



±4,994 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

7736 ARJONS DRIVE, SAN DIEGO, CA 92126

**CHRIS DUNCAN**

Vice President | 858.458.3307  
cduncan@voitco.com | Lic. #01324067

**RANDY LACHANCE, SIOR**

Senior Vice President | 858.458.3374  
rlachance@voitco.com | Lic. #00969674

***Voit***

REAL ESTATE SERVICES



## PROPERTY FEATURES

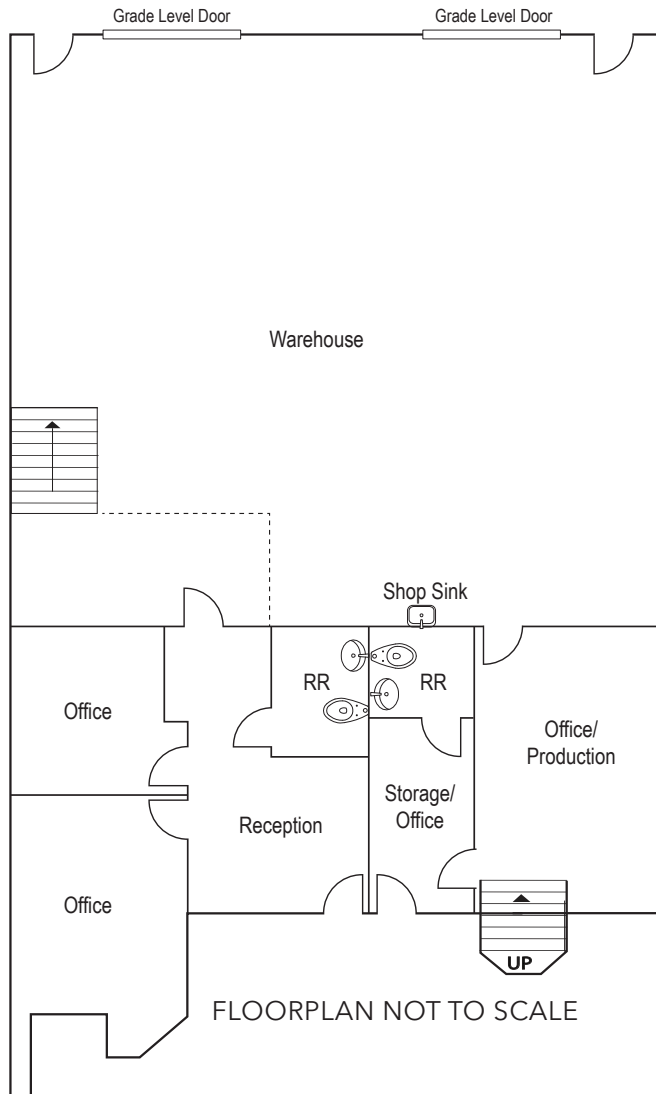
- » ±4,994 SF available for sale
- » ±50% office
- » Property is divisible to 3 units
- » 18' - 20' clear height in warehouse
- » 2 oversized grade level roll-up doors
- » Professional image
- » 3 restrooms plus a break room
- » Gas available
- » 2 electric meters
- » Excellent access to I-5 and I-805
- » Association Dues: \$300/month



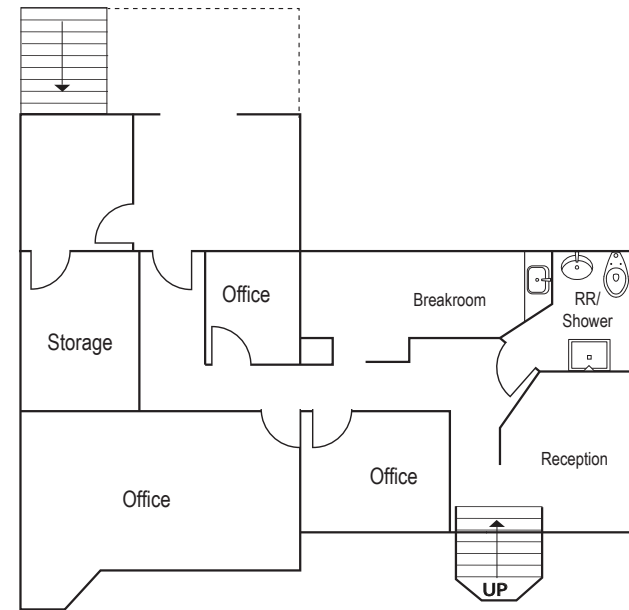
**CHRIS DUNCAN**  
 Vice President | 858.458.3307  
 cduncan@voitco.com | Lic. #01324067

**RANDY LACHANCE, SIOR**  
 Senior Vice President | 858.458.3374  
 rlachance@voitco.com | Lic. #00969674

**Voit**  
 REAL ESTATE SERVICES



## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR

FLOORPLAN NOT TO SCALE

### CHRIS DUNCAN

Vice President | 858.458.3307  
cduncan@voitco.com | Lic. #01324067

### RANDY LACHANCE, SIOR

Senior Vice President | 858.458.3374  
rlachance@voitco.com | Lic. #00969674

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

# Voit

REAL ESTATE SERVICES

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2018 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.™ is a trademark of Voit Real Estate Services.