

Prime ±1,113 SF Warehouse in Kearny Mesa

8909 Complex Drive, Suite D, San Diego CA 92123

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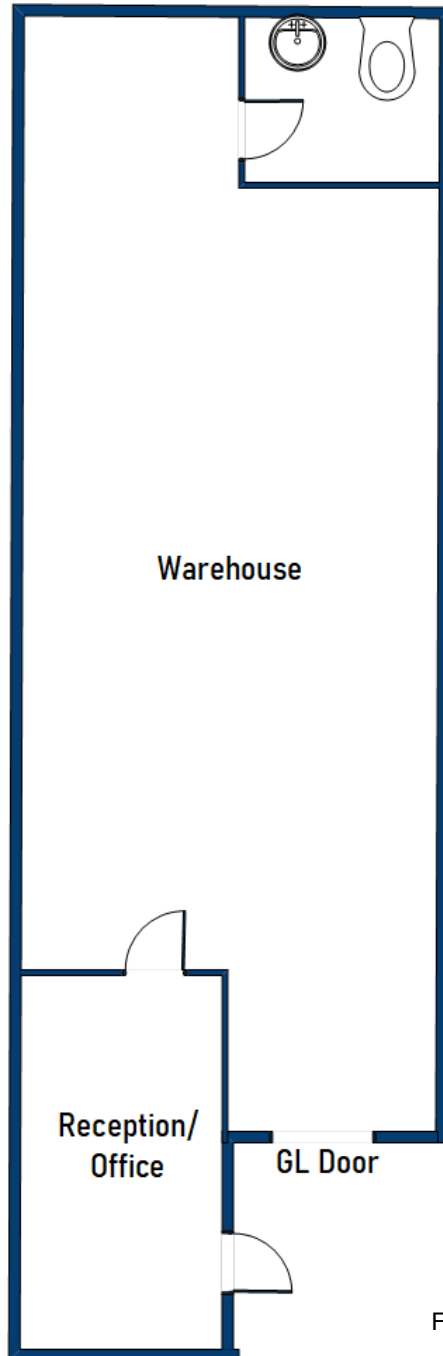
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FLOOR PLAN



Floor Plan Not Fit to Scale.
For Reference Purposes Only.

THE PROPERTY

Suite D: ±1,113 SF Warehouse For Lease

Property Type: Industrial/Flex

Address: 8909 Complex Drive, San Diego CA 92123

Zoning: RMX-2 **Tenant to verify use complies for zoning*

Accessibility: Easy access to Freeways 163, 15, 805, & 52

Lease Term: Flexible Lease Terms

Lease Rate: \$2.30/SF Gross + Electric

THE HIGHLIGHTS

85% Warehouse

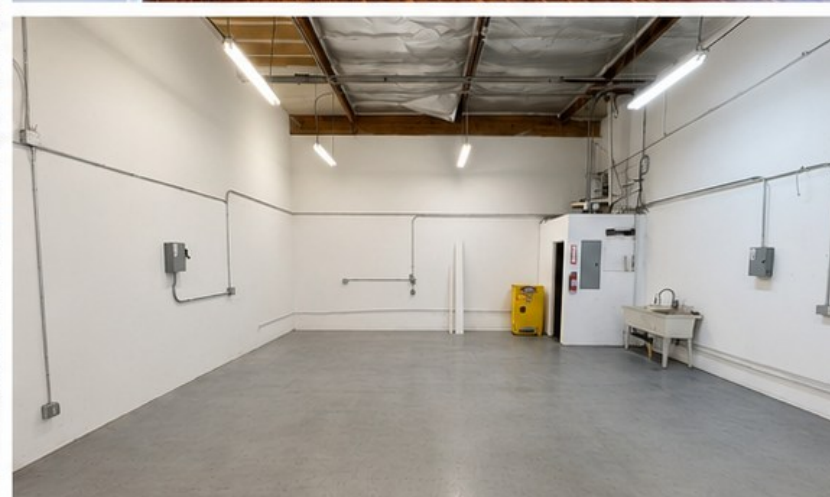
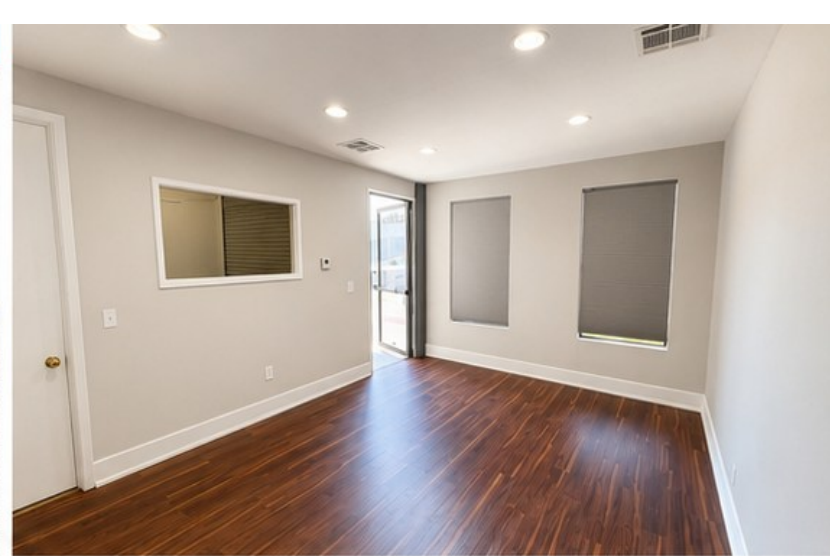
15% Office

(1) Grade Level Door

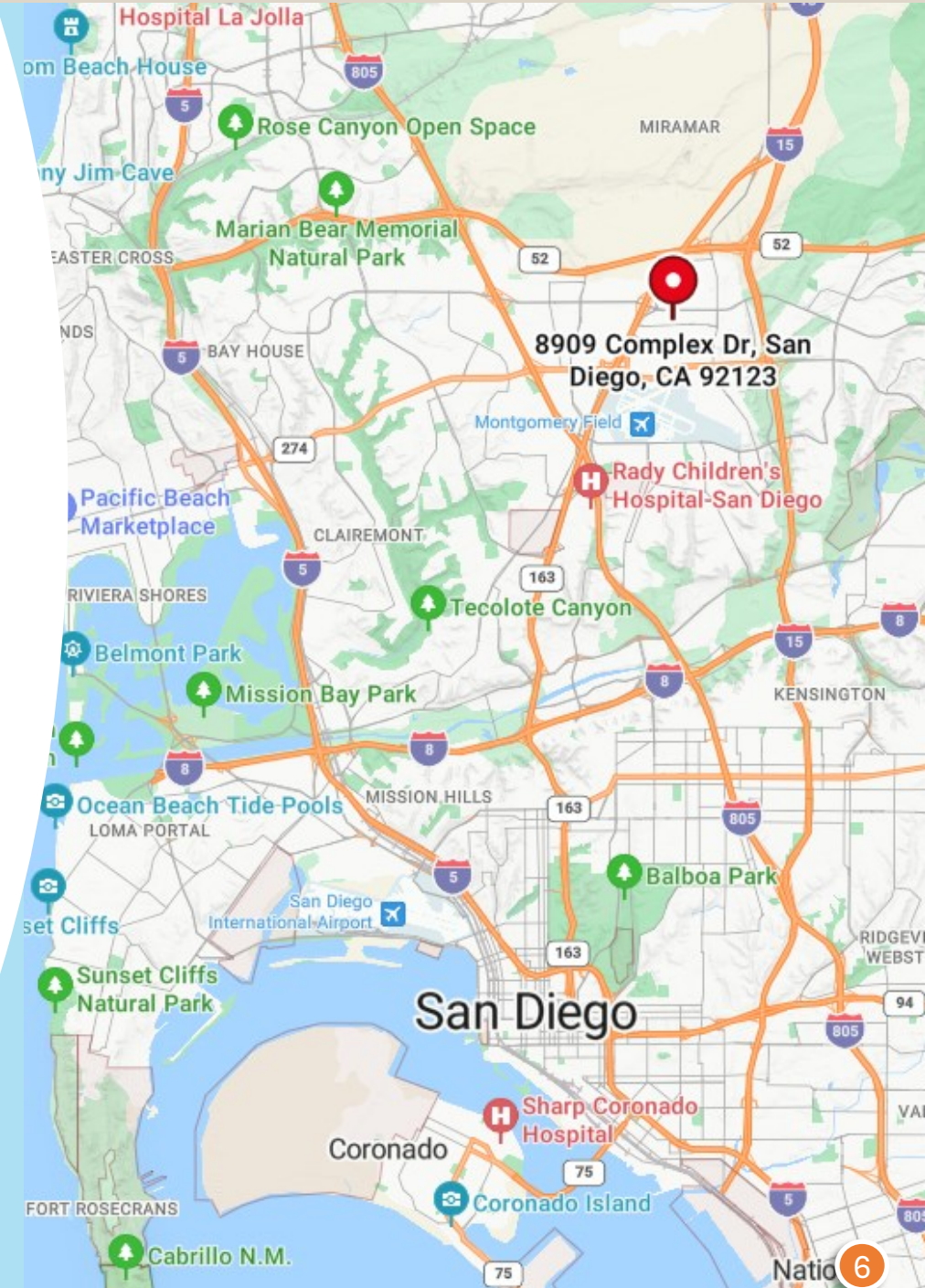
(1) Private Restroom

200 Amp 3 Phase **Tenant to verify*

On-Site Deli



Well-served by San Diego's major freeways including the I-15, Freeways 163, 15, 805, & 52.



DRIVE TIMES

<5 MIN

I-15,
Hwys 163 & 52,
Kearny Mesa,
Montgomery-Gibbs,
Executive Airport

<15 MIN

1-805, I-5, I-8,
Miramar,
Scripps Ranch, UTC,
Sorrento Mesa,
Mission Valley

<30 MIN

La Jolla,
San Diego Airport,
Encinitas, Poway,
Rancho Bernardo,
National City, Chula
Vista, US-Mexico Border



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CONTACT INFORMATION

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