# 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** 

**BRANT ABERG, SIOR** 858 546 5464

brant.aberg@cushwake.com LIC. 01773573

**ZACHARY HARMAN** 

858.449.4682 zachary.harman@cushwake.com Lic. 02031352

**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

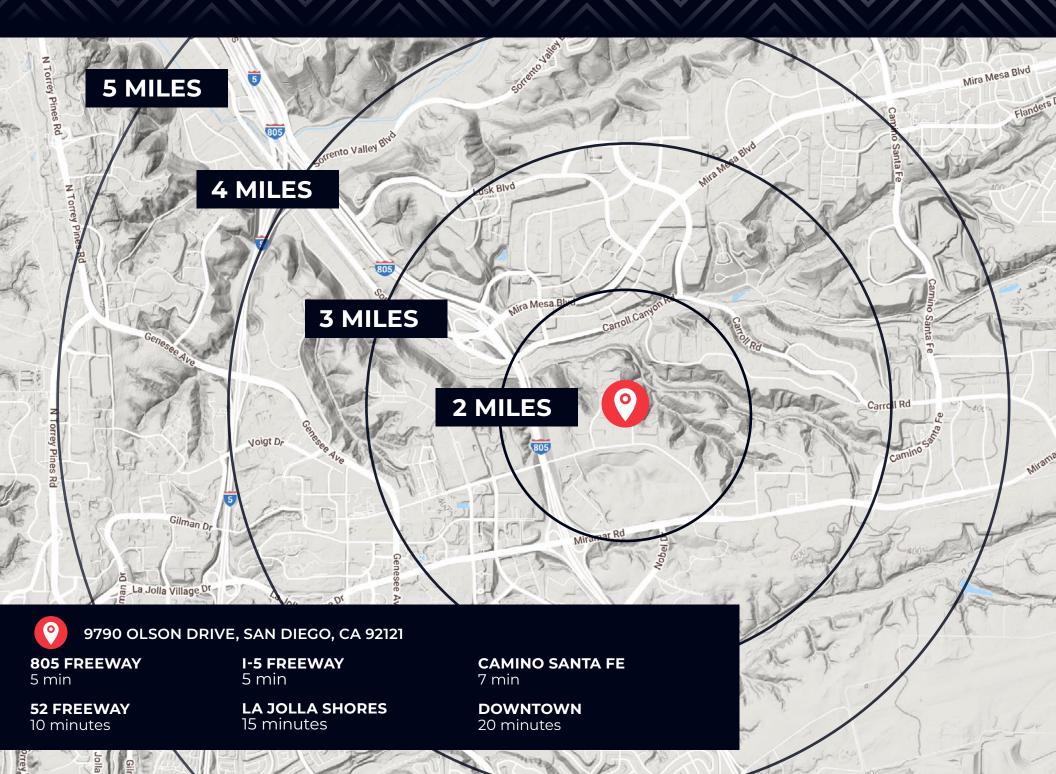
Buildings and site functionality cater to a wide variety of users

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

## PRICING:

Call for Pricing





# IN-PLACE LEASE



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

AT&T



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