

**FOR SALE**

# KEARNY MESA COMPLEX

8913 Complex Drive, San Diego, CA 92123



**FREESTANDING ±15,603 SF INDUSTRIAL CONDOMINIUM AVAILABLE FOR SALE**

## BRANDON KEITH

Senior Vice President | Lic #01177792  
858.458.3326 | bkeith@voitco.com

## RYAN BRACKER

Vice President | Lic #01353870  
858.458.3355 | rbracker@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | [www.voitco.com](http://www.voitco.com)

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## Highlights

- » Property is located in Kearny Mesa Complex in the center of Fiber Alley, San Diego's largest concentration of diverse fiber optic feeds in the entire county
- » Additional direct (on-net) fiber and data providers include Zayo, Spectrum, COX, XO Communications and others
- » Corporate data center tenants within the complex include AT&T, Verizon, Level 3 (Century Link), TPx, Cogent, and Fiber Alley
- » Central San Diego location just east of Highway 163 at Clairemont Mesa Boulevard
- » Located in a well-maintained, well-occupied  $\pm$  155,000 SF business park

## Property Features

- » **Available:**  $\pm$  15,603 Square Feet (Potentially divisible to as small as  $\pm$ 3,024 square foot units)
- » **Price:** \$4,915,000.00 ( $\pm$ \$315 PSF)
- » **Existing Power:** 120/208V and 277/480V service: 4,000 AMPS, and 250 KW & 500 KW back up generator
- » **Loading:** Pop outs for up to 11 grade level doors (currently filled in)
- » **Description:** Freestanding building centrally located within Kearny Mesa Complex has been used as a data center, with raised floor, heavy AC, heavy power, and back up generator. Can easily be converted to creative office with  $\pm$  14' ceilings, flex, manufacturing, or warehouse space.

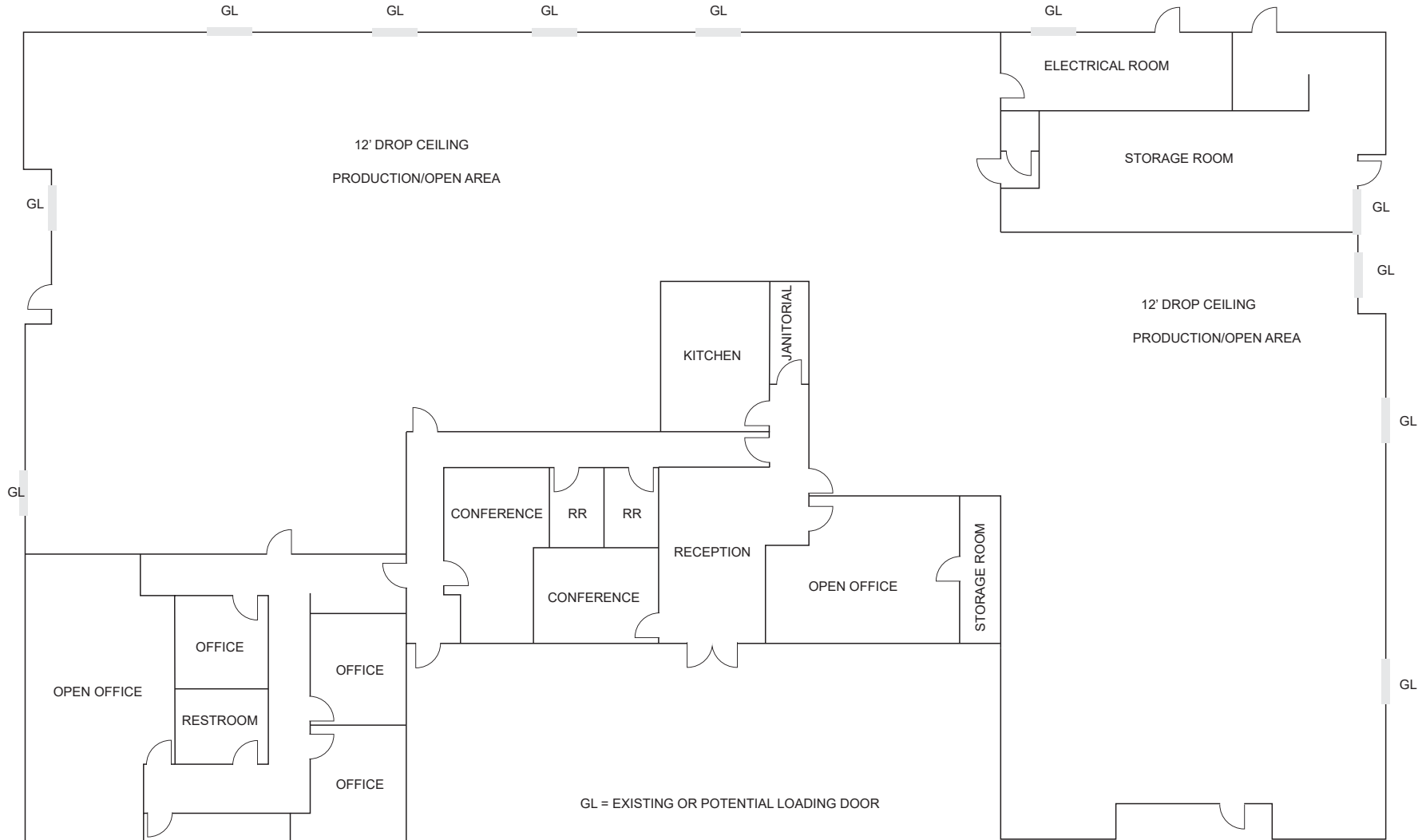


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## Floor Plan



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## Site Plan



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