

±14,633 SF INDUSTRIAL / R&D SPACE FOR LEASE IN SORRENTO MESA

6749 TOP GUN ST, SORRENTO MESA, SAN DIEGO, CA 92121



*Renovations
Complete!*

Property Features

Availability: ±14,633 SF

Located in the central San Diego area of Sorrento Mesa

Loading doors: 1 dock door & 2 grade doors

Walking distance to retail amenities

Zoning: IL-2-1 (allows for a variety of uses)

Clear height: ±24' min. in warehouse

Approx. 40% office/R&D, 60% high bay warehouse

Signage: Building top available

Abundant onsite and street parking

Power: Up to 2,000 Amps, 277/480 Volts*

Fully sprinklered: .33/3,000 & .39/3,000

Lease rate: Negotiable

*Tenant to verify

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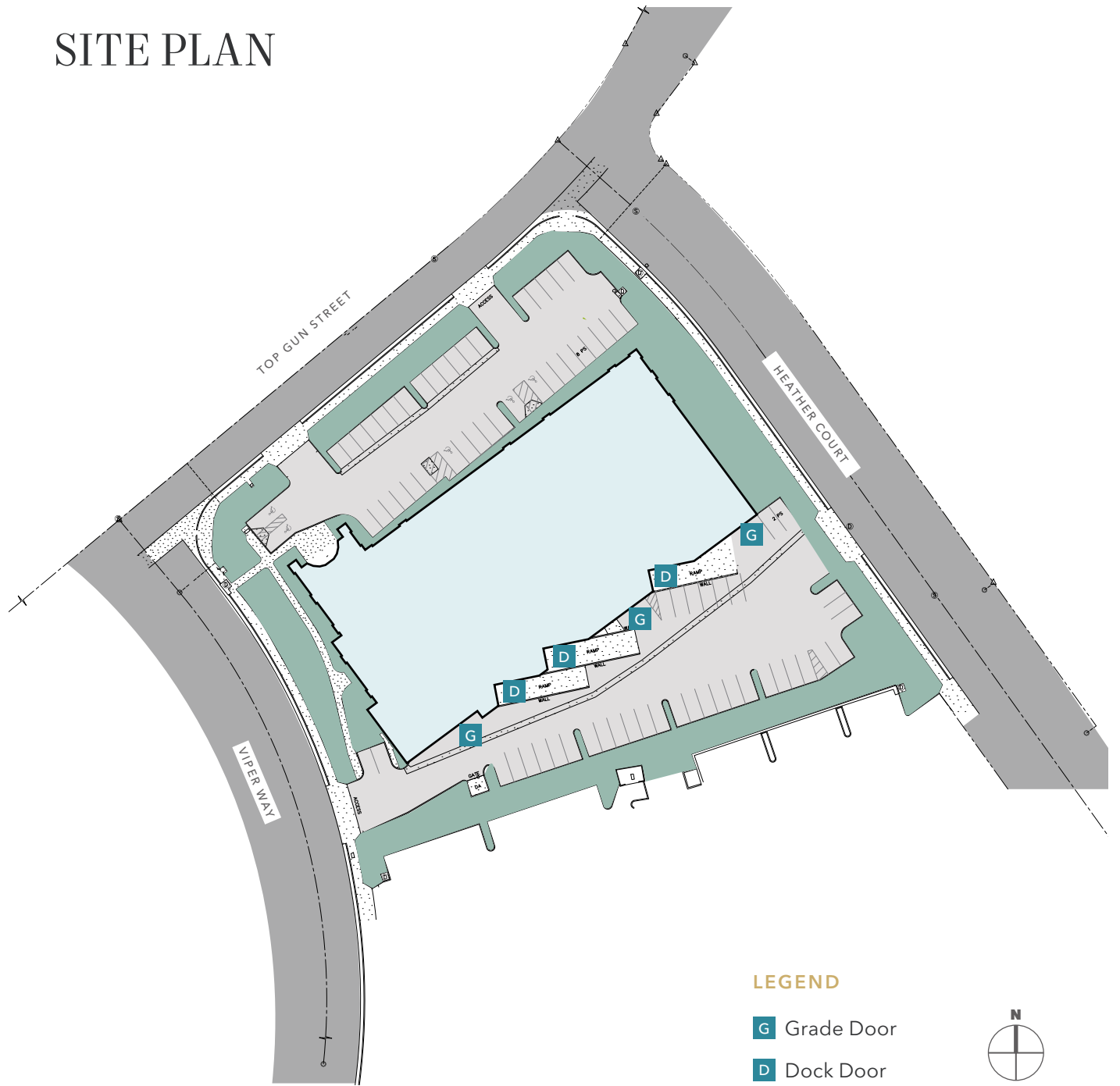
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SITE PLAN



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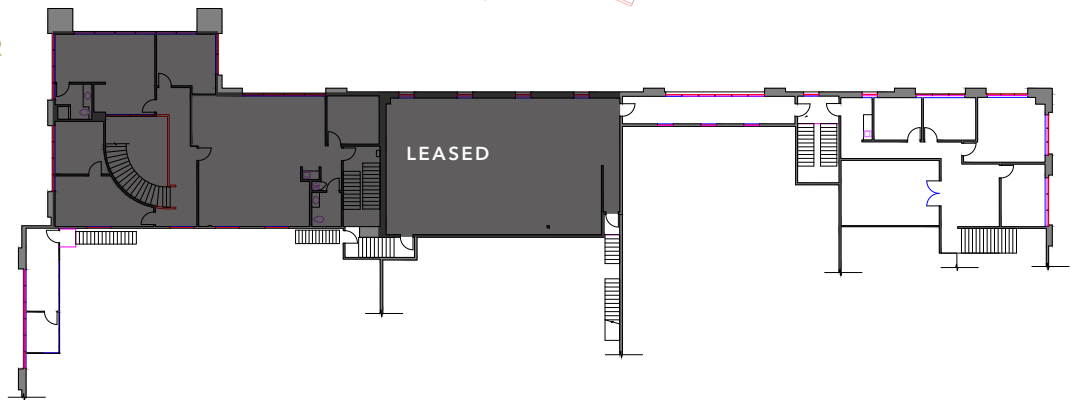


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



LEGEND

G Grade Door

D Dock Door



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CORPORATE NEIGHBORS AND NEARBY AMENITIES

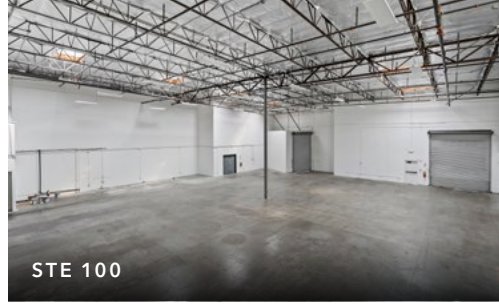


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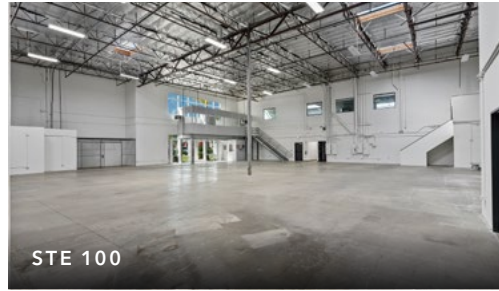
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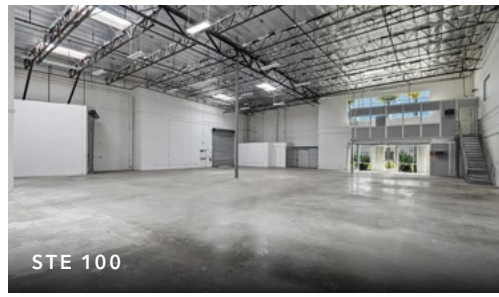
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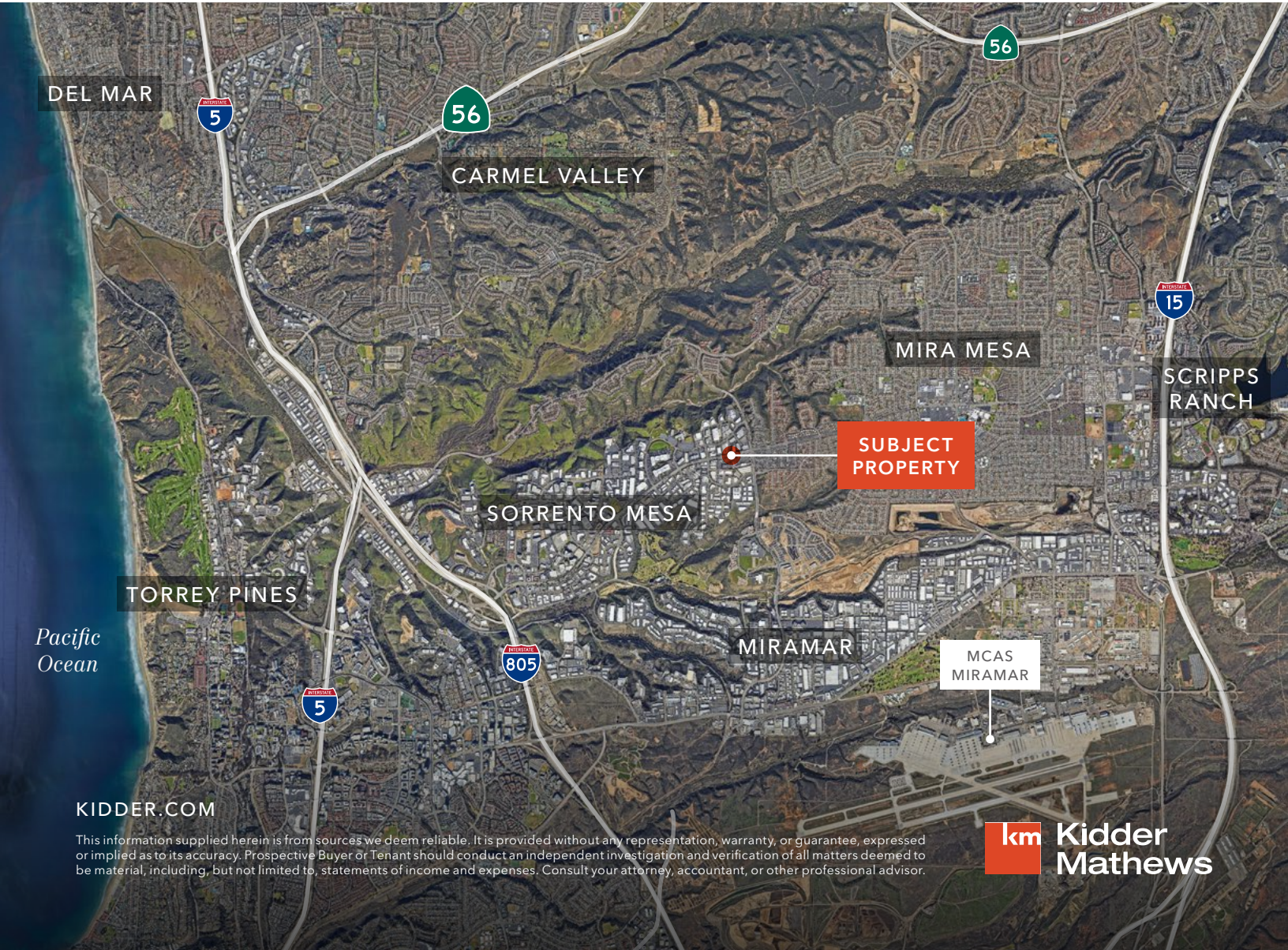
STE 100



STE 100



STE 100



DEL MAR



CARMEL VALLEY



MIRA MESA



SCRIPPS RANCH

SUBJECT PROPERTY

SORRENTO MESA

TORREY PINES



MIRAMAR

MCAS MIRAMAR



Pacific Ocean

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