



SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct.
10060-10080 Carroll Canyon Rd. | San Diego, CA 92131



CBRE

PROJECT FEATURES

- » Approximately 115,500 SF in (13) thirteen buildings
- » All single story buildings
- » Grade-level loading in most flex suites
- » High image multi-tenant park
- » Attractive, functional office upgrades
- » All Time Warner Cable Business Class Services available
(including Coax and Fiber)
- » Immediate freeway access to Interstate 15
- » Approximately 3/1,000 SF parking ratio
- » Approximately 14'-15' minimum warehouse clear height
- » Zoning IP-2-1



AVAILABILITY



9925 BUSINESSPARK AVENUE SUITE A

± 2,451 SF

Available Immediately

\$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)



9925 BUSINESSPARK AVENUE SUITE B

± 2,200 SF*

Available September 1, 2019

\$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)



10060 CARROLL CANYON RD SUITE 103

± 2,585 SF

Available Immediately

\$1.45/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)

* 9925 Businesspark Avenue Suites A&B can be combined for a total of ±4,651 SF

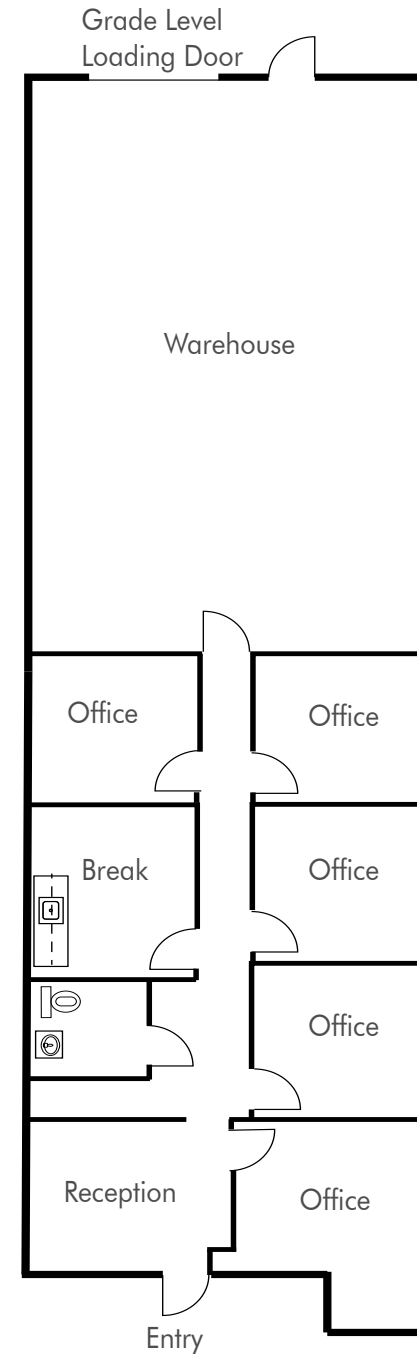


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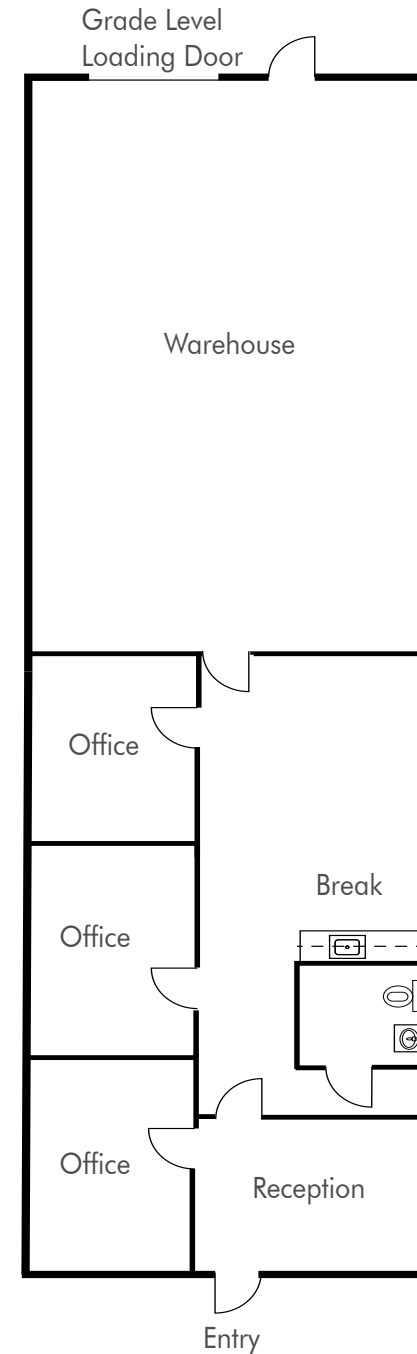
9925 BUSINESSPARK AVENUE SUITE A

- » ±2,451 SF Available for lease
- » Approximately 50% office / 50% warehouse, (1) grade level loading door, (5) private offices, break and (1) restroom
- » Lease rate: \$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)
- » Available Immediately



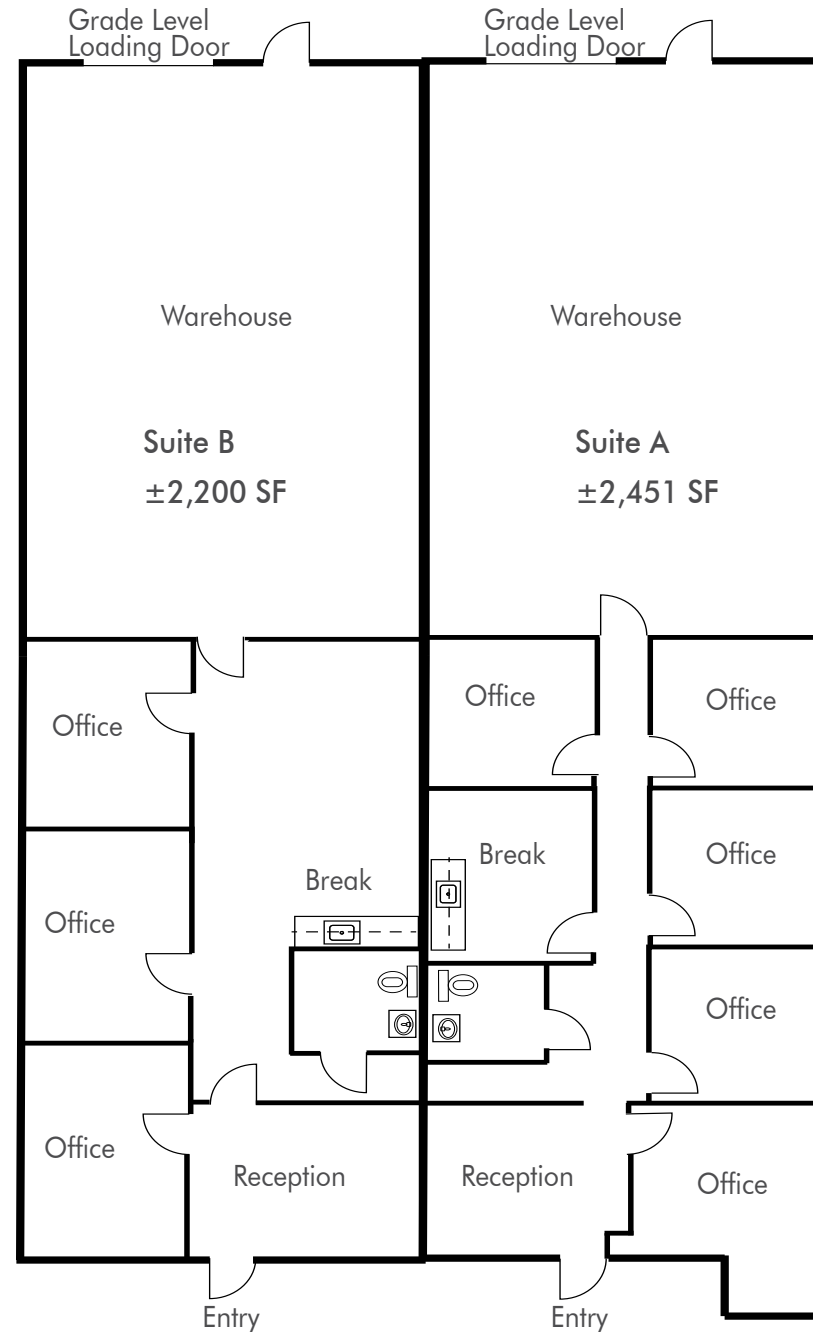
9925 BUSINESSPARK AVENUE SUITE B

- » ±2,200 SF Available for lease (Can be combined with 9925 Businesspark Ave, Suite A for a total of ±4,651 SF)
- » Approximately 50% office / 50% warehouse, (1) grade level loading door, (3) private offices, break and (1) restroom
- » Lease rate: \$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)
- » Available September 1, 2019



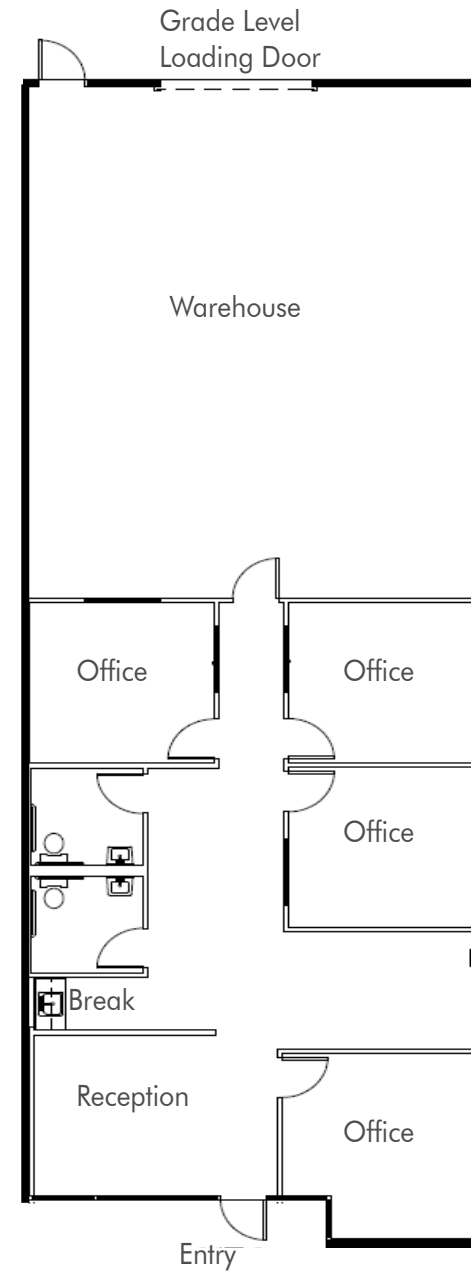
9925 BUSINESSPARK AVENUE SUITES A&B »

- » ±4,651 SF Available for lease
- » Approximately 50% office / 50% warehouse, (2) grade level loading door, (8) private offices, (2) break areas and (2) restrooms
- » Lease rate: \$1.40/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)
- » Available September 1, 2019



10060 CARROLL CANYON ROAD SUITE 103

- » ±2,585 SF Available for lease
- » Approximately 60% office / 40% warehouse, (1) grade level loading door, (4) private offices, break and (1) restroom
- » Lease rate: \$1.45/SF/Mo. NNN (Nets = ±\$.30/SF/Mo)
- » Available Immediately



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H.G. FENTON COMPANY

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