

9790 OLSON DRIVE
SAN DIEGO , CA 92121



FOR SALE OR LEASE

**Excellent Owner-User
Investment Opportunity
17,719 SF on ±2.18 Acres**

CONTACT INFORMATION

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



TOTAL SITE:

17,719 SF on ±2.18 Acres

ADDRESS:

9790 Olson Drive, San Diego, CA 92121
Miramar Submarket

BUILDINGS:

Bldg 1 – 2-story, 13,760 SF flex building
Bldg 2 – 1-story, 3,959 industrial building

PROPERTY FEATURES:**CLEAR HEIGHT:**

Bldg 1 – 20'

Bldg 2 – 22'

LOADING:

Bldg 1 - (1) Grade Level Loading Door

Bldg 2 - (4) Grade Level Loading Doors

EXCESS LAND:

44,335 SF

PARKING:

84 spaces 4.7/1,000 SF

LOCATION:

Excellent ingress and egress

Close proximity to I-805/5 freeway

Highly desirable western Miramar location

Buildings and site functionality cater to a wide variety of users

Site provides for users to benefit from “difficult to find” excess land and secured yard.

PRICING:

Call for Pricing



IN-PLACE LEASE



AT&T

YR. 1 RENT: \$219,999.96 (\$18,333.33/MONTH)

TERM: 24 MOS

LEASE EXPIRATION: 11/7/21

INCREASE: 2.5%

OPTIONS: (2) 6-MONTH EXTENSIONS



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