# FOR SALE OR LEASE

## **Industrial Business Condominiums**

8991 & 8993 Complex Drive, San Diego, California 92123



#### **PROPERTY DETAILS**

LOADING1 Gi	rade Level Door per Unit (2 Total)
	Large Loading Area
FIBER OPTICS	Near One of the Main Fiber
	Optic Loops in San Diego
	200 Amps per Suite
•	andable to 1,200 Amps Combined
Extorior Cond	rator Pad Available for Purchase
	erator Pad Available for Purchase
	e Lighting & Skylight in each Unit

	155,000 SF Business Park ell-maintained & Adjacent to The Spectrum
ACCESS	Excellent Freeway Access Near Hwy 163, Hwy 52, I-15, & I-805
AMENITIES	Banking, Restaurants, Mass Transit, Superior Court within One Block Radius

#### **SALE PRICES:**

8991 Complex Drive 1,825 SF: \$363,175 (\$199 PSF) 8993 Complex Drive 1,871 SF: \$372,329 (\$199 PSF) 8991/93 Complex Drive 3,696 SF: \$735,504 (\$199 PSF)

LEASE RATE: To Be Determined

#### Jon Danton

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#### Ryan Bracker

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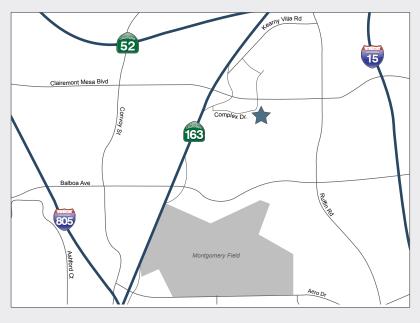
**Voit**REAL ESTATE SERVICES

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