

**FOR SALE
OR LEASE**

Industrial Business Condominiums

8991 & 8993 Complex Drive, San Diego, California 92123



PROPERTY DETAILS

SIZE.....1,825 SF & 1,871 SF (3,696 SF Total)
LOADING.....1 Grade Level Door per Unit (2 Total)
Large Loading Area
FIBER OPTICSNear One of the Main Fiber
Optic Loops in San Diego
POWER200 Amps per Suite
Expandable to 1,200 Amps Combined
FEATURES... Warehouse Lighting & Skylight in each Unit
Restroom in 8991 Unit
No Exterior Maintenance Responsibilities
PARKING Ample Adjacent Parking

LOCATION..... 155,000 SF Business Park
Well-maintained & Adjacent to The Spectrum
ACCESSExcellent Freeway Access
Near Hwy 163, Hwy 52, I-15, & I-805
AMENITIESBanking, Restaurants, Mass Transit,
Superior Court within One Block Radius

SALE PRICES:

8991 Complex Drive 1,825 SF: \$355,875 (\$195 PSF)
8993 Complex Drive 1,871 SF: \$346,135 (\$185 PSF)
8991/93 Complex Drive 3,696 SF: \$698,544 (\$189 PSF)

LEASE RATE: \$1.25 PSF/MONTH IG

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Voit

REAL ESTATE SERVICES

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