

FOR LEASE: 35,840 SF (DIVISIBLE)

SCRIPPS RANCH BUSINESS CENTER

10115-10119 CARROLL CANYON ROAD
SAN DIEGO, CA 92131



BUILDING FEATURES

- + Freestanding Industrial / Flex / R&D Building (Divisible to $\pm 15,643$ SF & $\pm 20,197$ SF)
- + Single Story Building
- + $\pm 80\%$ office / 20% warehouse
- + (4) Grade level loading doors (expandable)
- + Approximately 3.0/1,000 parking ratio
- + Fully Sprinklered
- + $\pm 18'$ Warehouse clear height
- + 1,200 Amps of 480/277 volt, 3 phase power in entire building
- + Natural gas stubbed to building
- + AT&T fiber connectivity to building
- + Outstanding freeway access, immediately off Interstate 15
- + Located in Scripps Ranch which is the most attractive business park environment in San Diego
- + Close proximity to all business services, retail, restaurants, hotels, etc.
- + Neighbors include Teledyne, Siemens, Kone, LG, and many other fine companies
- + Lease rate: \$1.20/SF/Mo. Net of Expenses



CONTACT US

BILL DOLAN

Lic. 01188240
+1 858 546 4648
bill.dolan@cbre.com

CHRIS PASCALE

Lic. 00890849
+1 858 546 4601
chris.pascale@cbre.com

www.cbre.com

CBRE

FOR LEASE SCRIPPS RANCH BUSINESS CENTER

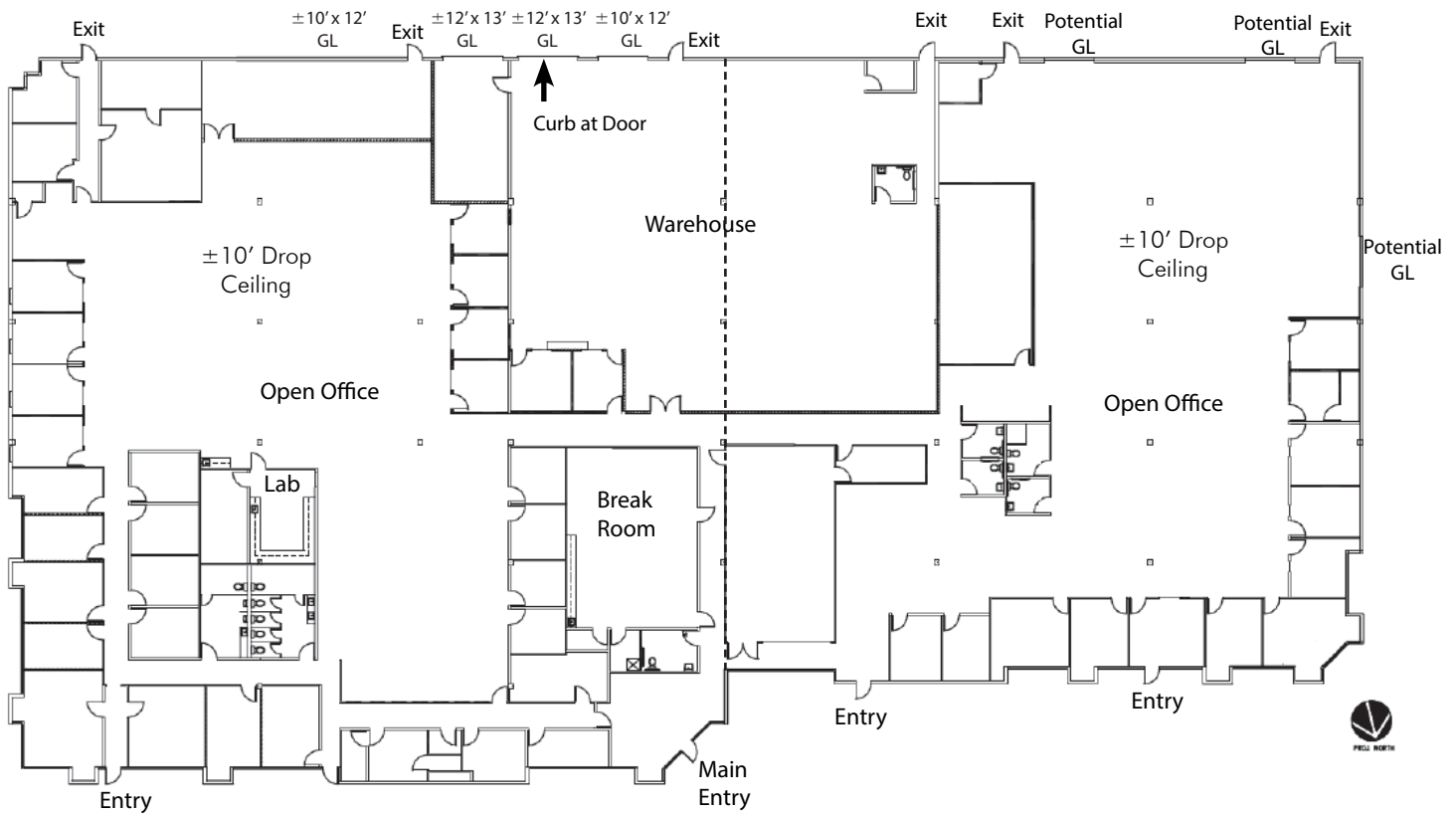
10115-10119
CARROLL CANYON RD
SAN DIEGO, CA 92131



FLOOR PLAN: ±35,840 SF FREESTANDING BUILDING (DIVISIBLE)

10119 Carroll Canyon Rd
±20,197 SF

10115 Carroll Canyon Rd
±15,643 SF



GL= Grade Level
Loading Door

©2018 CBRE, Inc. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. We obtained the information herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

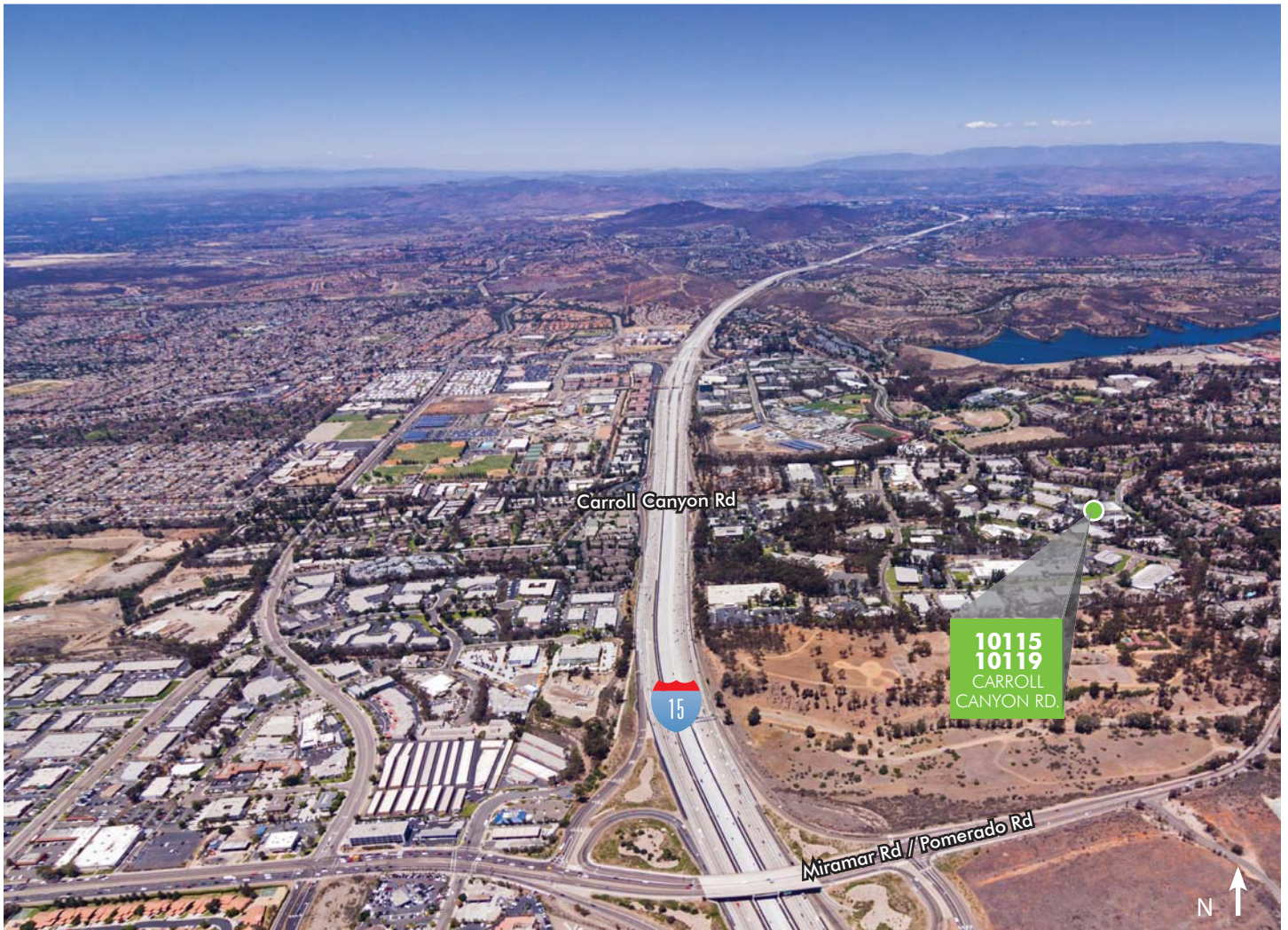
Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FOR LEASE SCRIPPS RANCH BUSINESS CENTER

10115-10119
CARROLL CANYON RD
SAN DIEGO, CA 92131



LOCATOR **MAP**



CONTACT **US**

BILL DOLAN

Lic. 01188240
+1 858 546 4648
bill.dolan@cbre.com

CHRIS PASCALE

Lic. 00890849
+1 858 546 4601
chris.pascale@cbre.com

www.cbre.com

CBRE