

± 10,400 SF INDUSTRIAL SPACE FOR LEASE

8835 BALBOA AVE, UNIT A, SAN DIEGO, CA 92123



PROMOTIONAL RATE:

Months 1-6 \$1.50 NNN PSF

Months 7-12 \$1.80 NNN PSF

*Minimum 3-Year Lease in As-Is Condition with 4% annual increases
(Nets = ±\$0.28 PSF)



RYAN BRACKER, Senior Vice President, Partner
858.458.3355 | rbracker@voitco.com | Lic. # 01353870

PATRICK BLACK, Flex Specialist
619.993.3605 | pblack@voitco.com | Lic. #02206670

Voit
REAL ESTATE SERVICES



PROPERTY SPECIFICATIONS

SUITE A SIZE	±10,400 Square Feet
HVAC	65%
GRADE LEVEL DOOR	One (1)
PARKING	2.00/1,000 Square Feet
CLEAR HEIGHT	20'
POWER	600a, 208v
SPRINKLERED	Yes

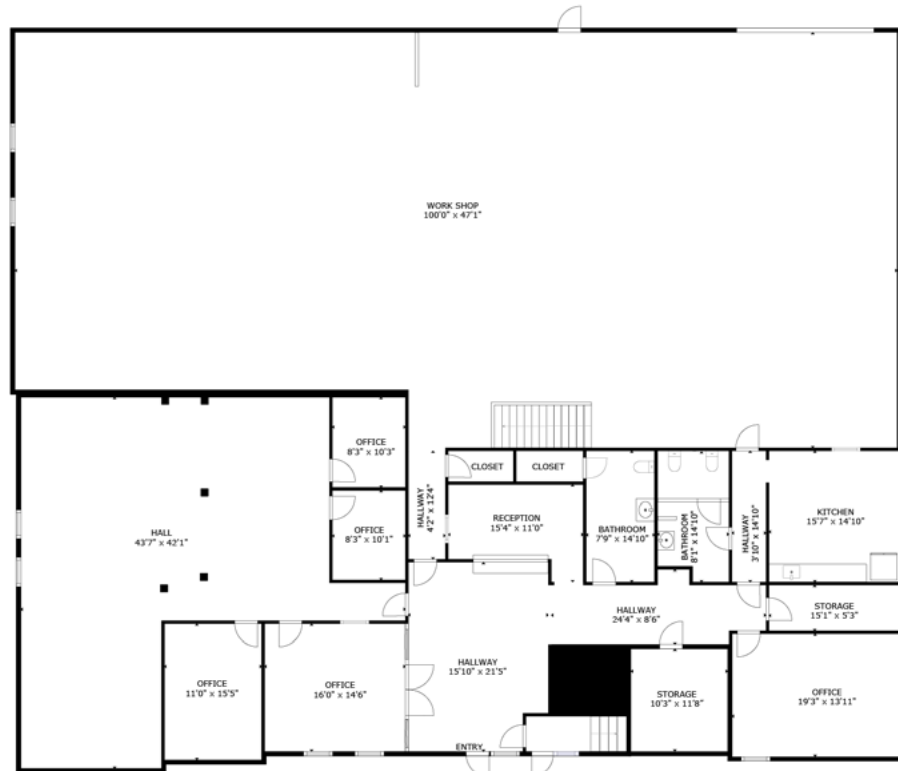
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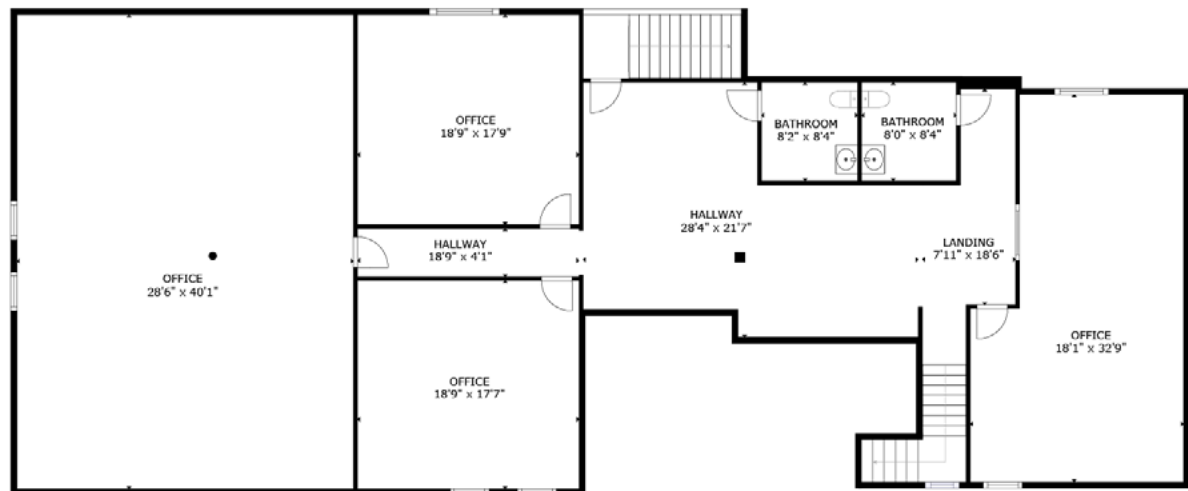


FLOOR PLANS

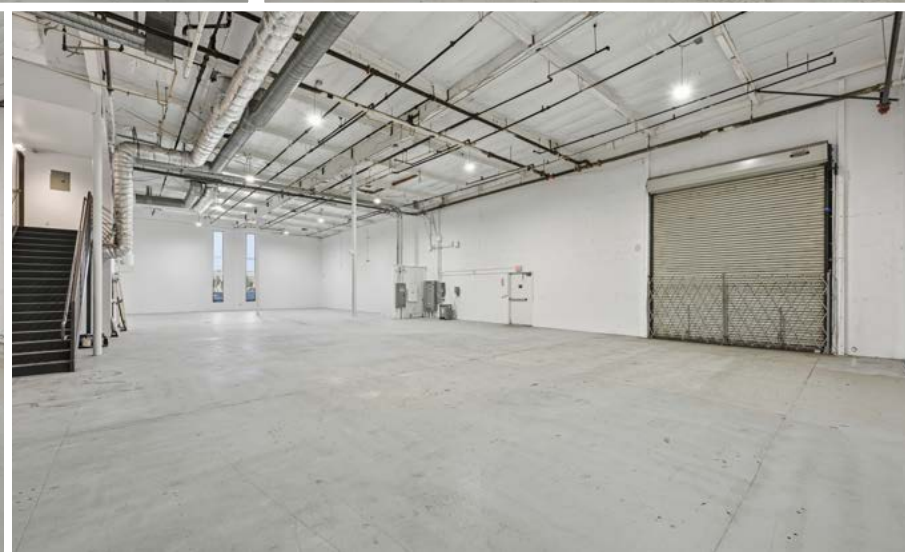
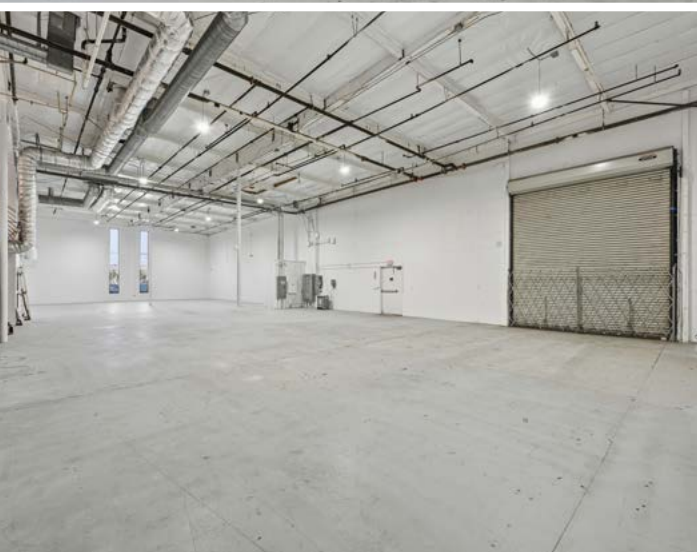
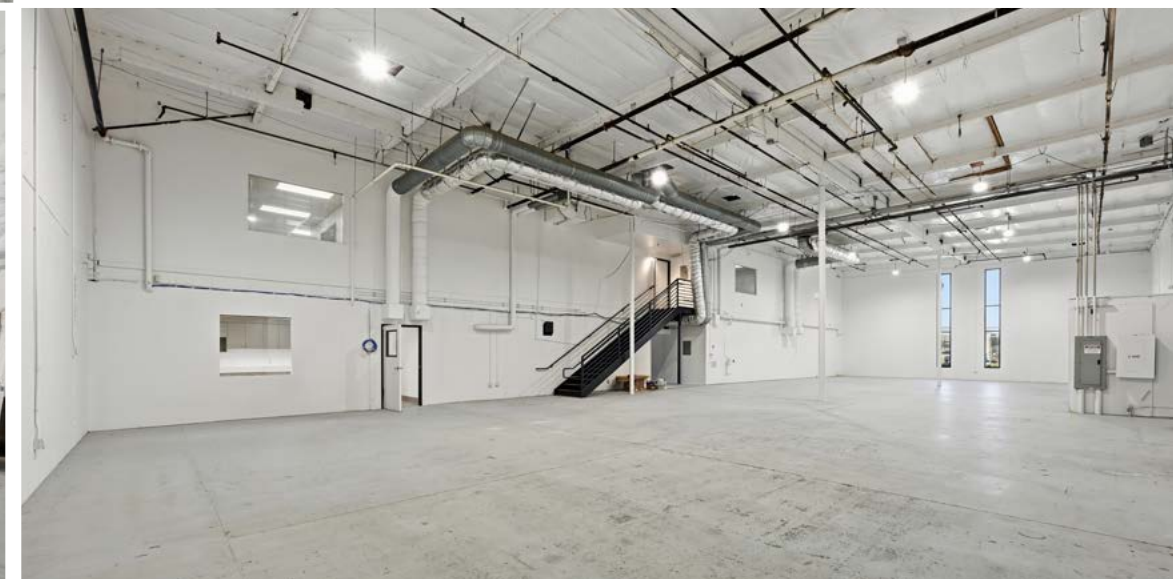
FIRST FLOOR

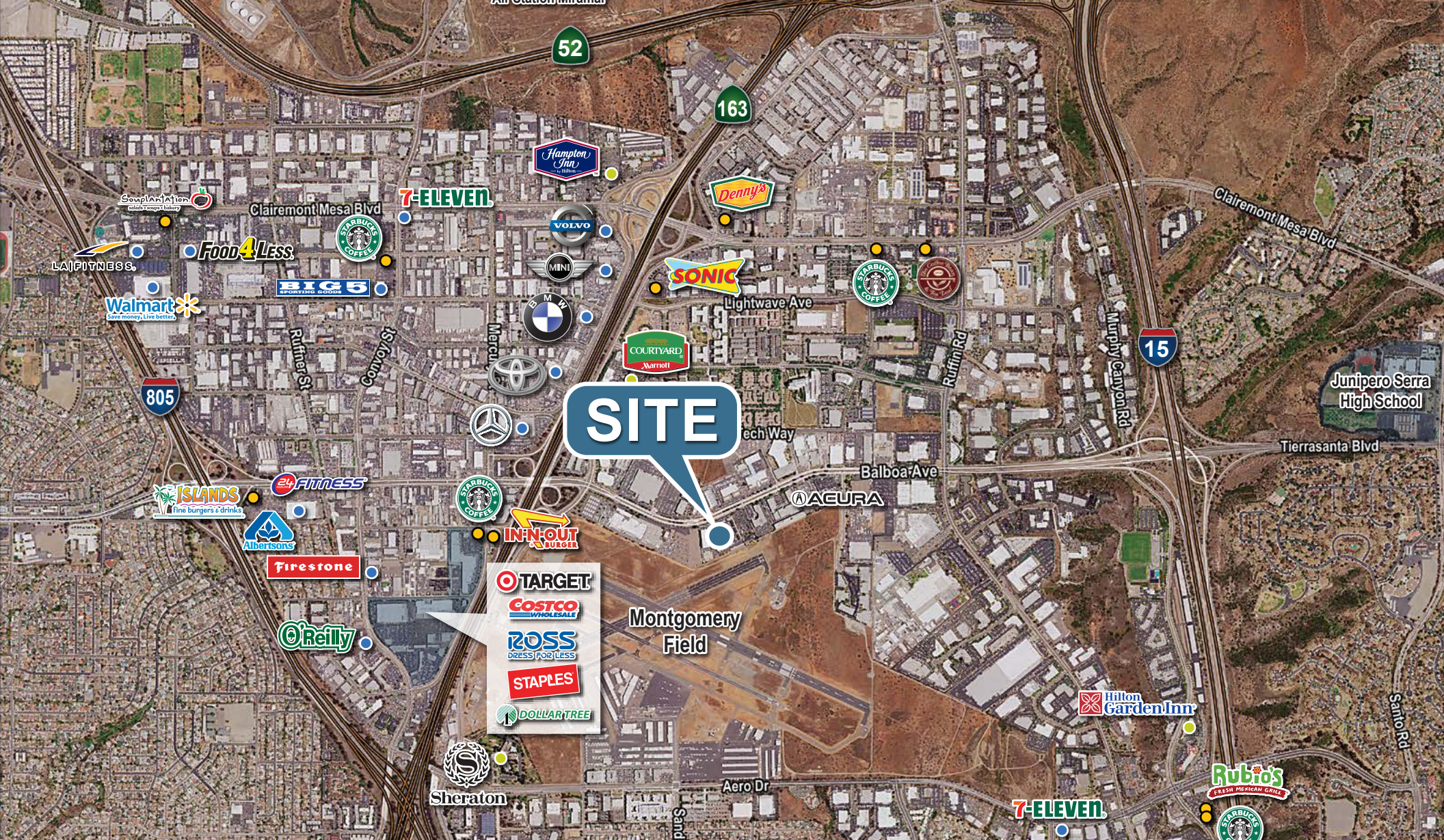


SECOND FLOOR









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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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