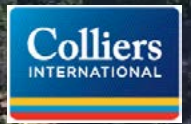




CANYON VIEW

BUSINESS PARK

61 Acres | Central San Diego | Best in Class



Accelerating success.

EXECUTIVE SUMMARY

canyon view business park

Canyon View Business Park offers a Developer or Owner/ User the opportunity to customize the ideal facility that best reflects your brand and culture, taking advantage of one of the last remaining centrally located parcels of land. Consisting of approximately 61.45 gross acres, with approved plans for a 4.5 net acre lot zoned IL-2-1, this location has breathtaking canyon views, immediate access to major freeways, strong employee base, amenities, local suppliers, and customers. The property is being offered for sale, build to suit, build to sale, or lease.

DEVELOPMENT

±61.45 Gross Acres

- All entitlements secured for a 4.5 net acre pad development zoned IL-2-1
- Development opportunity for industrial/R & D/outside storage

Premium Central San Diego Location

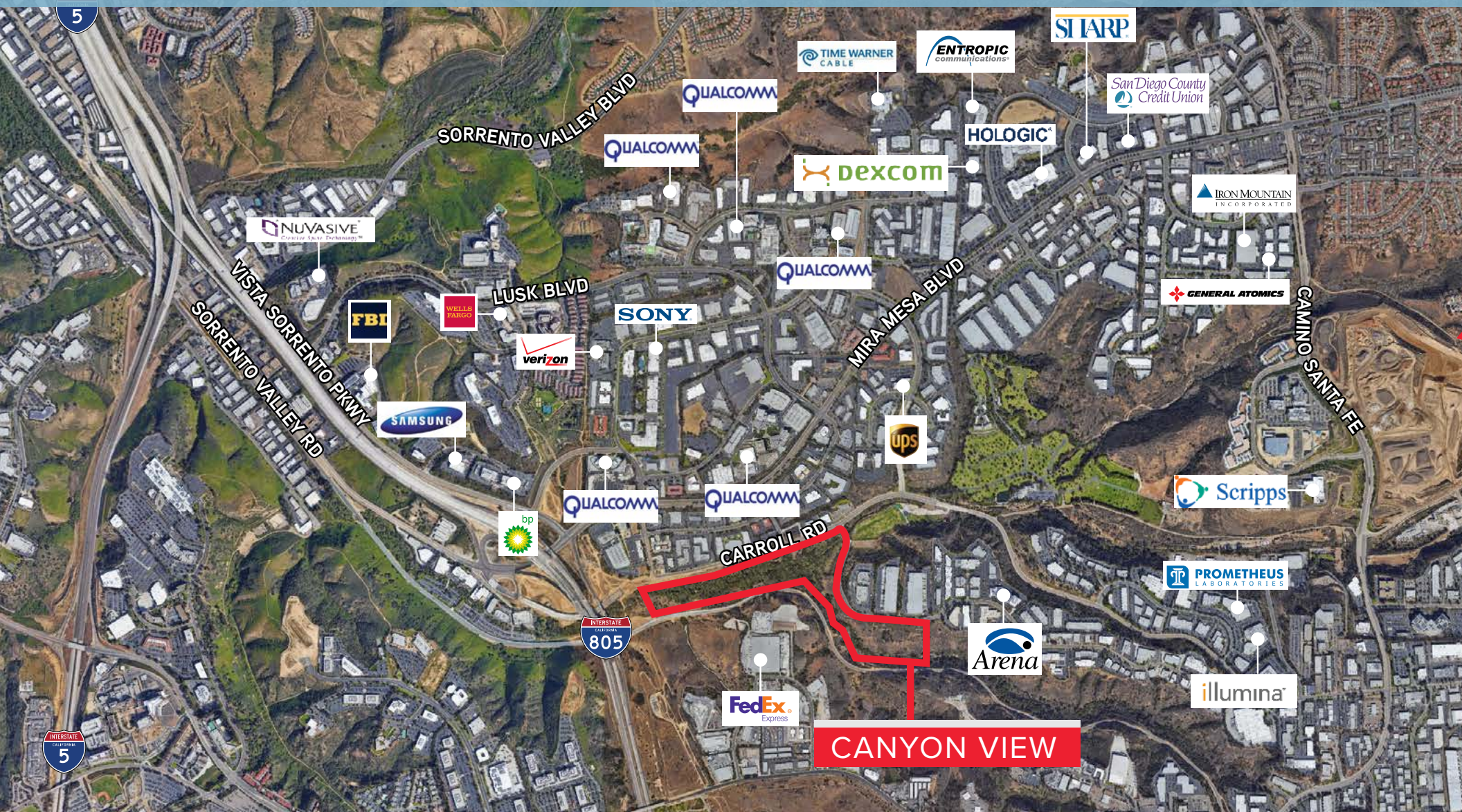
- Off Nancy Ridge Dr. & Carroll Canyon Rd.
- Immediate Access to I-805, I-5 & I-15
- Outstanding views, quiet, secured location
- Amenity Rich area
- APN: 343-010-21, 31 & 343-010-26, 32, 52
- A potential Conservation Easement on a portion of the property

Price: \$4,250,000



AREA

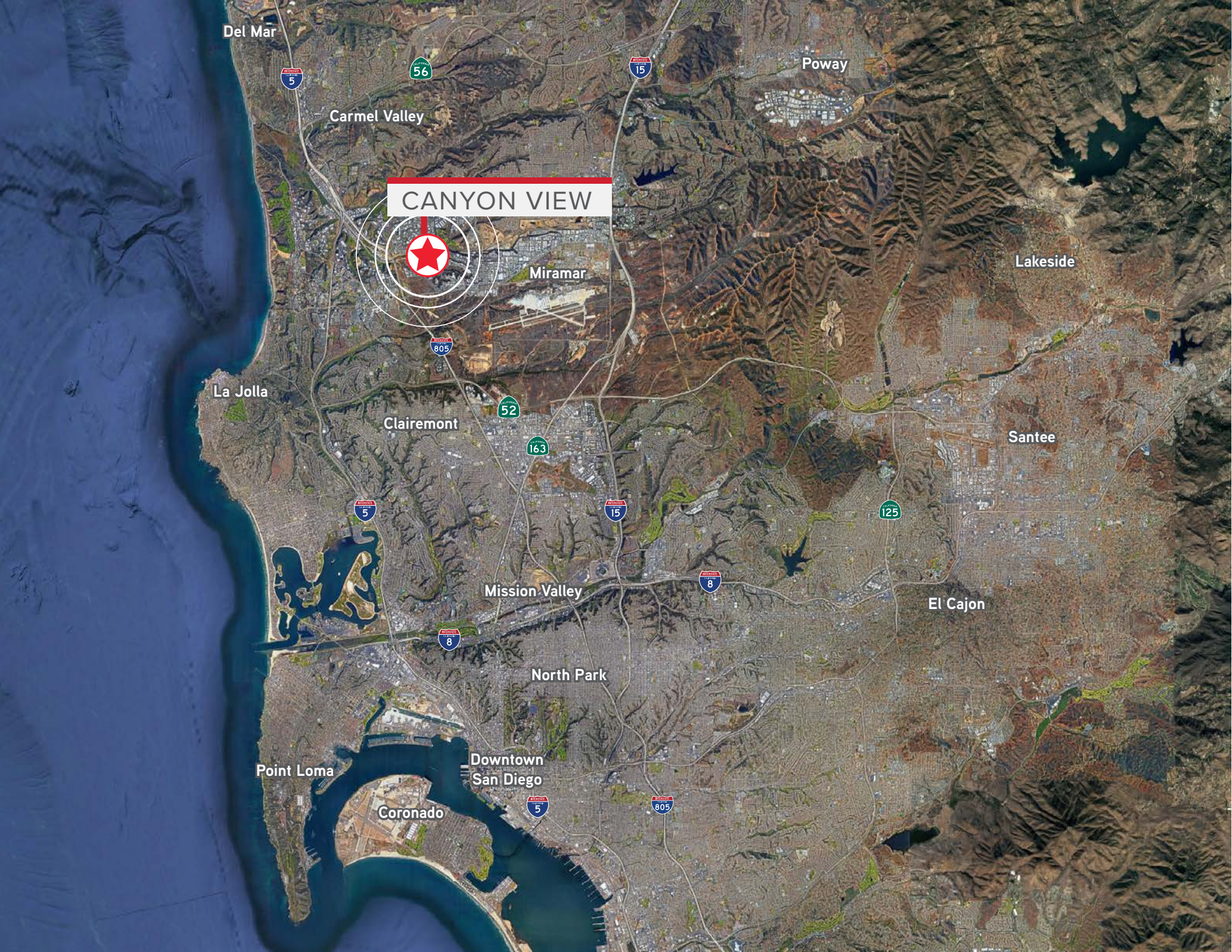
corporate neighbors



AREA

local amenities





CANYON VIEW



Miramar

Lakeside

La Jolla

Clairemont

Santee

Mission Valley

El Cajon

North Park

Point Loma

Downtown San Diego

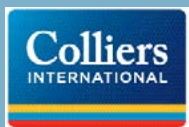
Coronado



CANYON VIEW

B U S I N E S S P A R K

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FOR PROPERTY
INQUIRIES PLEASE
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