

# SUBLEASE SORRENTO MESA R&D BUILDING

6142 NANCY RIDGE DRIVE, SUITE 101 • SAN DIEGO, CA 92121

# Voit

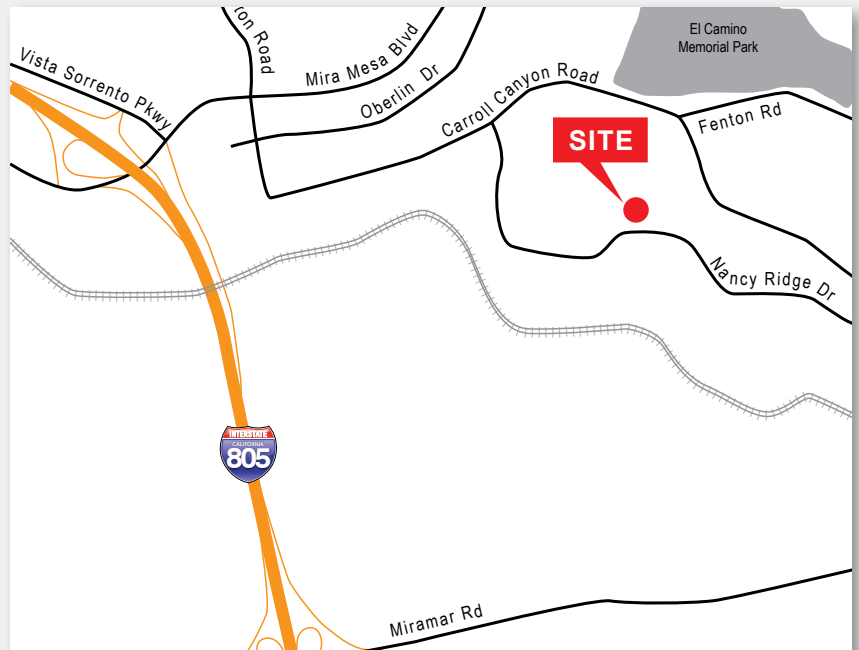
REAL ESTATE SERVICES



**ASKING RATE: \$1.10 GROSS**

## PROPERTY HIGHLIGHTS

- $\pm 2,500$  SF of a  $\pm 8,716$  SF High-Quality Industrial Space Available For Sublease
- Will consider leasing  $\pm 1,100$  SF of Office and  $\pm 1,400$  SF Warehouse separately
- Attractive and Well Maintained Landscaping
- One Year Lease Term Preferred
- 30% HVAC Office Area
- One (1) Dock Well Loading Door
- One (1) Grade Level Loading Door
- Located in High Tech Area
- Excellent Access to I-805 and I-5 and close to Sorrento Valley Coaster Line



**WESTON YAHN**, Associate

858.458.3321 | [wyaahn@voitco.com](mailto:wyaahn@voitco.com)  
Lic #01975469

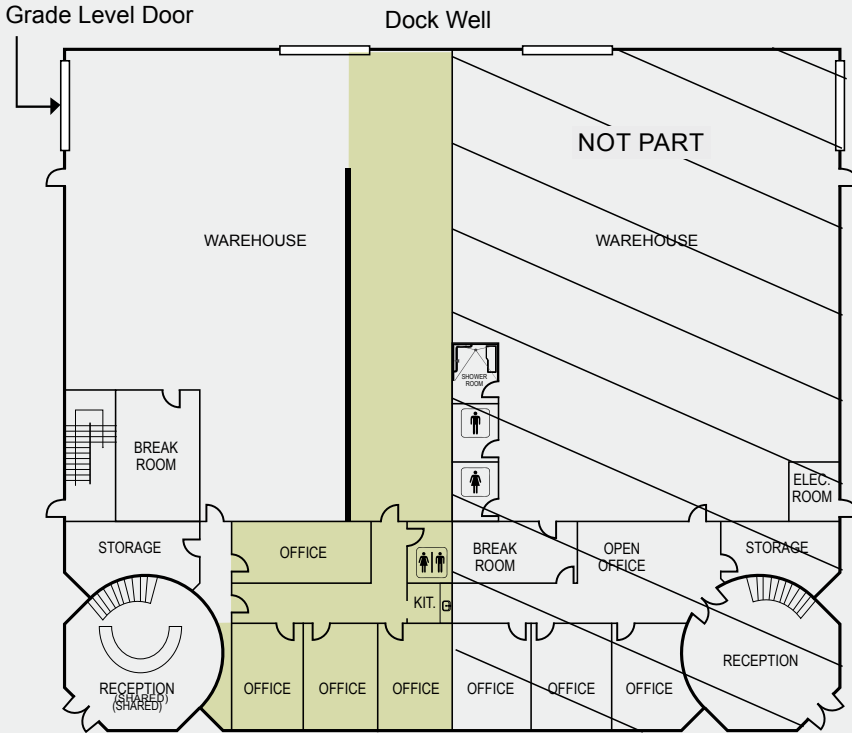
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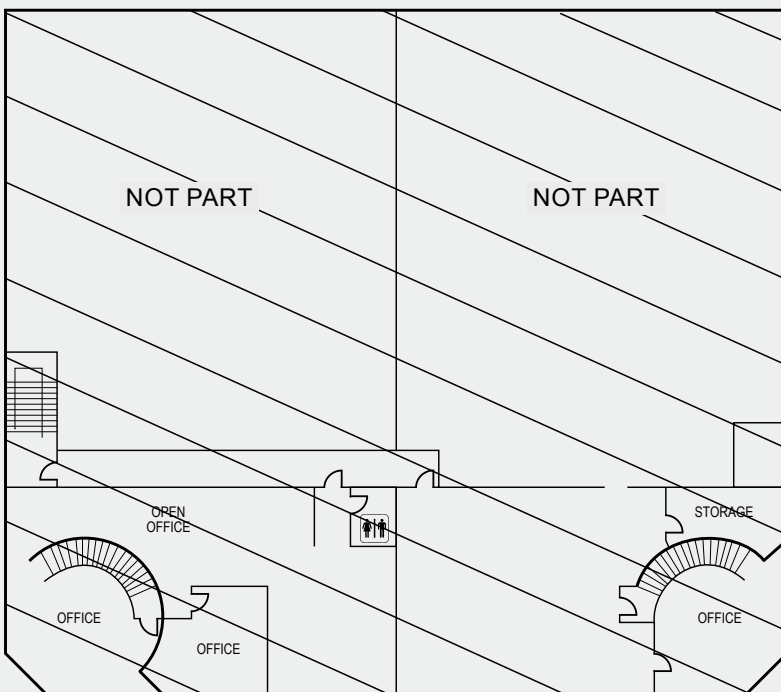
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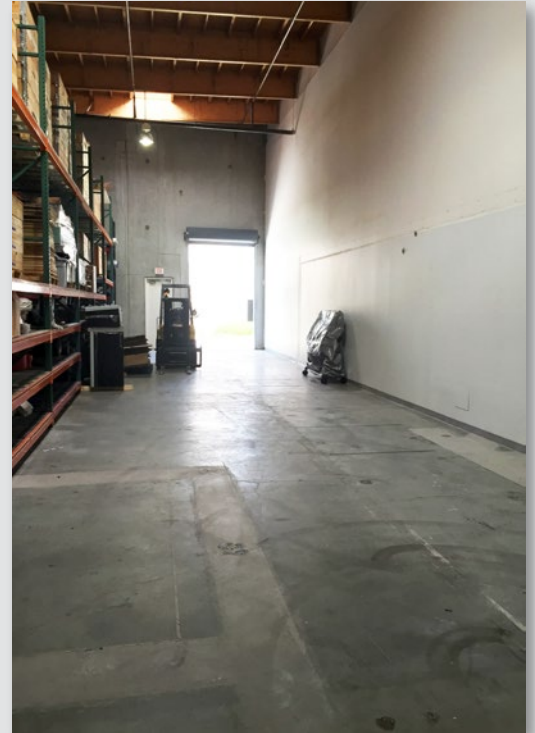
FIRST FLOOR



SECOND FLOOR

## AVAILABILITY

SUITE 101: ±2,500 SF TOTAL



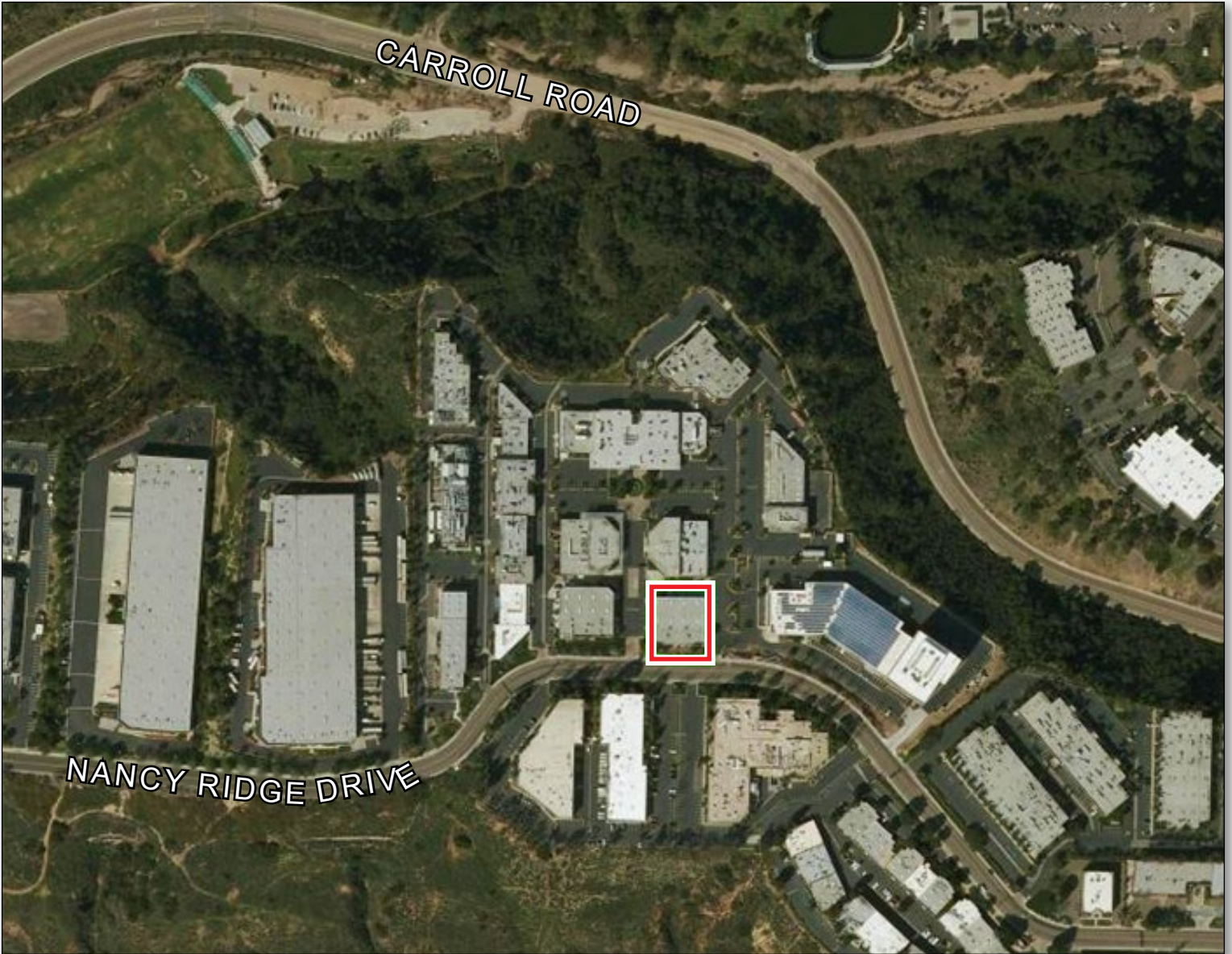
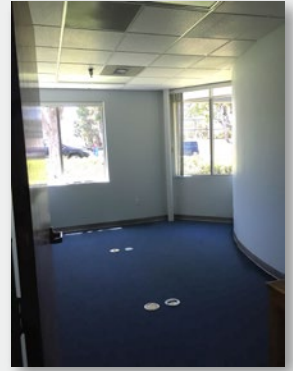
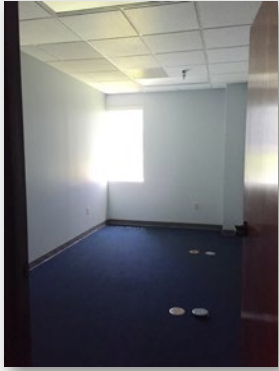
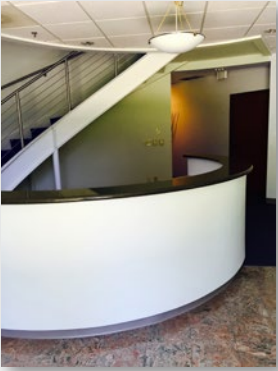
## FEATURES

- 22' warehouse clearance under beams
- Sprinkelered
- Ample Parking
- Skylight
- 25' wide double dock well

\* Floor plan not to scale

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