

±6,858 SF R&D/FLEX SPACE FOR LEASE

# POINTE CAMINO CENTER

6295 FERRIS SQUARE, SUITE A, SAN DIEGO, CA 92121



## RANDY LaCHANCE

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**Voit**

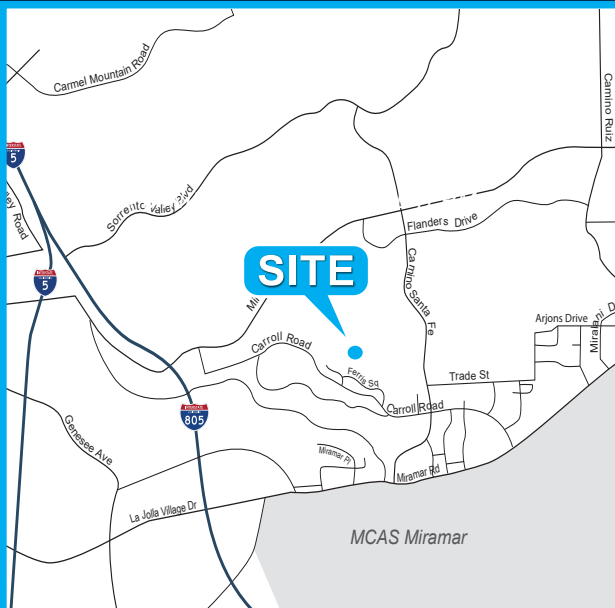
REAL ESTATE SERVICES

# SUITE FEATURES:

- » ±6,858 SF
- » Approx. 30% HVAC Office/ 65% HVAC R&D/Production Area/ 5% Warehouse
- » Great Visibility, Frontage, and Signage
- » Grade Level Truck Door
- » VCT Flooring in Production Area
- » Ideal for R&D, Production, Electronics Lab and Similar Uses
- » Prime Location within Minutes of I-805, I-5, and I-15
- » Pride of Ownership Property
- » Available Immediately

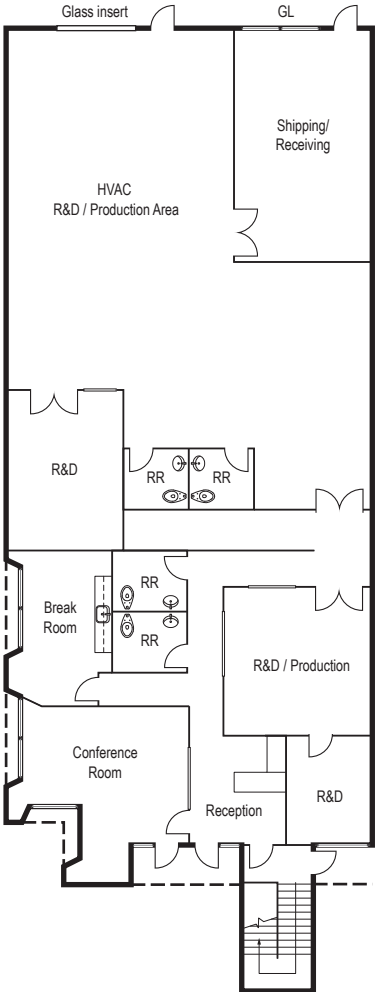
LEASE RATE:

\$1.85 NNN  
(NNN=\$0.46/SF)

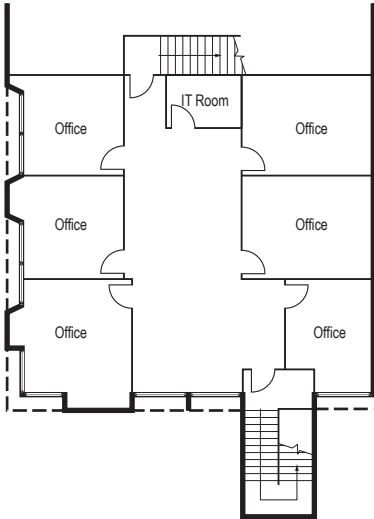


# FLOOR PLAN

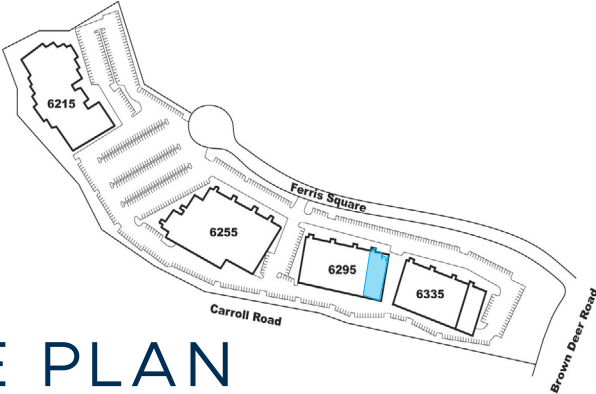
6295 FERRIS SQUARE  
SUITE A  
±6,858 SF



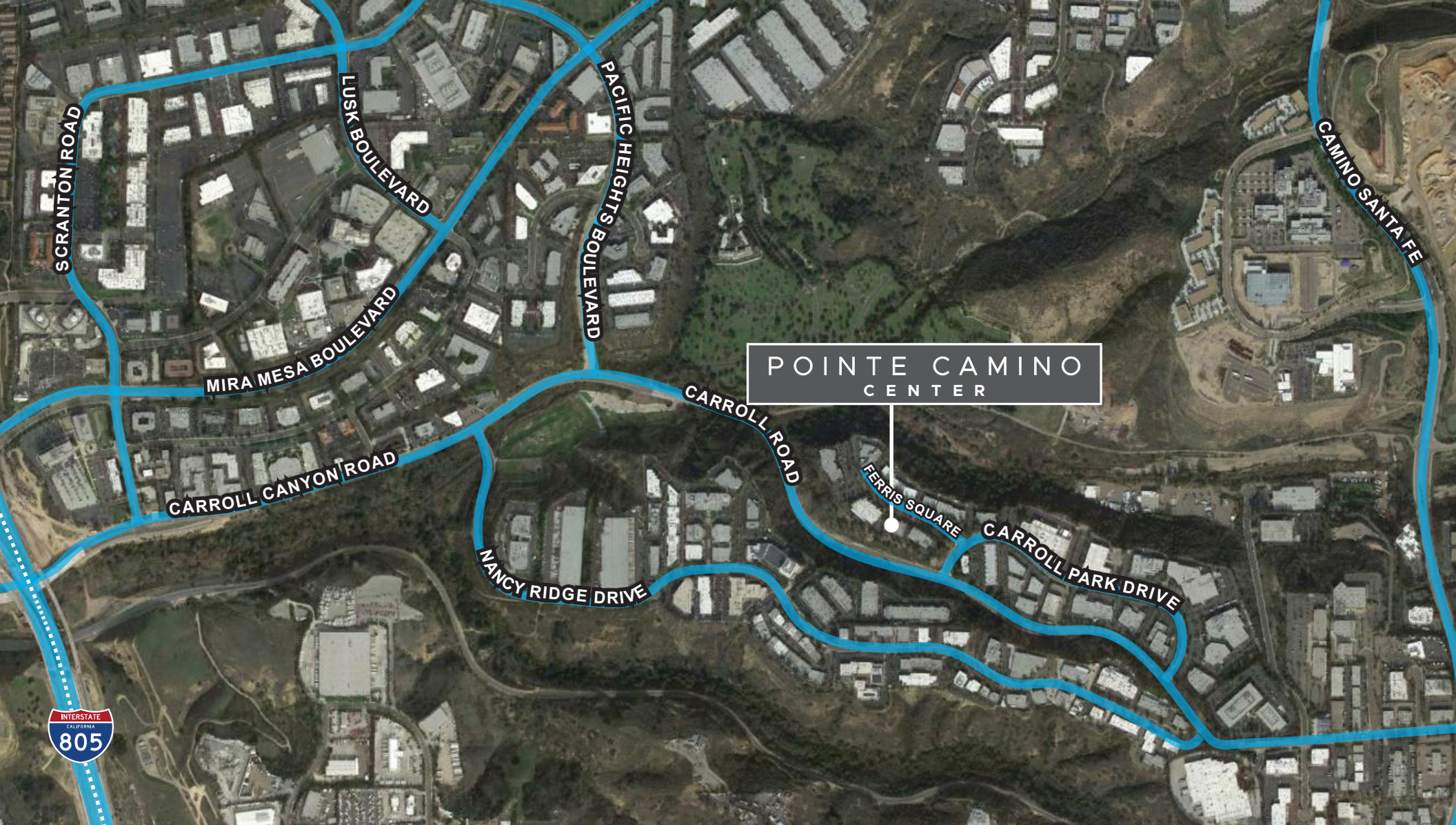
FIRST FLOOR



SECOND FLOOR



SITE PLAN



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