

FOR SALE

±2,209, ±3,214, or ±4,419 SF INDUSTRIAL CONDOMINIUM UNITS



8909 COMPLEX DRIVE

SAN DIEGO, CA 92123

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REAL ESTATE SERVICES

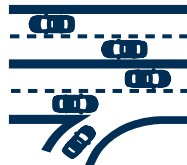
BUILDING FEATURES



RMX-2 ZONING.
BUYER TO VERIFY
ZONING FOR
INTENDED USE.



CENTRAL LOCATION
IN THE HEART OF
THE KEARNY MESA
SUBMARKET



IMMEDIATE ACCESS
TO HIGHWAYS 163 &
52 AND I-805 & I-5
FREEWAYS



GRADE LEVEL
LOADING



MAXIMUM
FLEXIBILITY WITH
SMALL INDUSTRIAL
UNITS



ABUNDANT
PARKING



LOCATED NEAR
NUMEROUS
AMENITIES AND
CORPORATE
TENANTS

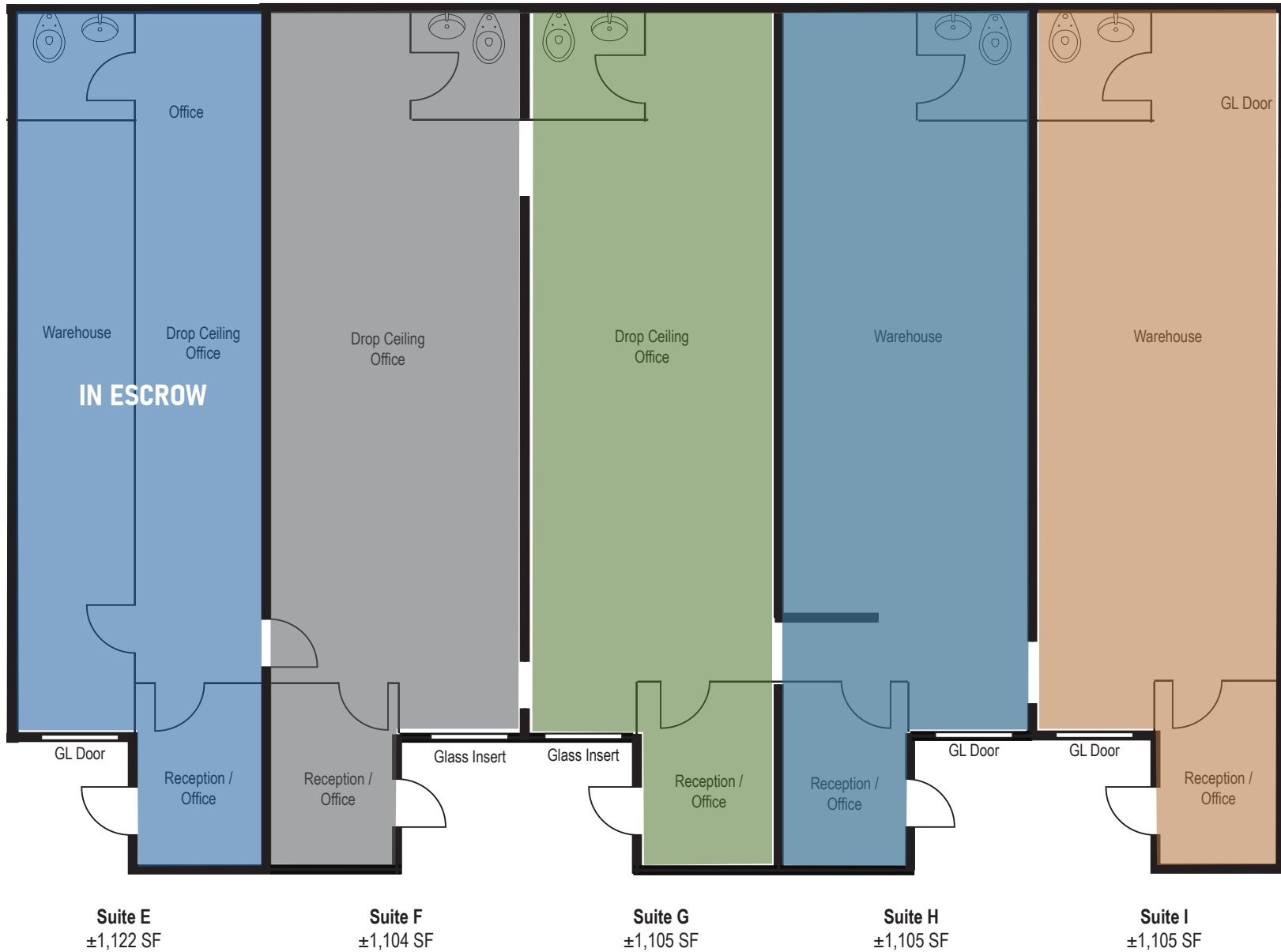
8909 COMPLEX DRIVE



SUITE	F & G	F, G & H	F,G,H & I
SF	±2,209 SF	±3,214 SF	±4,4419 SF
OFFICE	100%	65%	50%
WAREHOUSE	N/A (Can Convert to Warehouse)	35%	50%
LOADING	Glass Insert with Roll-Up Door	One (1) Grade Level Door	Two (2) Grade Level Doors
SALE PRICE	\$1,260,000	\$1,815,000	\$2,450,000

FLOOR PLAN

8909 COMPLEX DRIVE



AMENITIES MAP





FOR MORE INFORMATION, CONTACT:

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