

NANCY RIDGE TECHNOLOGY CENTER

6370

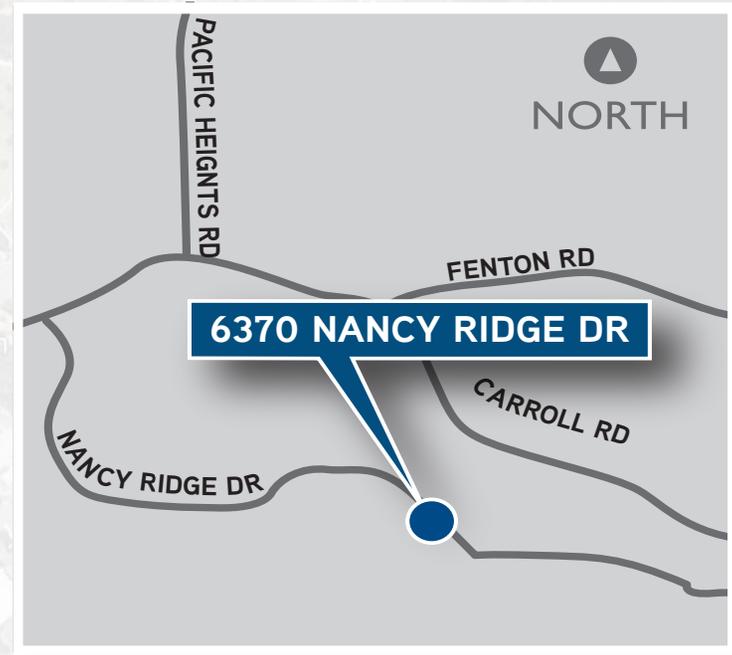
NANCY RIDGE DRIVE
San Diego, CA 92121

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PROPERTY HIGHLIGHTS

- High image 180,000 SF multi-tenant business park
- Mix of flex & industrial suites
- Sorrento/Western Miramar location
- Grade level loading, dock ramp access
- 22' Clear height in warehouse
- Gas service to building
- Fiber available
- Sprinklered
- Skylights throughout
- 2.9/1,000 Parking ratio
- Lush landscape throughout park
- On-site deli
- IL-2-1 Zoning
- Responsive and local ownership
- Close proximity to I-805, I-15, & I-5

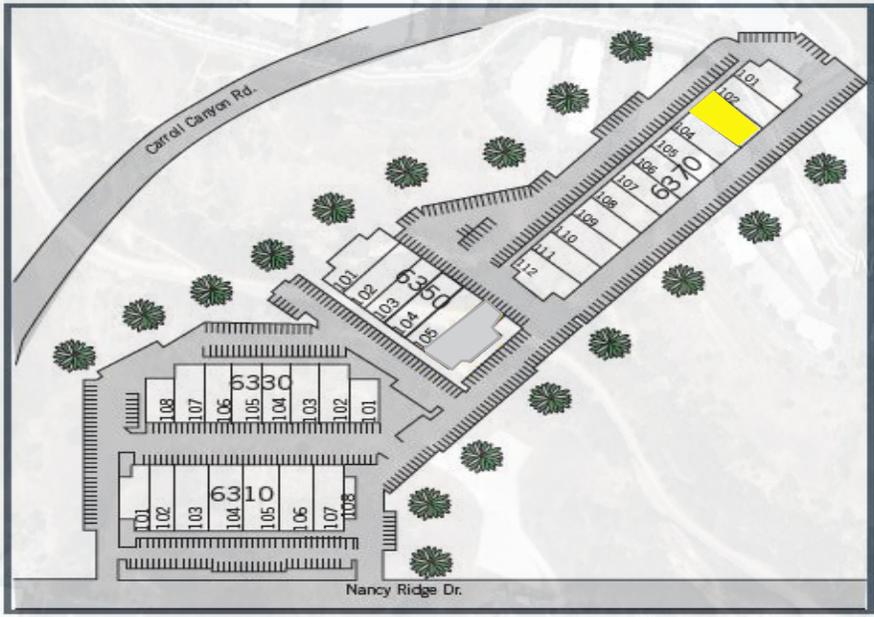


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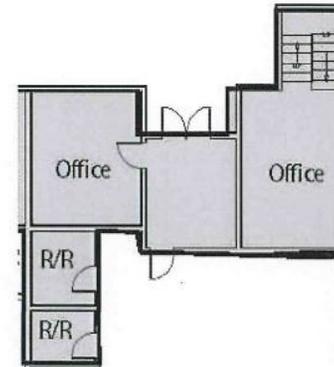
SUITE FEATURES

- 6370 Nancy Ridge Drive, Suite 110
- 4,995 Square feet
- Approximately 30% office/70% warehouse
- 22' Clear height
- 1 Grade level door
- 2 Restrooms
- **Lease Rate: \$1.15 Industrial Gross**

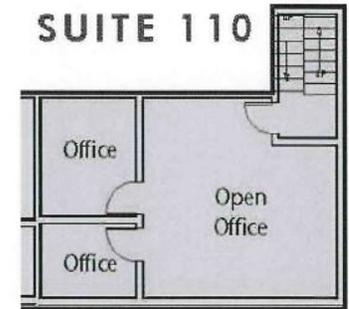


SUITE 110

First Floor



Second Floor



Second Floor Mezzanine

SUITE 110

Warehouse
+/- 22'
Clearance

Grade Door

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CARROLL ROAD



NANCY RIDGE DRIVE

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