

FOR SALE

Voit

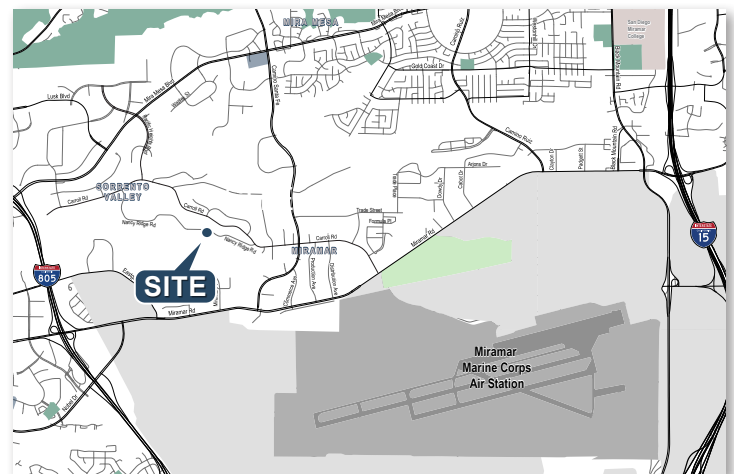
REAL ESTATE SERVICES

± 5,618 SF Industrial / Flex Building | El Camino Business Park
6335 Nancy Ridge Drive, San Diego, CA 92121



Property Features

- Minutes to I-805, I-5, UTC and UCSD
- Flexible office layout
- Can easily convert to provide ± 1,100 SF of high bay warehouse
- 3 Restrooms and 1 shower
- Divisible for two tenants
- Professional image
- Frontage on Nancy Ridge Drive
- Bonus mezzanine ± 1,100 SF of second story storage (not included in square footage)
- Two grade level roll-up doors



SALE PRICE: \$935,000 (\$166/SF)

Randy LaChance
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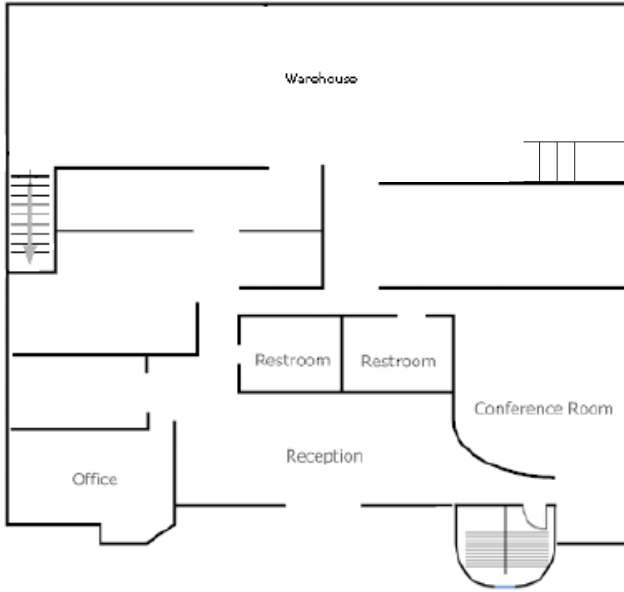
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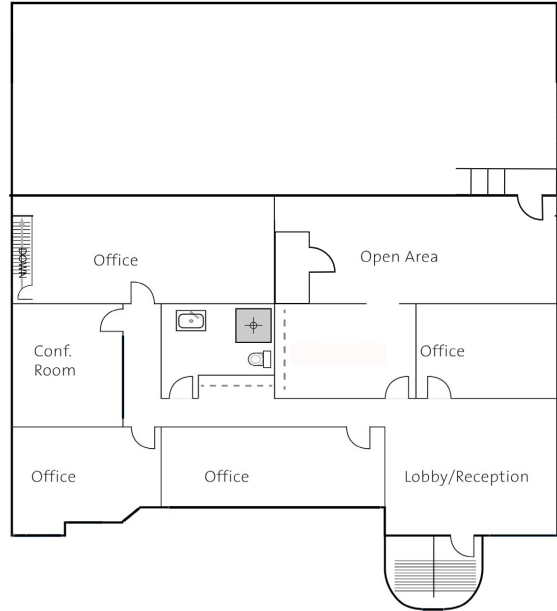
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Floor Plans

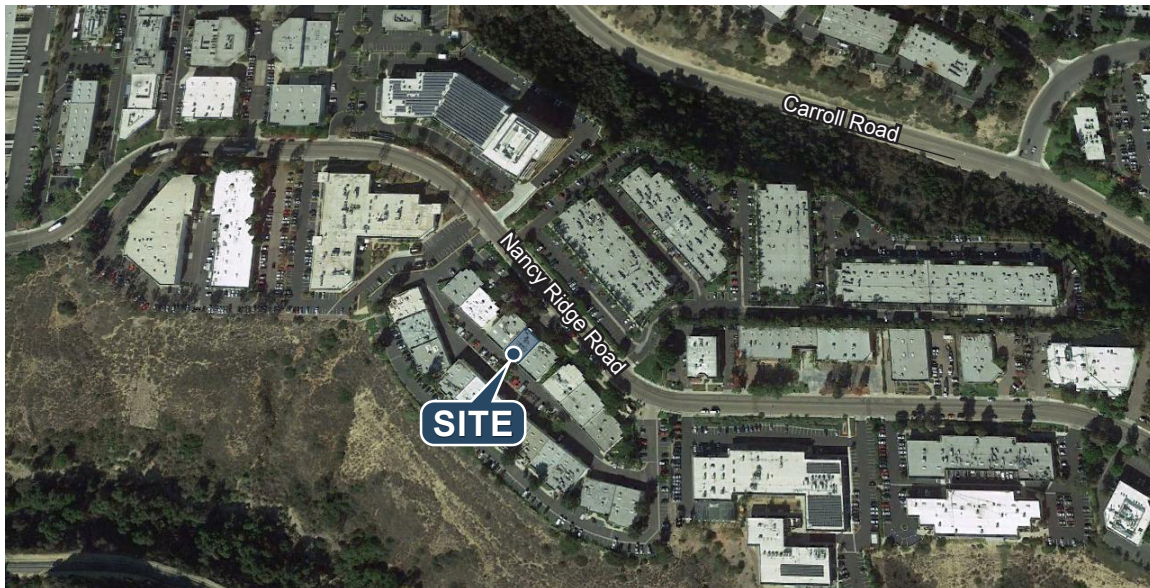
First Floor - ±3,492SF



Second Floor - ±2,126 SF



Aerial



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Property Photos



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