

FOR SALE OR LEASE

## Industrial Condo • Lender Sale

8989 Complex Drive, San Diego, CA 92123

# Voit

REAL ESTATE SERVICES

Real People. Real Solutions.®



### FEATURES

- ±1,861 Square Feet
- Currently in Shell Condition
- 16'-18' Clear Height
- 200 Amps, 3 Phase Power
- Natural Gas Available
- Skylights in Warehouse
- 9' H x 11' W Roll-up Door
- Immediate Access to Hwy 163 & Hwy 52
- Minutes to I-805 & I-15
- Perhaps the most fiber optic rich project in the county
- 8989 Complex Dr. Association Dues: \$287.00

### AS-IS LEASE RATE

\$0.75 per SF IG  
Short-Term Dead Storage

OR

\$0.95 per SF IG  
with Spec Office

### AS-IS SALE PRICE

\$351,729.00 (\$189/SF)

#### Jon Danton

Senior Associate

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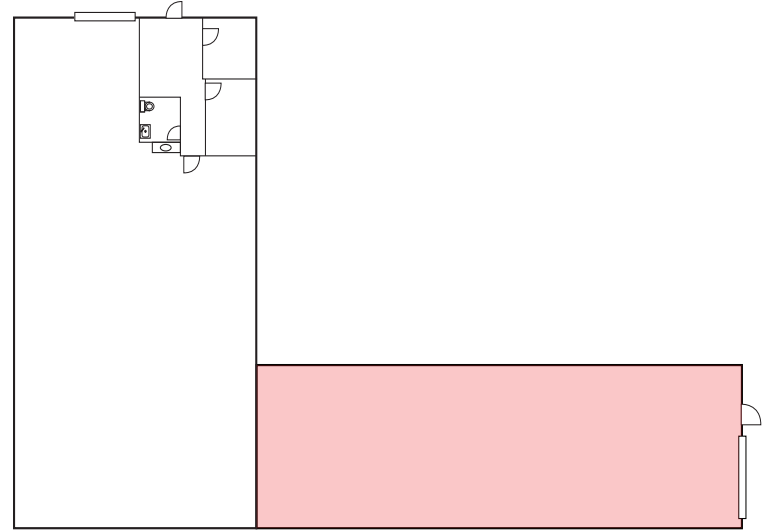


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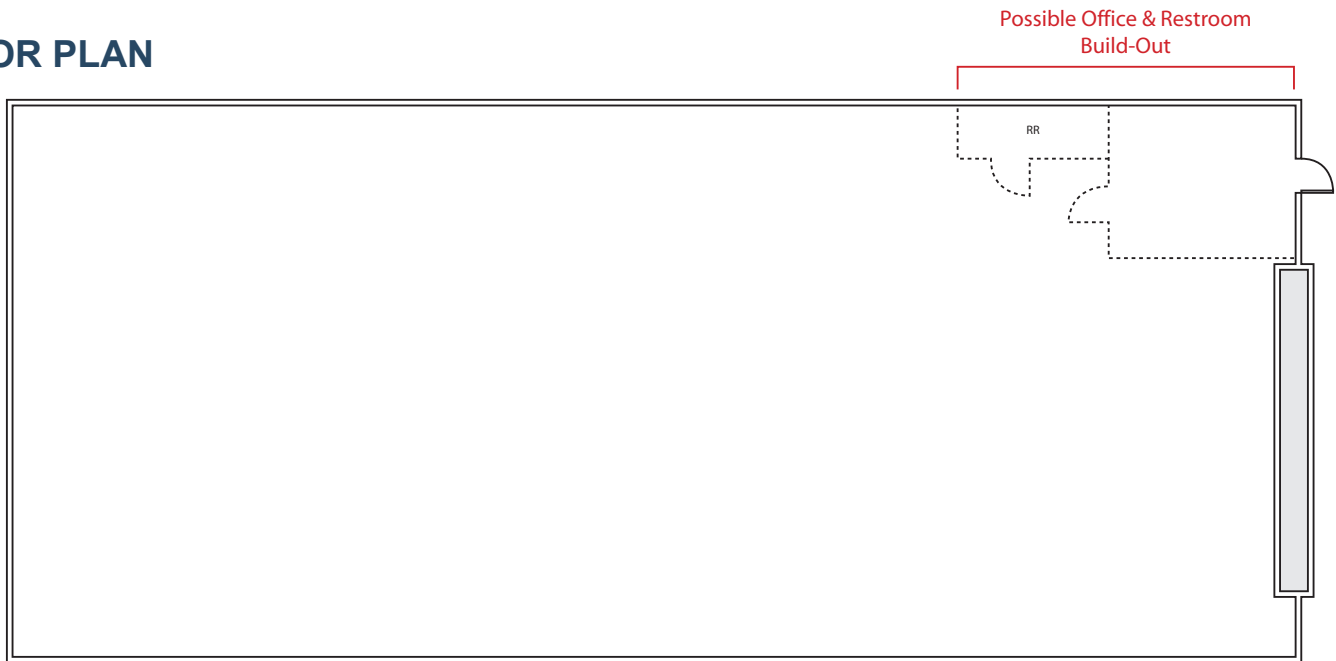
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### SITE PLAN



### FLOOR PLAN



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