

FOR SALE OR LEASE

Industrial Condo

8981 Complex Drive, San Diego, CA 92123

Voit

REAL ESTATE SERVICES

Real People. Real Solutions.®



FEATURES

- ±4,971 Square Feet
- Can be combined with 8989 Complex Drive (adjacent unit) for ±6,832 SF, Inquire
- Very Nice Offices
- 15% Office area, 85% Warehouse
- 16'-18' Clear Height
- HVAC Warehouse Area
- 200 Amps, 3 Phase Power
- Natural Gas Available
- Skylights in Warehouse
- 9' H x 11' W Roll-up Door
- 2.7/1,000 Parking Ratio
- Kitchenette
- Immediate Access to Hwy 163 & Hwy 52
- Minutes to I-805 & I-15
- Perhaps the most fiber optic rich project in the county
- 8981 Complex Dr. Monthly COA Dues: \$781.00 (includes water, trash, and roof care)

REDUCED SALE PRICE:

\$970,000 (\$195/SF)

LEASE RATE:

\$1.05 per SF Base Year Gross



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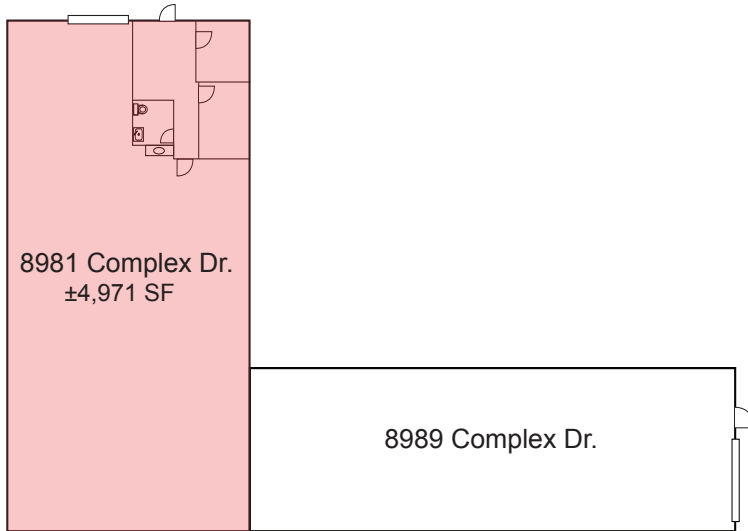
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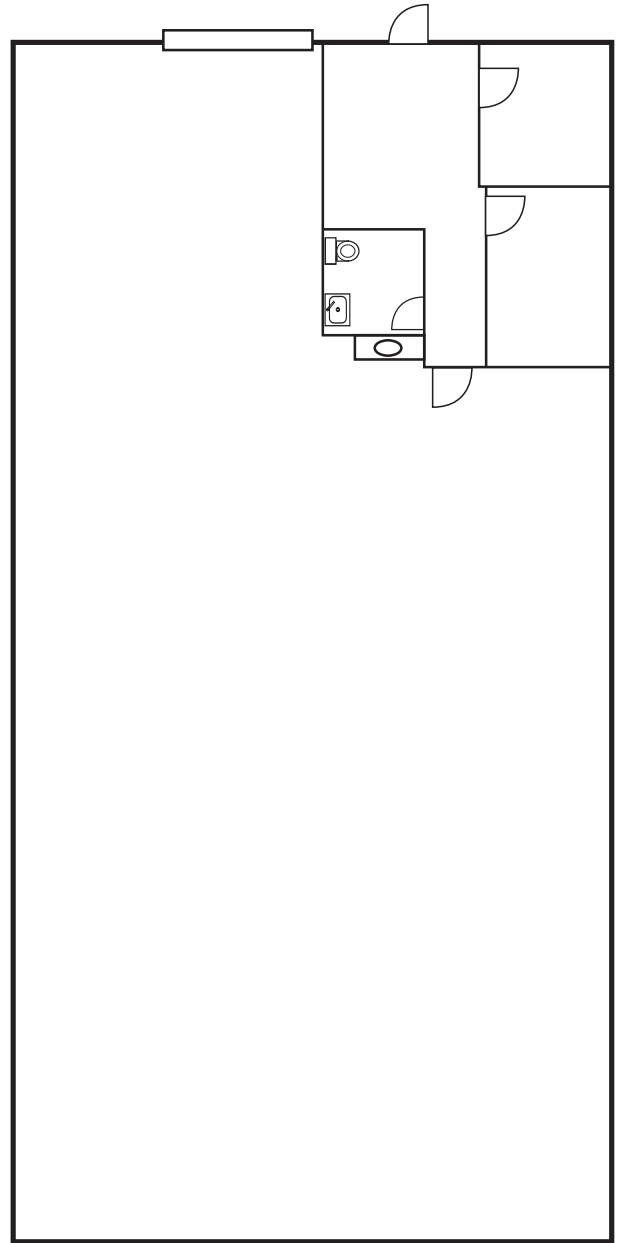
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SITE PLAN



FLOOR PLAN



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