

FENTON TECHNOLOGY PARK

9810-9950 SUMMERS RIDGE ROAD

SAN DIEGO, CA 92121

±18,810 SF HIGH IMAGE FLEX BUILDING AVAILABLE FOR LEASE



H.G. FENTON COMPANY

Voit

REAL ESTATE SERVICES

FENTON TECHNOLOGY PARK

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SAN DIEGO, CA 92121

PROJECT FEATURES

 45,207 SF TOTAL PROJECT SIZE	 High Image Industrial/Lab PROJECT USE	 Sorrento Mesa LOCATION	 18.5' CLEAR HEIGHT	 Grade Level LOADING
 3.5/1,000 PARKING RATIO	 Yes FIRE SPRINKLERS	 1,000 Amps (Tenant to Verify) POWER	 IL-2-1 ZONING	 9940 Summers Ridge Rd. (18,810 SF) AVAILABILITY

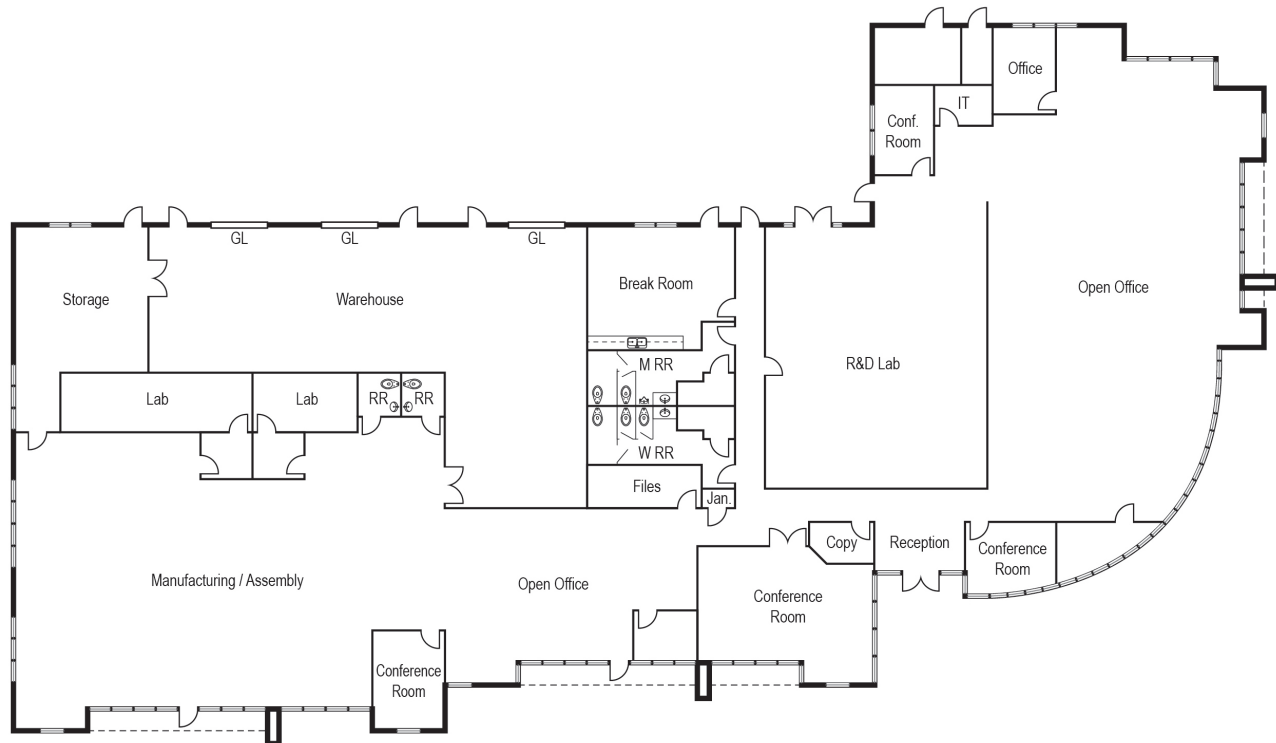


FLOOR PLAN

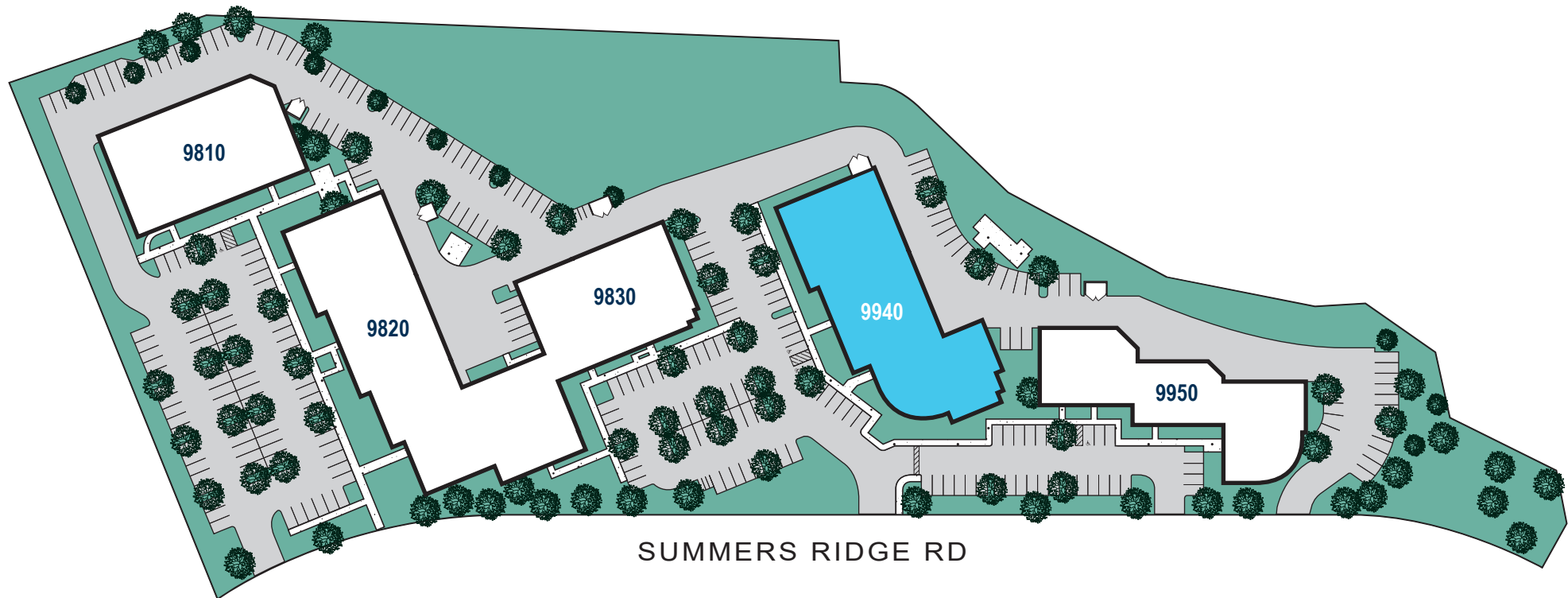
9940 Summers Ridge Rd.
18,810 SF

- Approx. 25% Office/60% Lab/ Assembly/
15% Warehouse
- 3 Grade Level Doors
- Lab/Production Areas
- 18.5' Clear Height
- Sprinklered
- 3.5/1,000 Parking
- Outstanding Views
- Great Corporate Identity and Street
Visibility
- Available April 1, 2027
- Contact Brokers to Tour

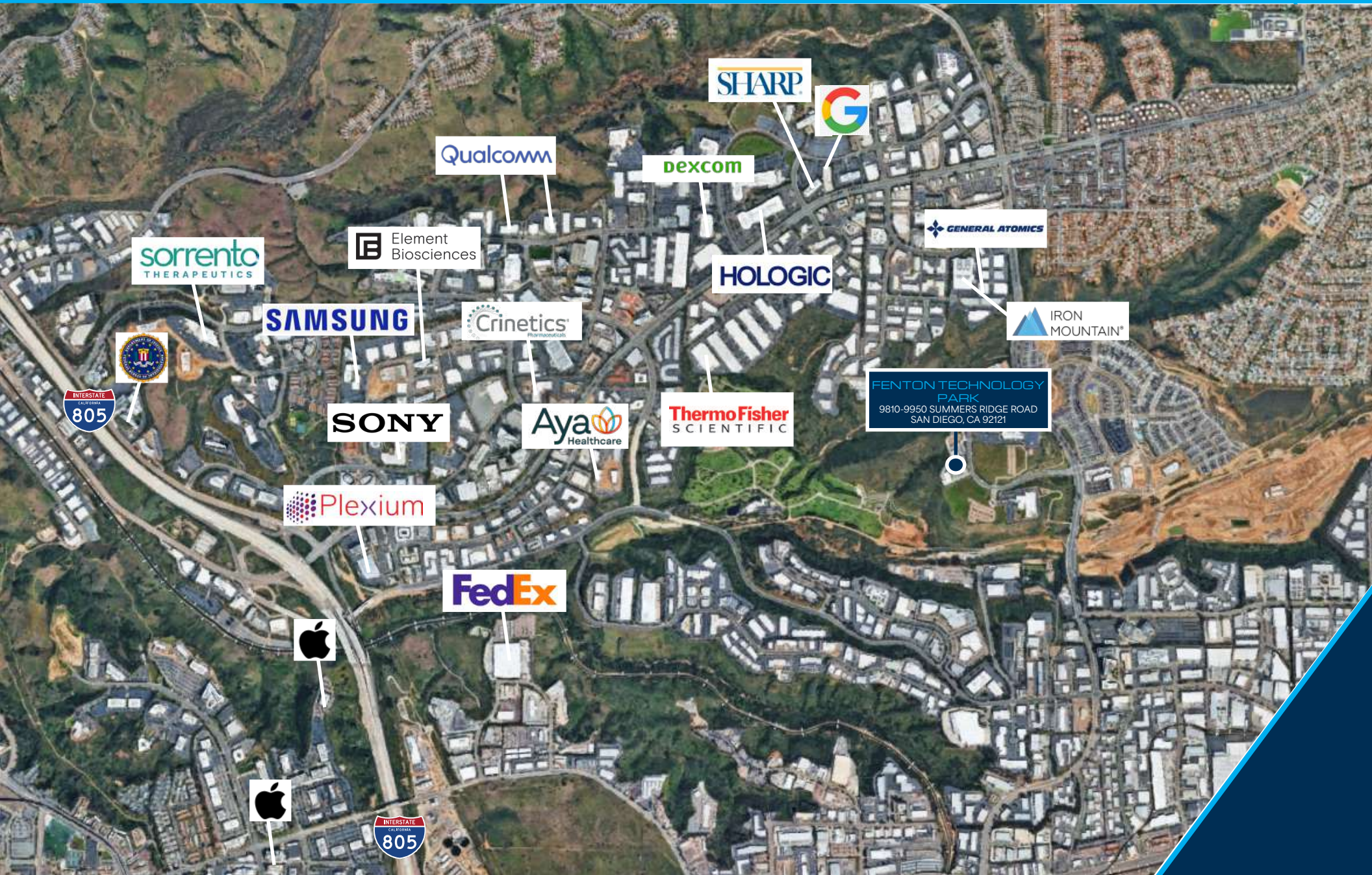
LEASE RATE: \$1.85/SF NNN
(NNN's=\$0.43/SF)



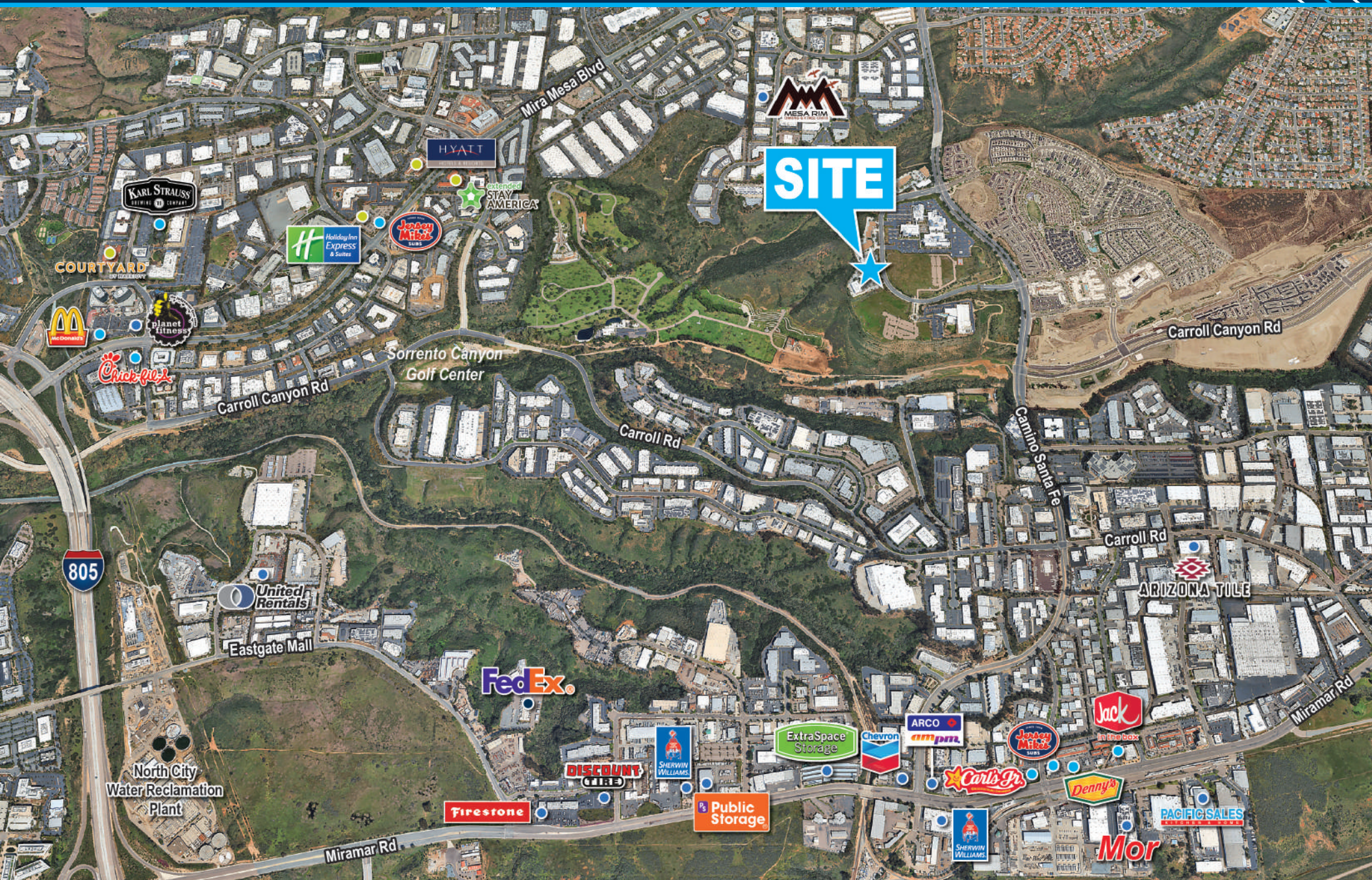
SITE PLAN



CORPORATE NEIGHBORS



AMENITIES AERIAL MAP



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