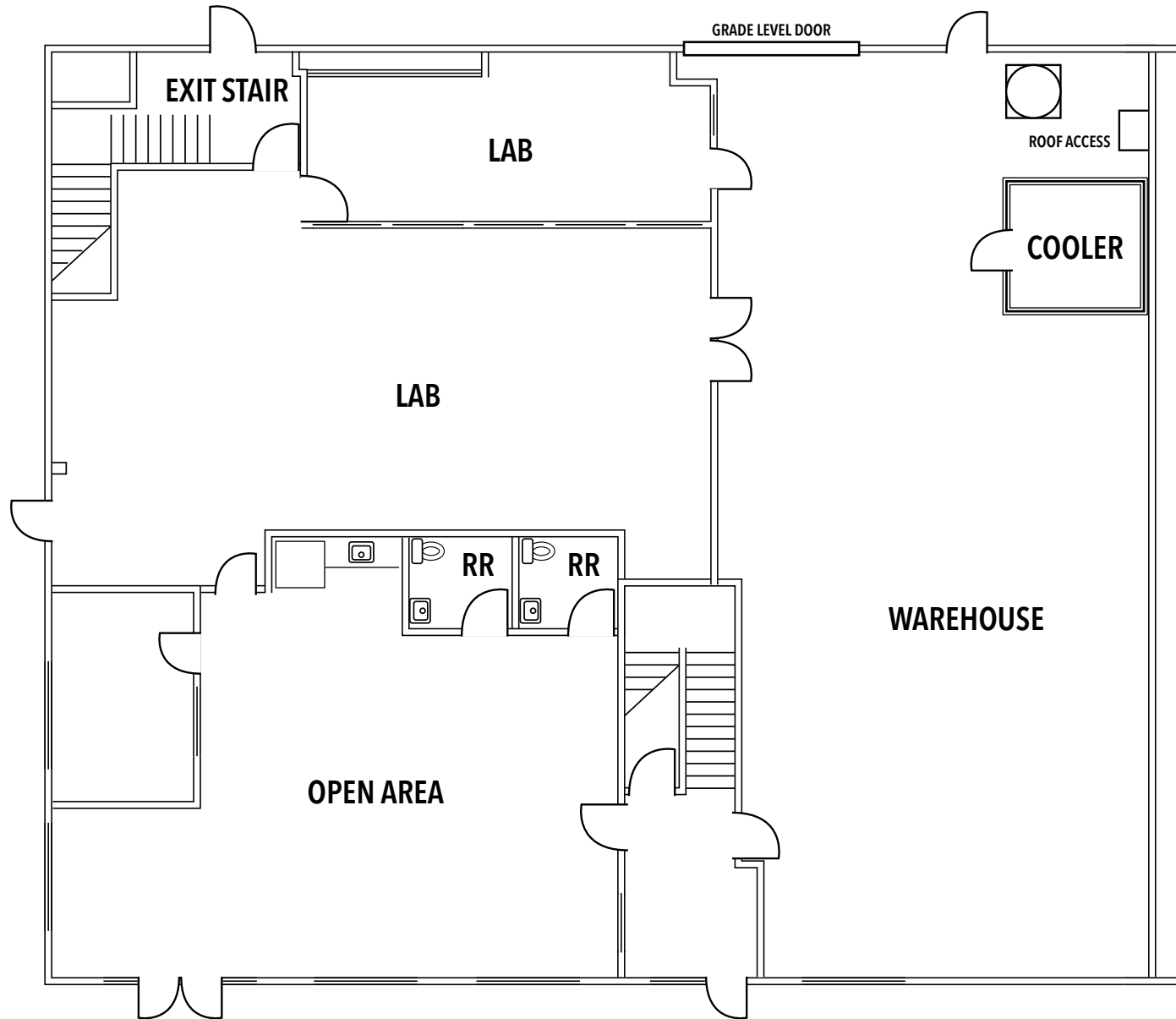
Commercial Office (CO). The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and medium to high density residential development. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.

[Click here to view zoning](#)



FIRST FLOOR FLOOR PLAN

8430 JUNIPER CREEK LN



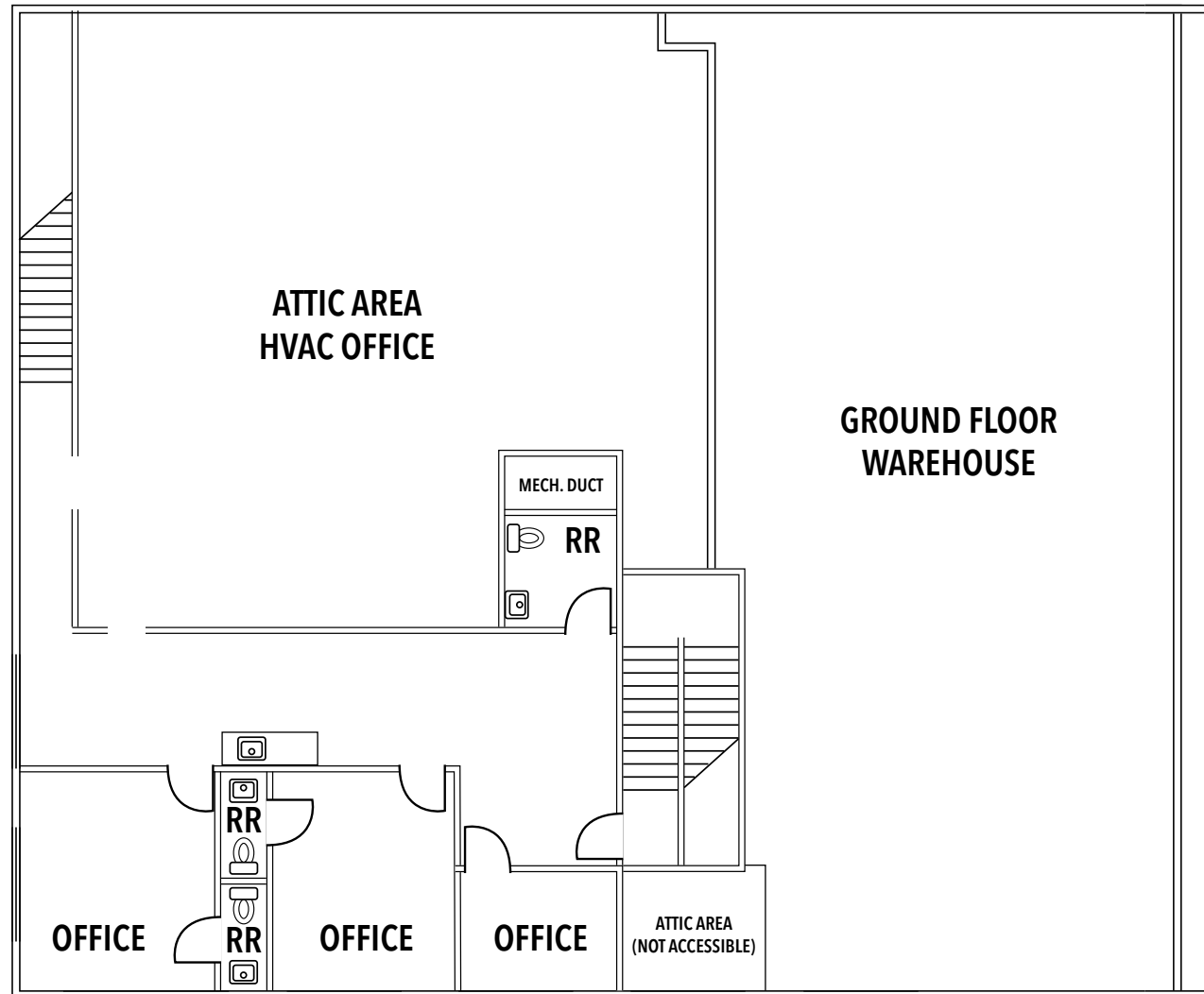
The floor plans are not to scale. Buyer to verify.

VIEW PROPERTY VIDEO



SECOND FLOOR FLOOR PLAN

8430 JUNIPER CREEK LN



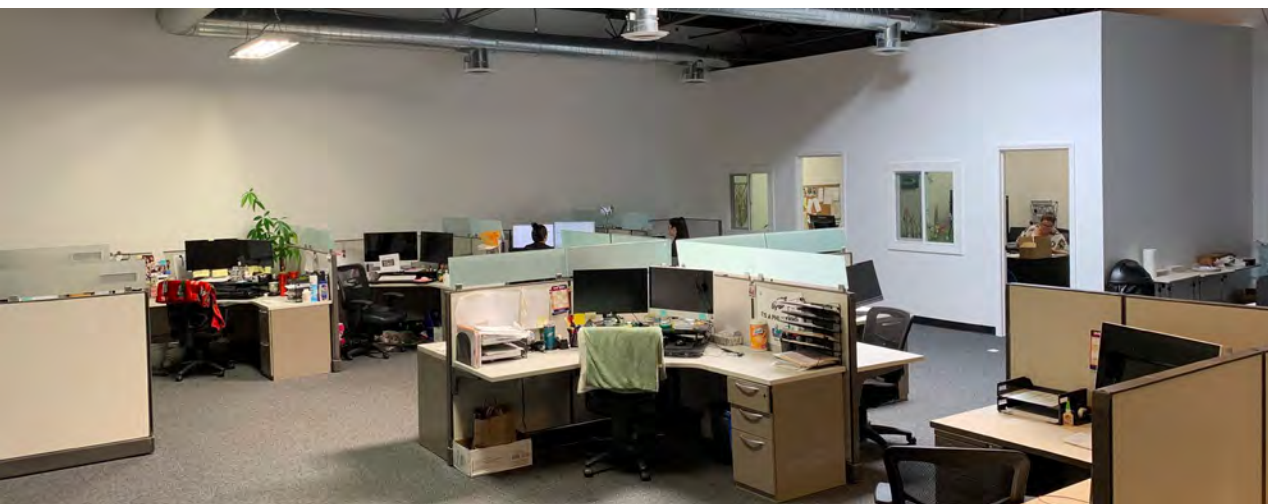
EXTERIOR PHOTOS

8430 JUNIPER CREEK LN



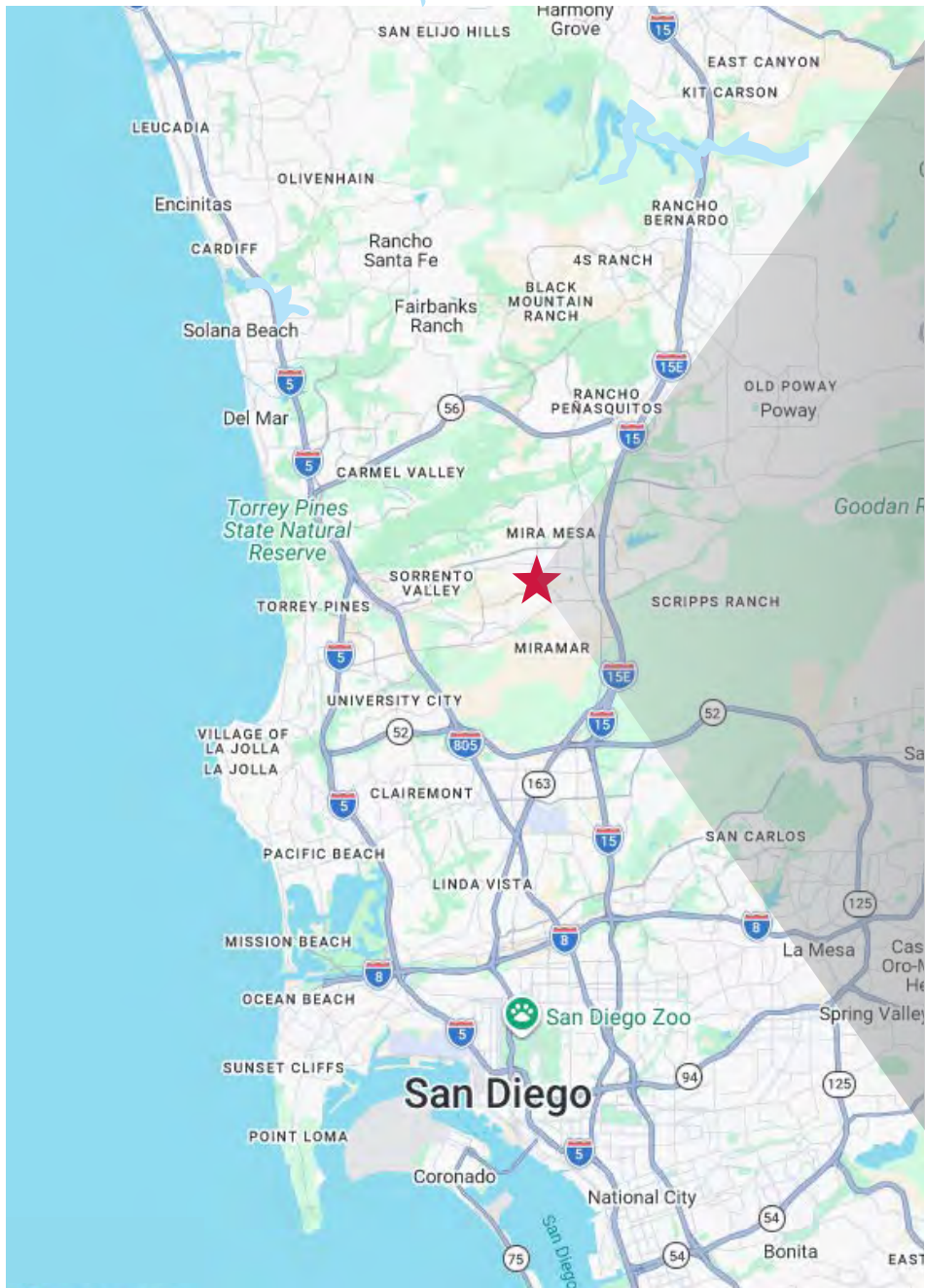
INTERIOR PHOTOS

8430 JUNIPER CREEK LN



AERIAL MAP

8430 JUNIPER CREEK LN



8430

JUNIPER CREEK LN

SAN DIEGO, CA 92126

TIM GOSSELIN, CCIM
tgosselin@lee-associates.com
760.822.3730
CA License #01495432



KIMBERLY CLARK, ESQ.
kclark@voitco.com
858.458.3343
CA License #01439305



Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and Voit and should not be made available to any other person or entity without the written consent of Lee & Associates and Voit. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates and Voit has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lee & Associates and Voit has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates and Voit conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | Corporate ID 01096996

Voit Real Estate Services | 4180 La Jolla Village Drive, Suite 100 | La Jolla, CA 92037 | P: (858) 453-0505 Corporate ID 01991785