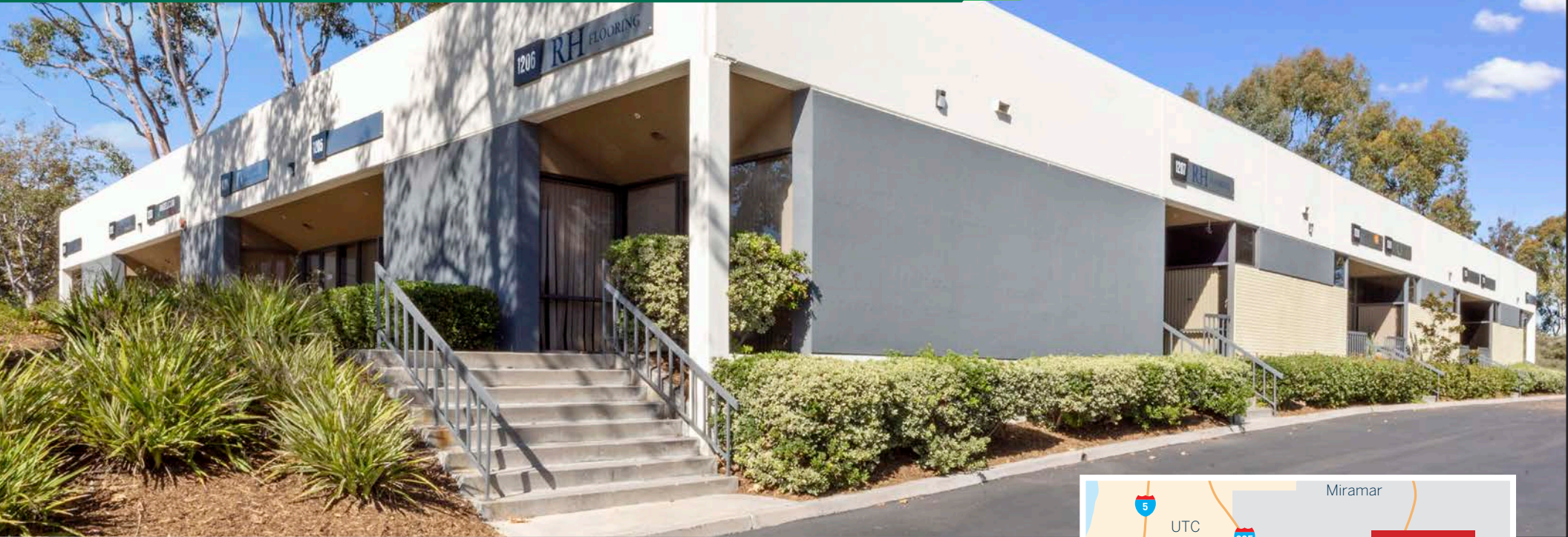


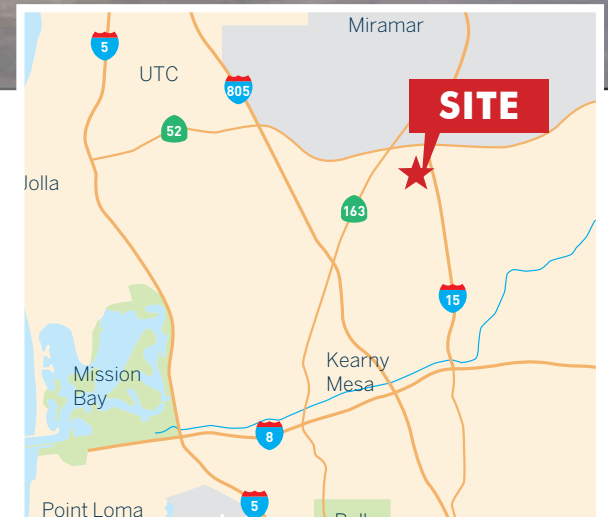
CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

AVAILABLE FOR LEASE:
679 - 5,459 SF



- High image business park
- Time Warner Cable service available
- Buildings are fire sprinklered
- Dock and grade level loading
- Warehouse clear height of approx. 15'-17'
- 1 block West of I-15 via Clairemont Mesa Blvd
- 1 block South of Highway 52 via Ruffin Road
- Parking ratio of approximately 2.46/1,000 SF
- Gas potentially available
- Building signage available



KEARNY MESA LOCATION

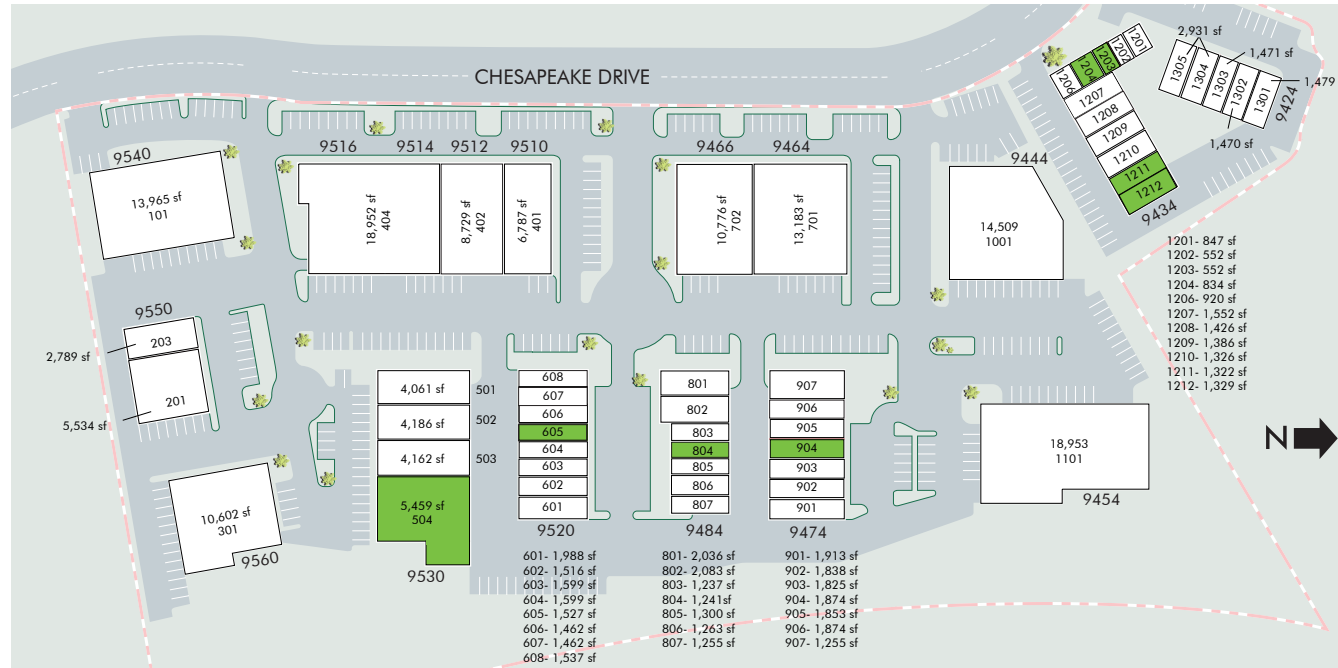
CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

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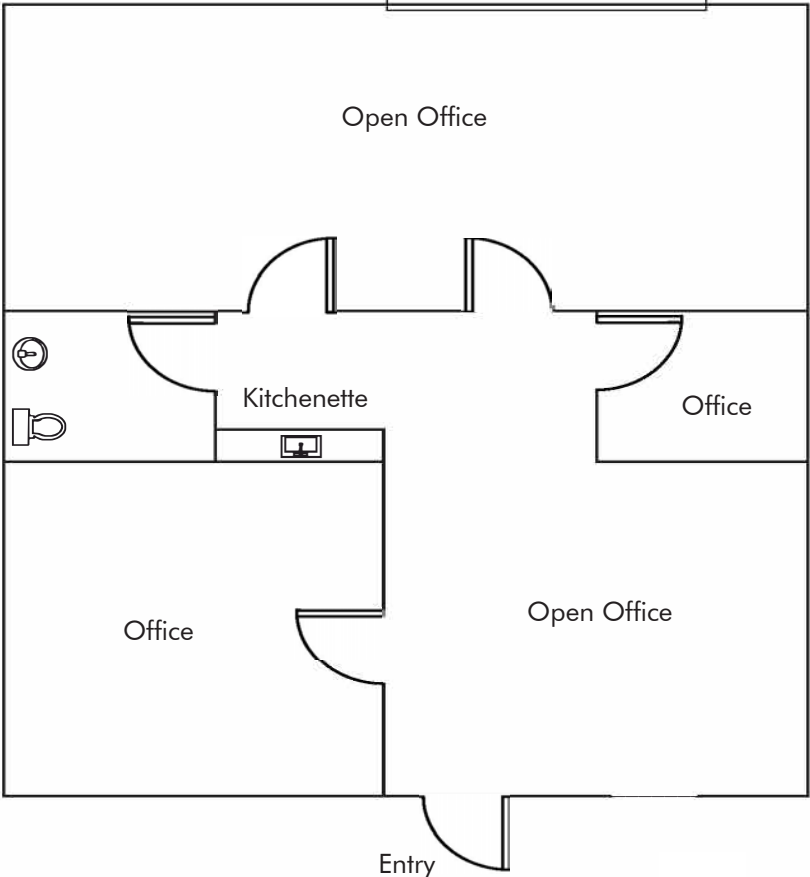
ADDRESS	SF	RATE/PRICE	BUILD OUT	AVAILABILITY	VIRTUAL TOUR
9434 Chesapeake Drive, Suite 1203	679	\$1.60/SF MG	Approx. 100% office with open office, (2) private offices, kitchenette and (1) restroom.	Immediately	N/A
9434 Chesapeake Drive, Suite 1204-1205	834	\$1.60/SF MG	Approx. 100% open office, kitchenette and (1) restroom.	February 1, 2021	N/A
9434 Chesapeake Drive, Suite 1211	1,278	\$1.55/SF MG	Approx. 90% office/ 10% warehouse, reception, (7) private offices, (1) restroom and (1) grade level loading door.	Immediately	N/A
9434 Chesapeake Drive, Suite 1212	1,329	\$1.65/SF MG	Approx. 20% office/ 80% warehouse, reception, (1) private office, (1) restroom and (1) grade level loading door.	Immediately	Click Here
9474 Chesapeake Drive, Suite 904	1,874	\$1.55/SF MG	Approx. 40% office/ 60% warehouse, reception, open office, (1) private office, kitchenette, (1) restroom and (1) grade level loading door.	Immediately	Click Here
9484 Chesapeake Drive, Suite 804	1,241	\$1.60/SF MG	Approx. 30% office/ 70% warehouse, reception, (1) private office, (1) restroom and (1) grade level loading door.	Immediately	N/A
9520 Chesapeake Drive, Suite 605	1,527	\$1.60/SF MG	Approx. 20% office/ 80% warehouse, reception, (1) private office, (1) restroom and (1) grade level loading door.	Immediately	N/A
9530 Chesapeake Drive, Suite 504	5,459	\$1.55/SF MG	End unit. Approx. 15% office/ 85% warehouse, reception, open office, (1) private office, kitchenette, (2) restrooms and (1) grade level loading door.	March 1, 2021	N/A

Modified Gross rates do not include a CAM Fee = Approximately \$0.20 PSF/Month

CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

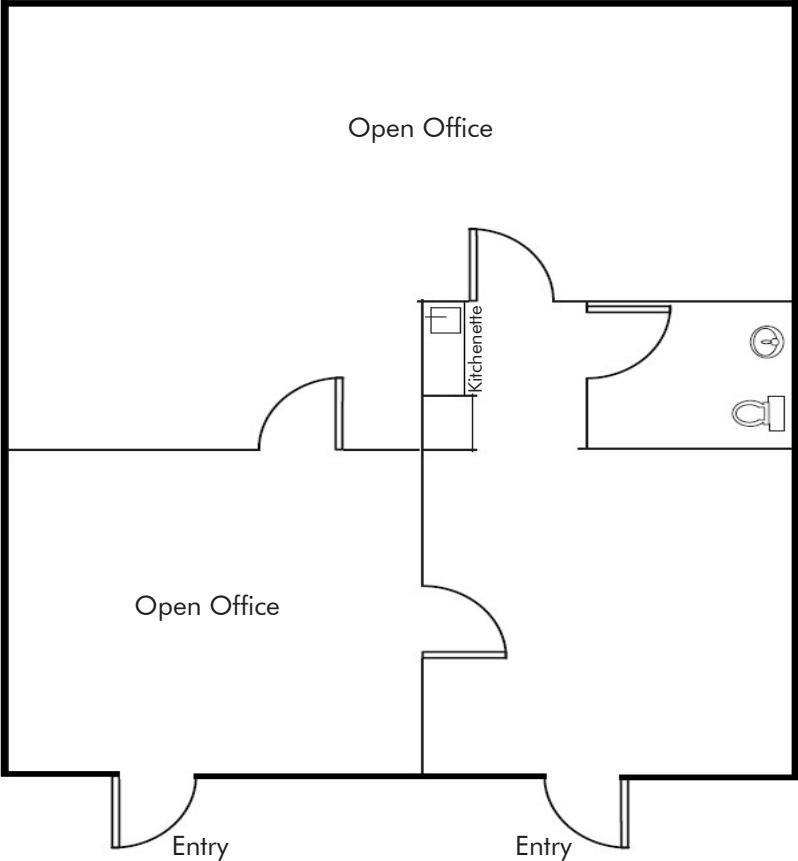
9434 CHESAPEAKE DR.
SUITES 1203
±679 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

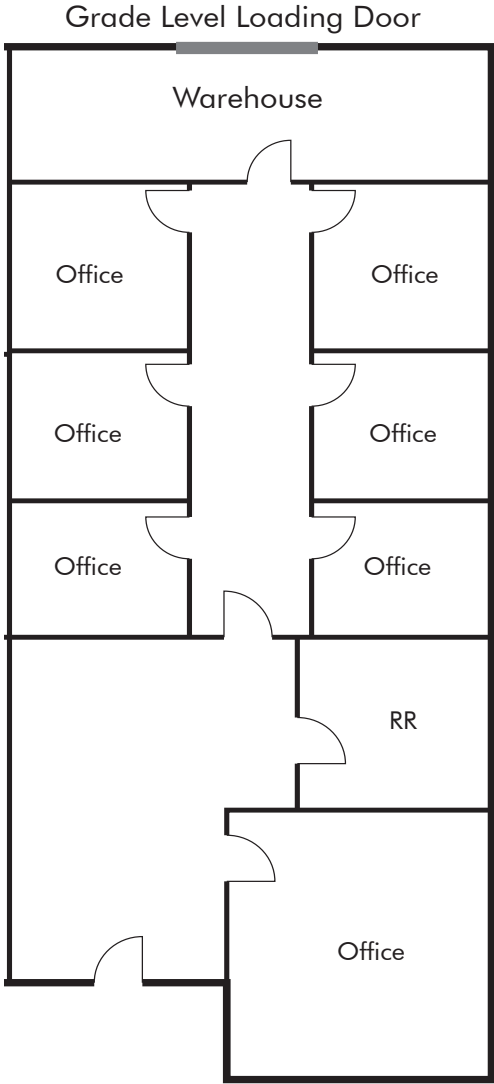
9434 CHESAPEAKE DR.
SUITES 1204-1205
±834 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

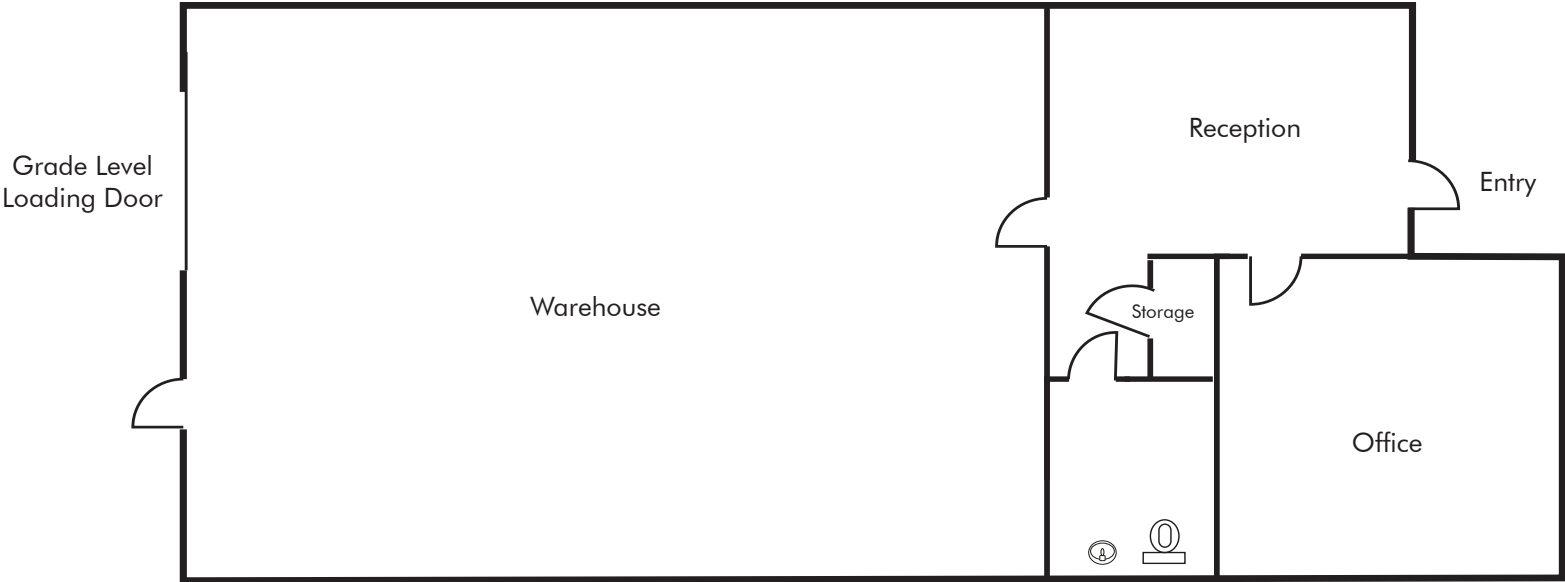
9434 CHESAPEAKE DR.
SUITES 1211
±1,278 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

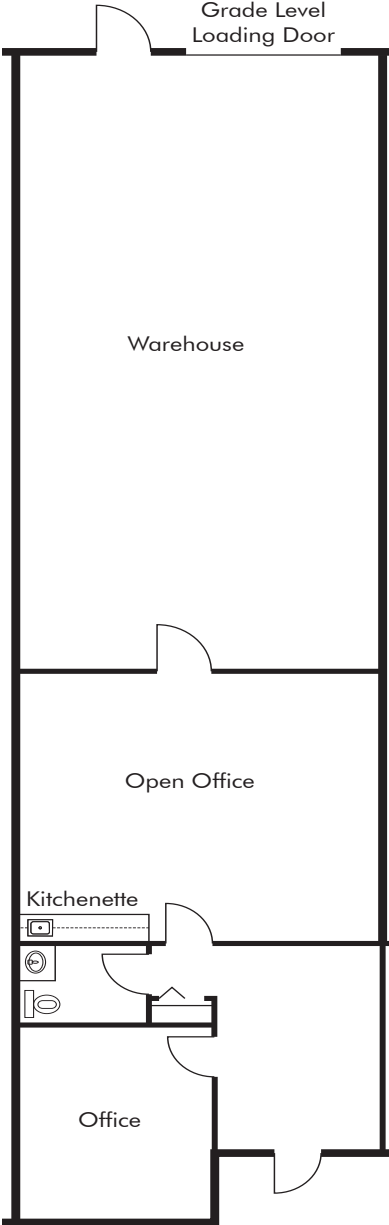
9434 CHESAPEAKE DR.
SUITE 1212
±1,329 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

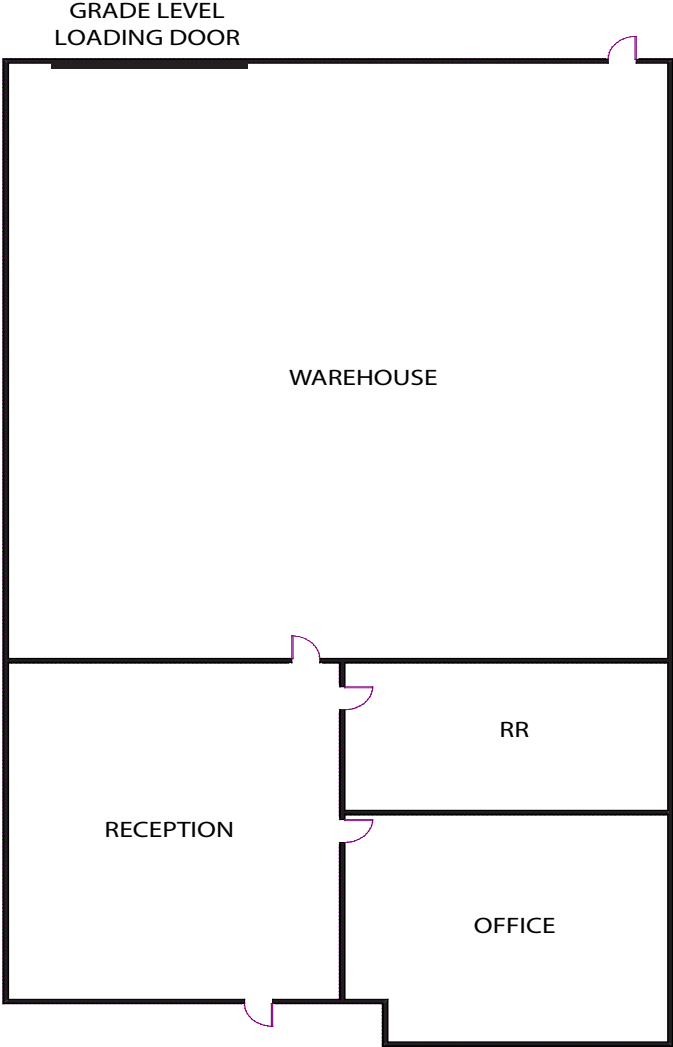
9474 CHESAPEAKE DR.
SUITE 904
±1,874 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

9484 CHESAPEAKE DR.
SUITE 804
±1,241 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

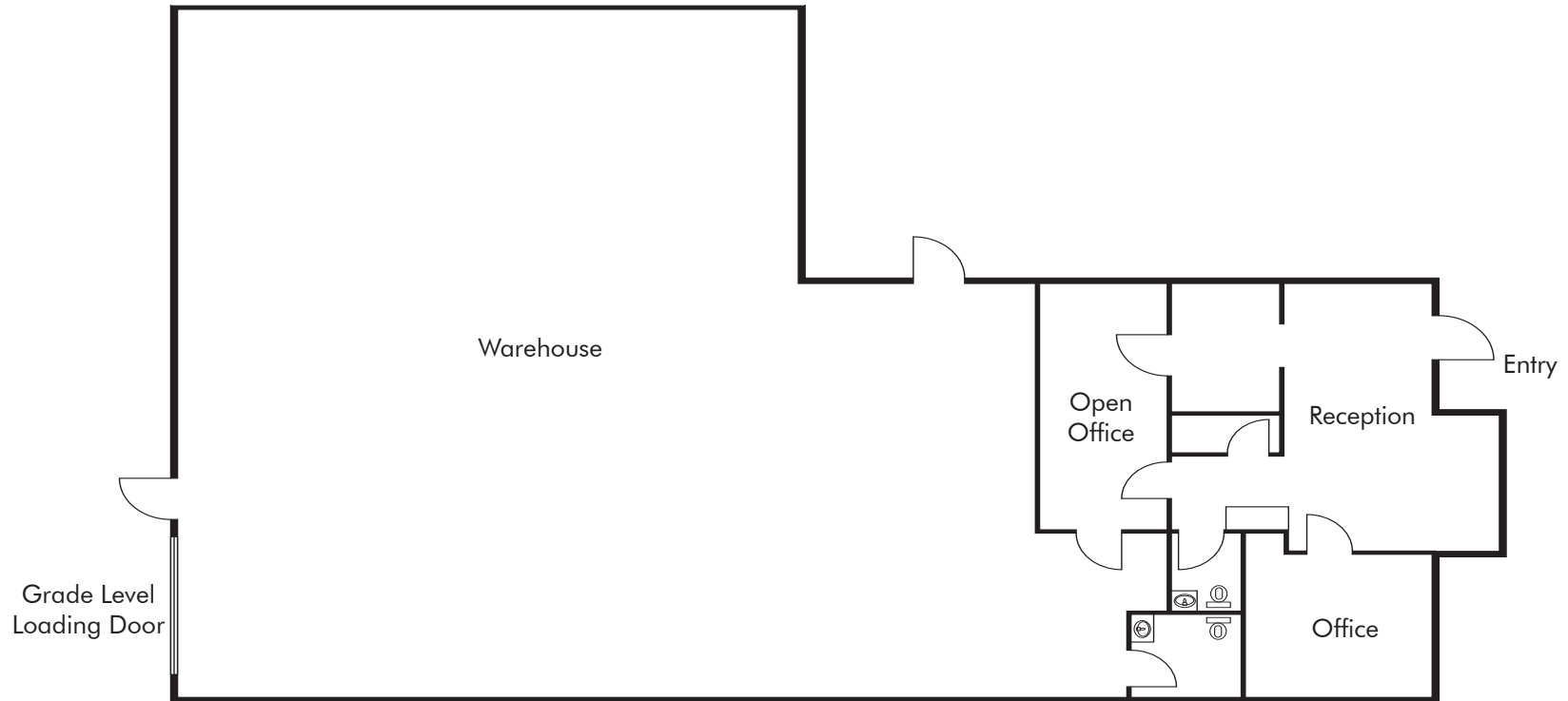
9520 CHESAPEAKE DR.
SUITE 605
±1,527 SF



CANYON INDUSTRIAL CENTER MULTI-TENANT INDUSTRIAL / FLEX

9424 - 9560 CHESAPEAKE DRIVE | SAN DIEGO, CA 92123

9530 CHESAPEAKE DR.
SUITE 504
±5,459 SF



**FOR MORE
INFORMATION
PLEASE
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