

4,260 SF INDUSTRIAL/FLEX CONDO
AVAILABLE FOR SALE



9155 BROWN DEER ROAD, UNIT 4
SAN DIEGO, CA 92121

PROPERTY OVERVIEW



Building Size ±34,080 SF



Land Size ±3.20 Acres (±139,392 SF)



Unit Size ±4,260 SF



Year Built 1988



Stories Two Story Office



Clear Height ±22' Warehouse Clearance



Loading 1 Grade Level Loading Door



Parking 3.5 per 1,000 SF



Sprinklers Yes



Power Heavy Power



Zoning IL-2-1



HOA Fee \$1,043/Month



Occupancy Unit is currently leased through 12/31/2027



Sale Price \$2,023,500



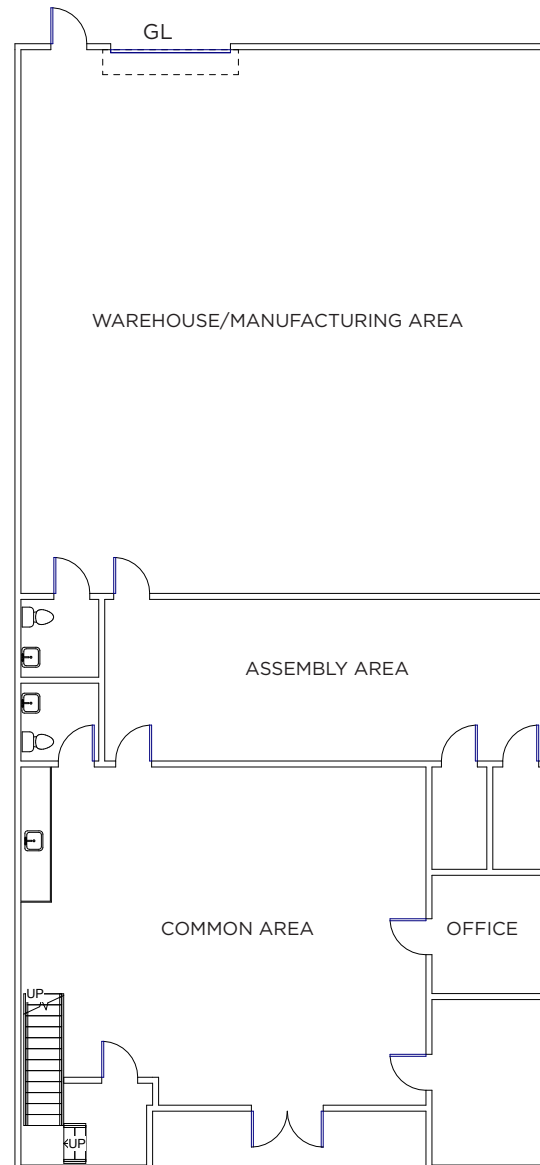
EXISTING LEASE STRUCTURE

Tenant	MicroBrightField, LLC
Unit Size	±4,260 SF
Lease Start Date	1/1/2023
Lease Expiration	12/31/2027
Lease Term	60 Months
Lease Type	NNN
Current Rent	\$13,500/Month
Annual Escalations	None

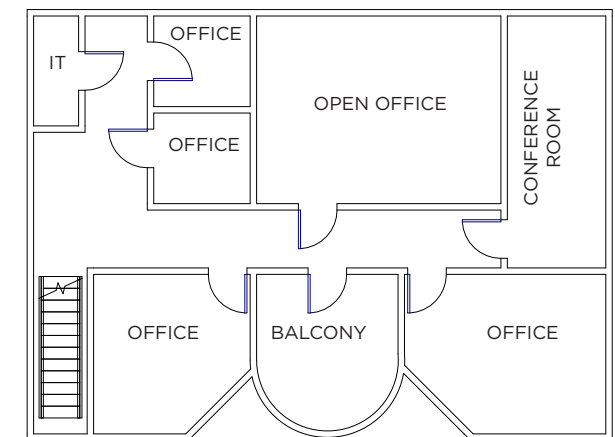
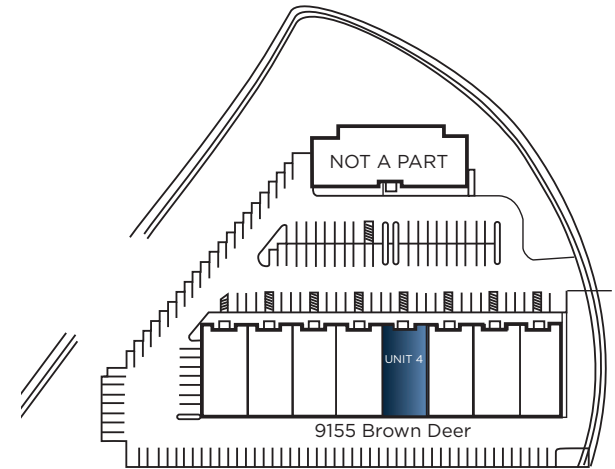
PROPERTY FLOOR PLAN

Recently renovated to include:

- Top-of-the-line teak flooring throughout office space
- Soundproofing by RNS Acoustics - Double-stud wall between machine shop and manufacturing space, sound proof walls between offices, studio doors
- Updated HVAC throughout
- Updated electric throughout (480V 3-Phase, 2 Panels, Separate Transformer)
- Two bathrooms (ADU accessible), one with shower
- Full kitchen with built-in espresso machine
- LED lighting throughout
- State-of-the-art security system and IT infrastructure
- Exterior dust collection system



1ST FLOOR



2ND FLOOR

PROPERTY LOCATION



CARMEL VALLEY



TORREY PINES



UTC



SORRENTO VALLEY BLVD



MIRA MESA BLVD



MIRAMAR

MIRAMAR ROAD



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