

FOR SALE OR LEASE

Industrial Condo - Lender Sale

8989 Complex Drive , San Diego, CA 92123



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Features

- Currently in Shell condition
- 16'-18' Clear height
- 200 Amps, 3 Phase power
- Natural gas available
- Skylights in warehouse
- 9'H x 11'W Roll-up door
- Immediate access to Hwy 163 & 52
- Minutes to I-805 & I-15
- Perhaps the most fiber optic rich project in the county
- Can be combined with 8981 Complex Drive (Adjacent Unit for 6,832 Sq Ft)
- 8989 Complex Drive Association Dues \$271.00 per month



As-Is Sale Price: \$362,895 (\$195/SF)

As-Is Lease Rate: \$.60 per Sq Ft IG
Short Term Dead Storage
Or
\$.95 per Sq Ft IG with Spec. Office

Mark Arbar

Senior Associate

Lic #01325085

858-458-3377

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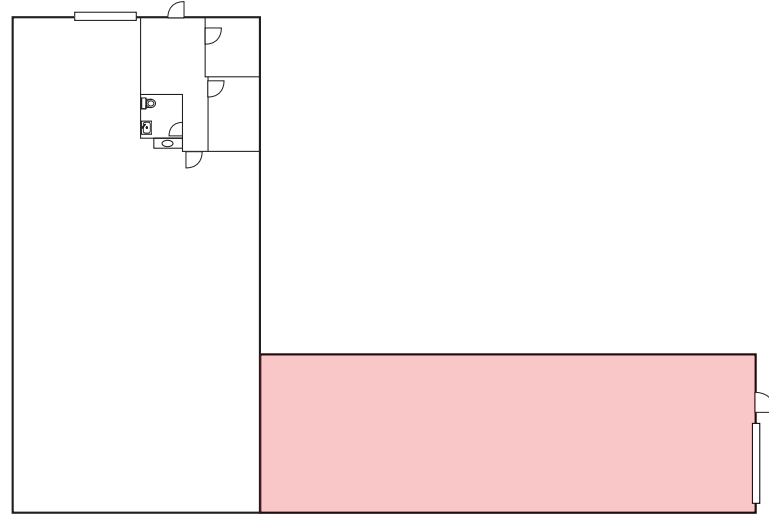


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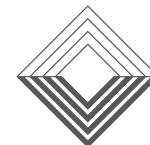
SITE PLAN



FLOOR PLAN



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