

**FOR LEASE: 18,732 SF FREESTANDING
LIGHT INDUSTRIAL / FLEX BUILDING**

SCRIPPS RANCH BUSINESS CENTER

10109 CARROLL CANYON ROAD
SAN DIEGO, CA 92131



BUILDING FEATURES

- 100% HVAC- 40% improved space
- Outstanding freeway access, immediately off I-15
- Located in Scripps Ranch which is the most attractive business park environment in San Diego
- Close proximity to all business services, retail, restaurants, hotels, etc.
- Neighbors include Teledyne Impulse, Kone, LG Electronics, Apria Healthcare and Siemens
- (3) grade level loading doors
- Approximately 3.0/1,000 parking ratio
- Fiber optic connectivity available at the project
- 2,000 amps @ 120/208 Volt, 3-phase 4-wire Power
- HVAC - roof top package units
- Fully sprinklered
- Warehouse clear height approximately 16-18'
- Available July 1, 2019
- Lease Rate: \$1.05/SF/Mo. Net of Expenses (NNNs = ± \$0.21/SF/Mo.)



CONTACT US

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*Professionally owned
& managed by:*

H.G. FENTON COMPANY

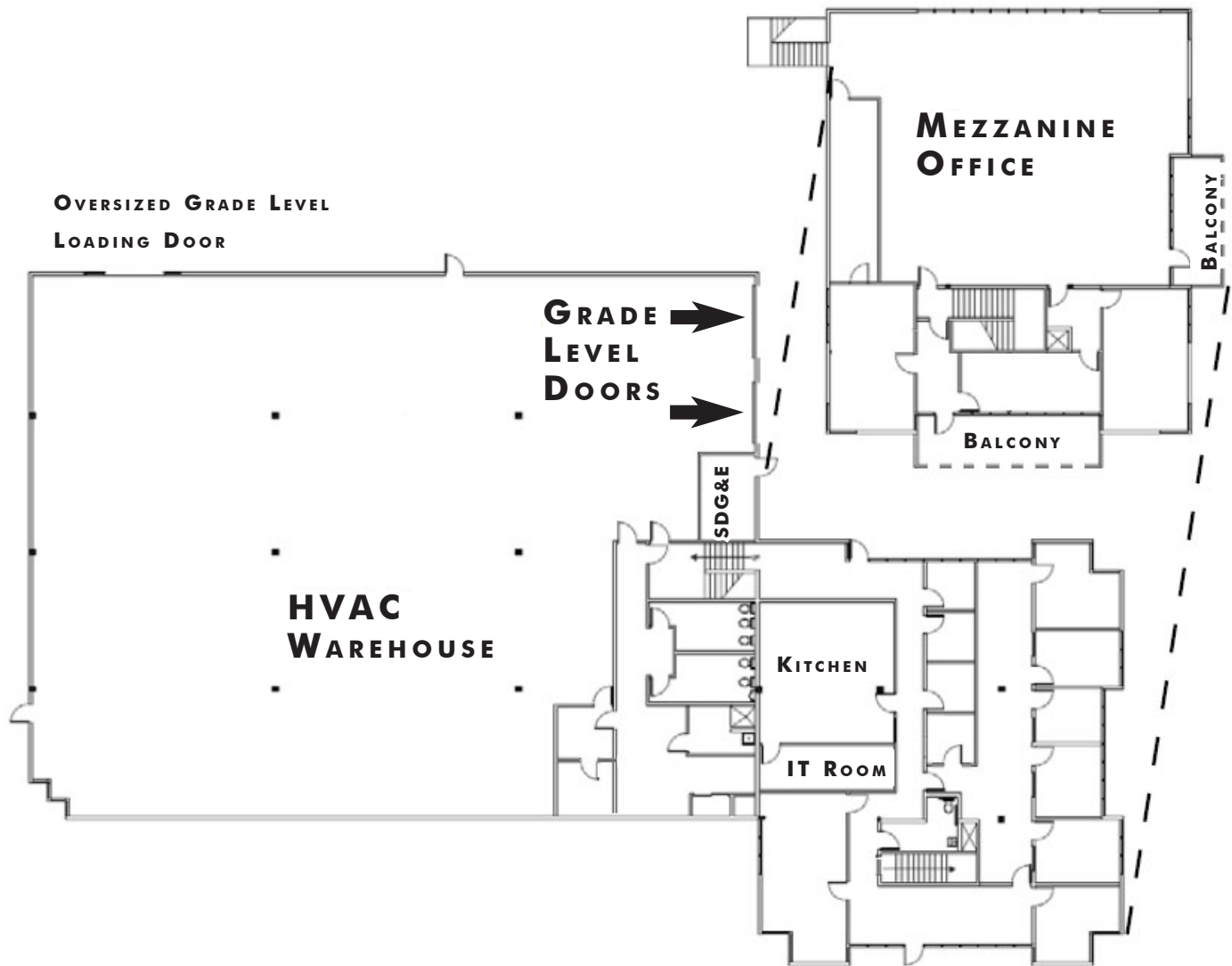
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FOR LEASE 10109 CARROLL CANYON RD



EXISTING FLOOR PLAN: $\pm 18,732$ SF FREESTANDING BUILDING



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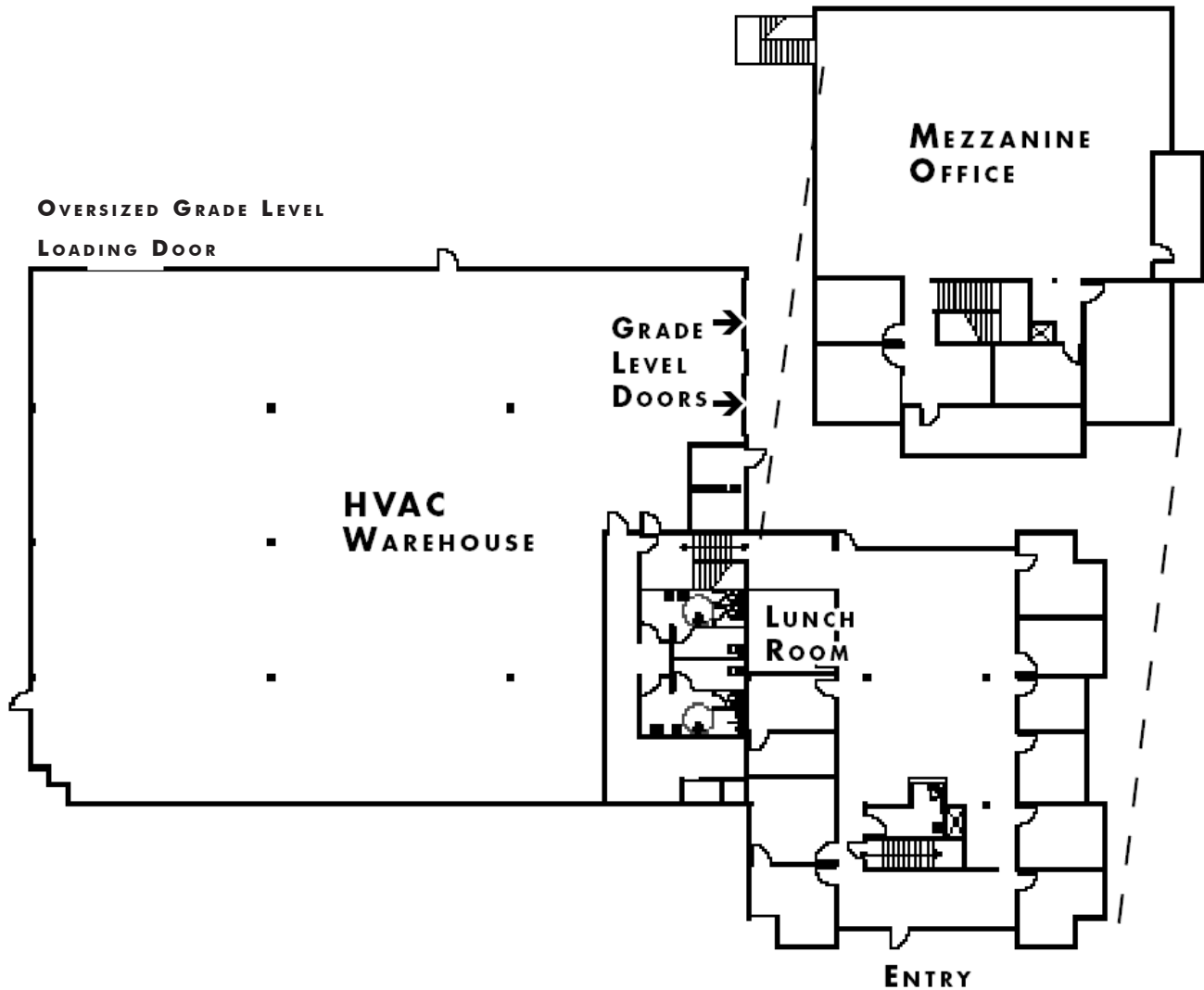
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PROPOSED FLOOR PLAN:



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LOCATOR **MAP**



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