



SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct.
10060-10080 Carroll Canyon Rd. | San Diego, CA 92131



CBRE

PROJECT FEATURES

- » Approximately 115,500 SF in (13) thirteen buildings
- » All single story buildings
- » Grade-level loading in most flex suites
- » High image multi-tenant park
- » Attractive, functional office upgrades
- » All Time Warner Cable Business Class Services available
(including Coax and Fiber)
- » Immediate freeway access to Interstate 15
- » Approximately 3/1,000 SF parking ratio
- » Approximately 14'-15' minimum warehouse clear height
- » Zoning IP-2-1



AVAILABILITY



9925 BUSINESSPARK AVENUE SUITE B

± 2,200 SF

Available September 1, 2019

\$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)



10060 CARROLL CANYON RD SUITE 103

± 2,585 SF

Available Immediately

\$1.45/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)

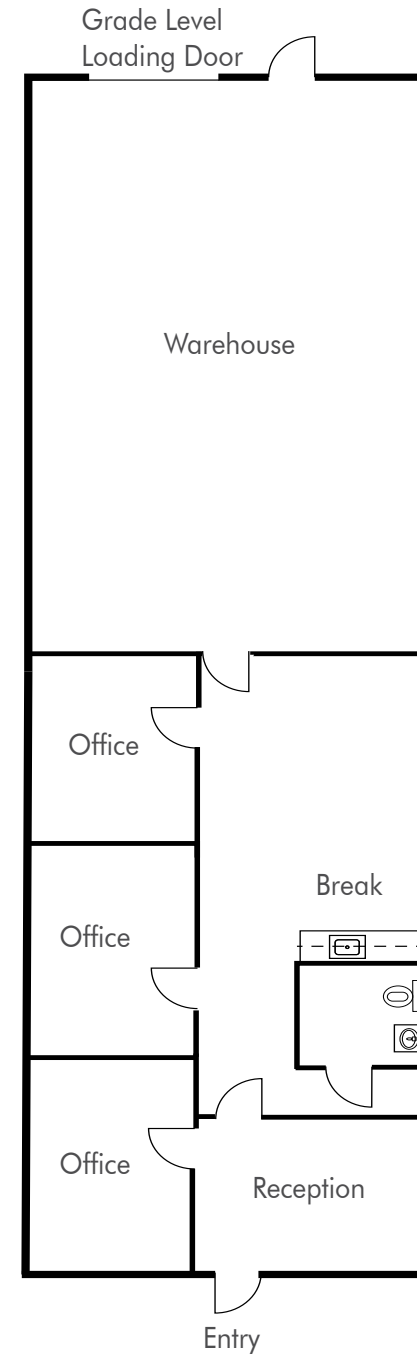


SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct.
10060-10080 Carroll Canyon Rd. | San Diego, CA 92131

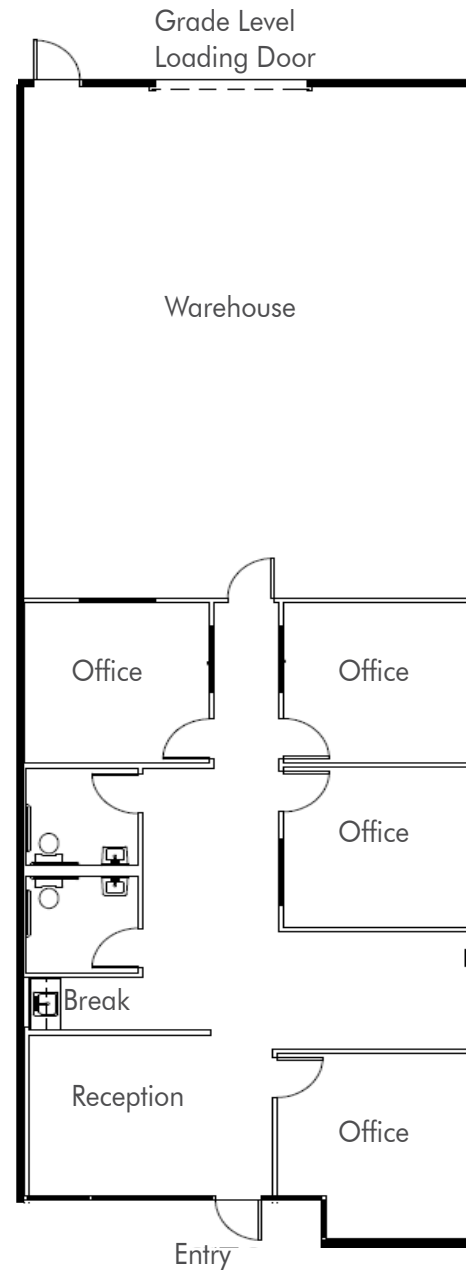
9925 BUSINESSPARK AVENUE SUITE B

- » ±2,200 SF Available for lease (Can be combined with 9925 Businesspark Ave, Suite A for a total of ±4,651 SF)
- » Approximately 50% office / 50% warehouse, (1) grade level loading door, (3) private offices, break and (1) restroom
- » Lease rate: \$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)
- » Available September 1, 2019



10060 CARROLL CANYON ROAD SUITE 103

- » ±2,585 SF Available for lease
- » Approximately 60% office / 40% warehouse, (1) grade level loading door, (4) private offices, break and (1) restroom
- » Lease rate: \$1.45/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)
- » Available Immediately



SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct.
10060-10080 Carroll Canyon Rd. | San Diego, CA 92131



FOR MORE INFORMATION, CONTACT:

RYAN SPARKS, SIOR

Lic. 01784736
+1 858 546 2606
ryan.sparks@cbre.com

SEAN WILLIAMS, SIOR

Lic. 1475415
+1 858 546 4625
sean.williams@cbre.com

CBRE, INC.

4301 La Jolla Village Drive,
Suite 3000
San Diego, CA 92122
www.cbre.com

H.G. FENTON COMPANY

CBRE

© 2019 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.