

CBRE

H.G. FENTON COMPANY



AVAILABLE FOR LEASE

# Scripps Ranch Commerce Park

INDUSTRIAL / FLEX / OFFICE SUITES

# Project Highlights

- ◇ High image multi-tenant building park
- ◇ ±115,000 SF spanning (13) buildings
- ◇ All single story buildings
- ◇ Attractive, functional office upgrades
- ◇ Grade level loading in most flex suites
- ◇ ±14' - 15' minimum warehouse clear height
- ◇ Approximately 3/1,000 SF parking ratio
- ◇ Immediate access to Interstate-15
- ◇ Zoning IP-2-1



# Availability

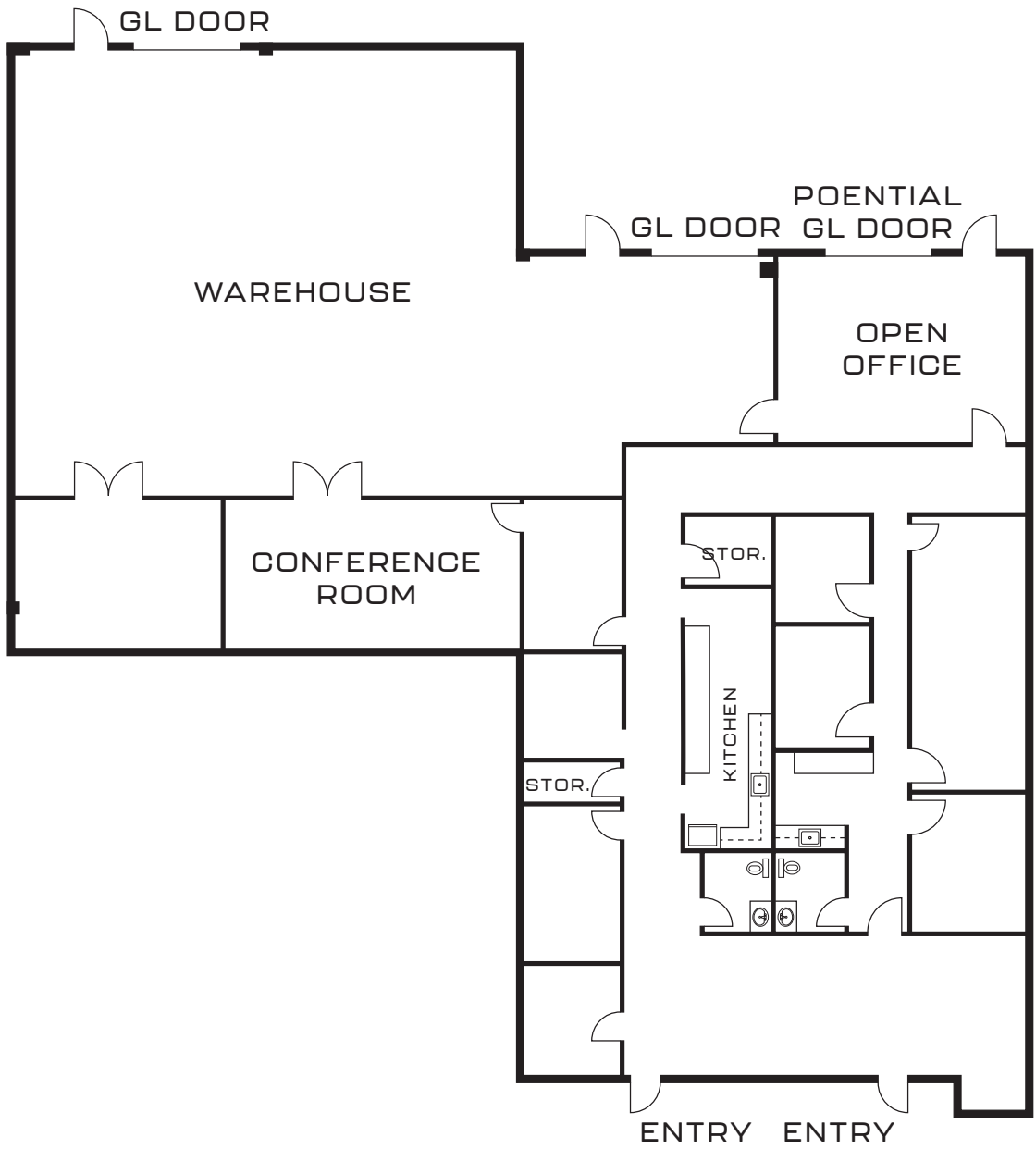


ADDRESS	SUITE	SF	RATE	COMMENTS	AVAILABILITY
9915 Businesspark Avenue	Suite A	±6,890 SF	Call Broker	Approx. 75% office / 25% warehouse with (2) grade level loading doors.	Immediately
9999 Businesspark Avenue	Suite B	±5,119 SF	Call Broker	Approx. 90% office / 10% warehouse with (1) grade level loading door.	Immediately
10085 Scripps Ranch Court	Suite D	±3,406 SF	Call Broker	End unit. Approx. 50% office / 50% warehouse with (1) grade level loading door.	Immediately

**NNNs = \$.39/SF**

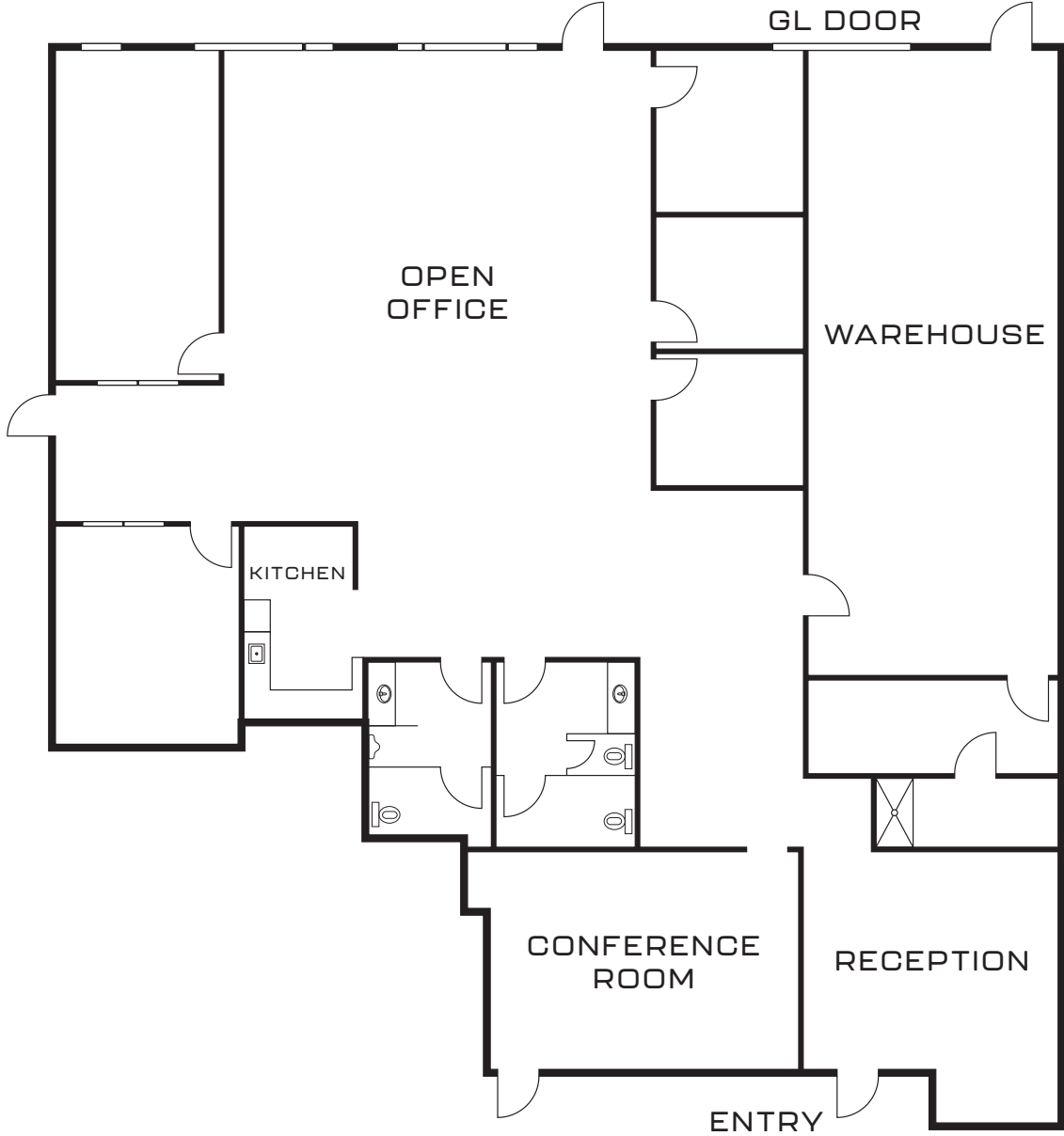
# Floorplan

9915 BUSINESSPARK AVENUE  
SUITE A  
±6,890 SF



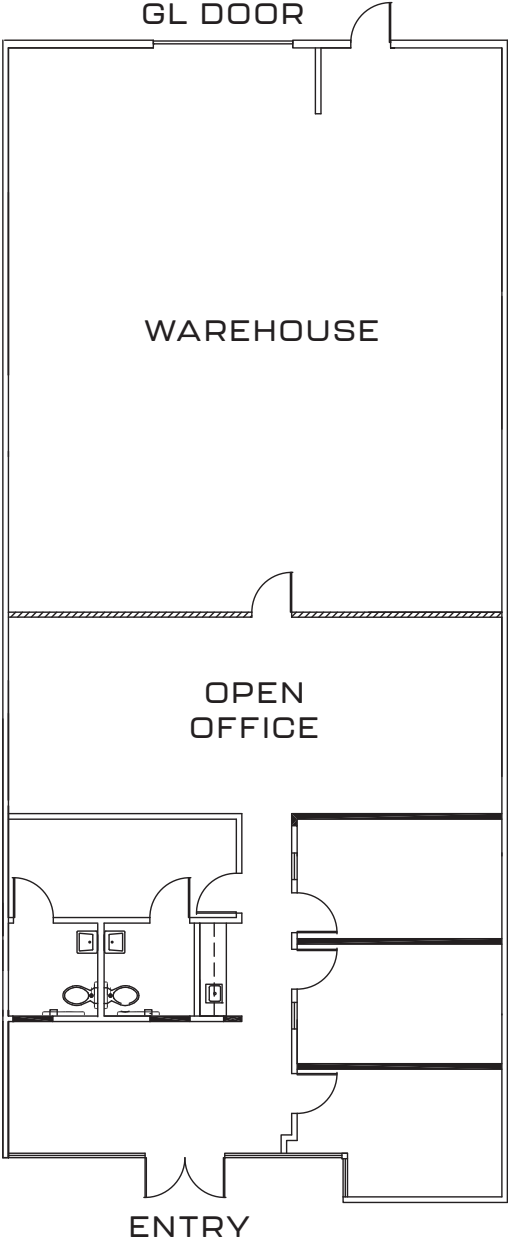
# Floorplan

9999 BUSINESSPARK AVENUE  
SUITE B  
±5,119 SF



# Floorplan

10085 SCRIPPS RANCH COURT  
SUITE D  
±3,406 SF



Aerial



**SCRIPPS RANCH  
COMMERCE PARK**

Businesspark Avenue

Scripps Ranch Court

Carroll Canyon Road

Carroll Canyon Road



# Scripps Ranch Commerce Park



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