

**New Interior, Exterior, and Ground
Improvements Currently Underway!**

FOR LEASE

9770 Candida Street

Miramar Area - San Diego, CA 92126

**7,676 SF Freestanding Industrial/Flex Suite
Located on a 1.59 Acre Parcel**

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Colliers



9770 Candida Street



Building Features

±7,676 SF Industrial/Flex Space



1.59 Acre Parcel



Available Immediately



Large Concrete Fenced Yard with Extensive Parking



Approximately 18' to 20' Clear Height



Immediate Access to I-15 and Hwy 52 Freeways



Building Signage Available



800 Amps; 280V Heavy Power



Lease Rate \$21,500 per month, Gross



Three large 12' x 12' Grade-Level Loading Doors



Structure Masonry/Wood Framed



45% Office Space
55% Warehouse Space

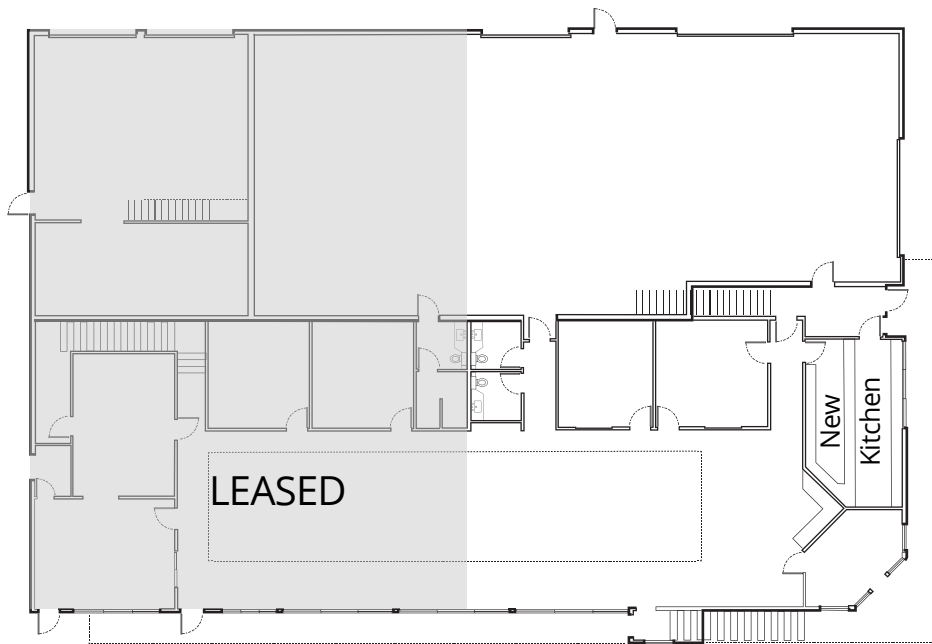


9770 Candida Street

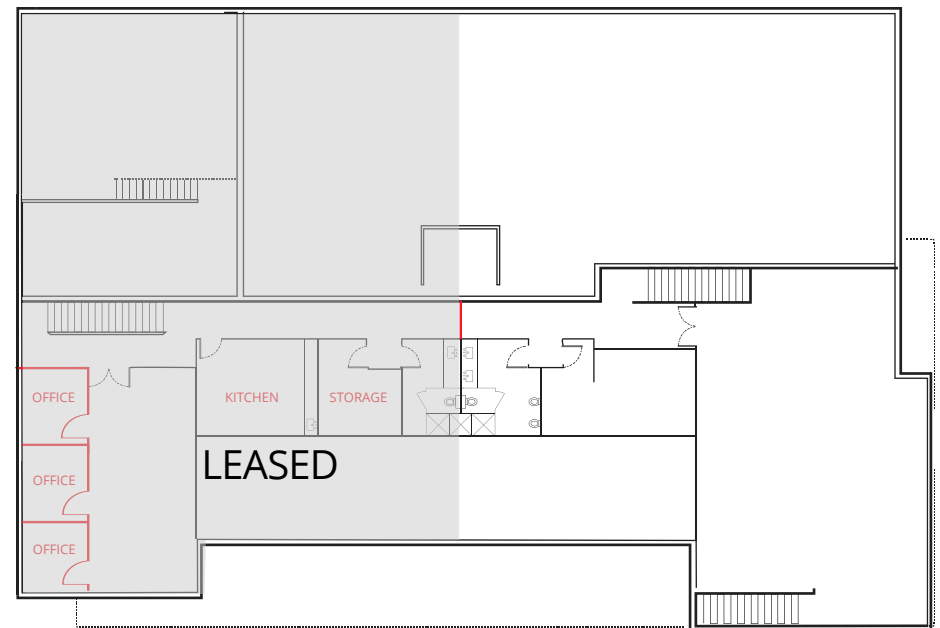


Floorplans

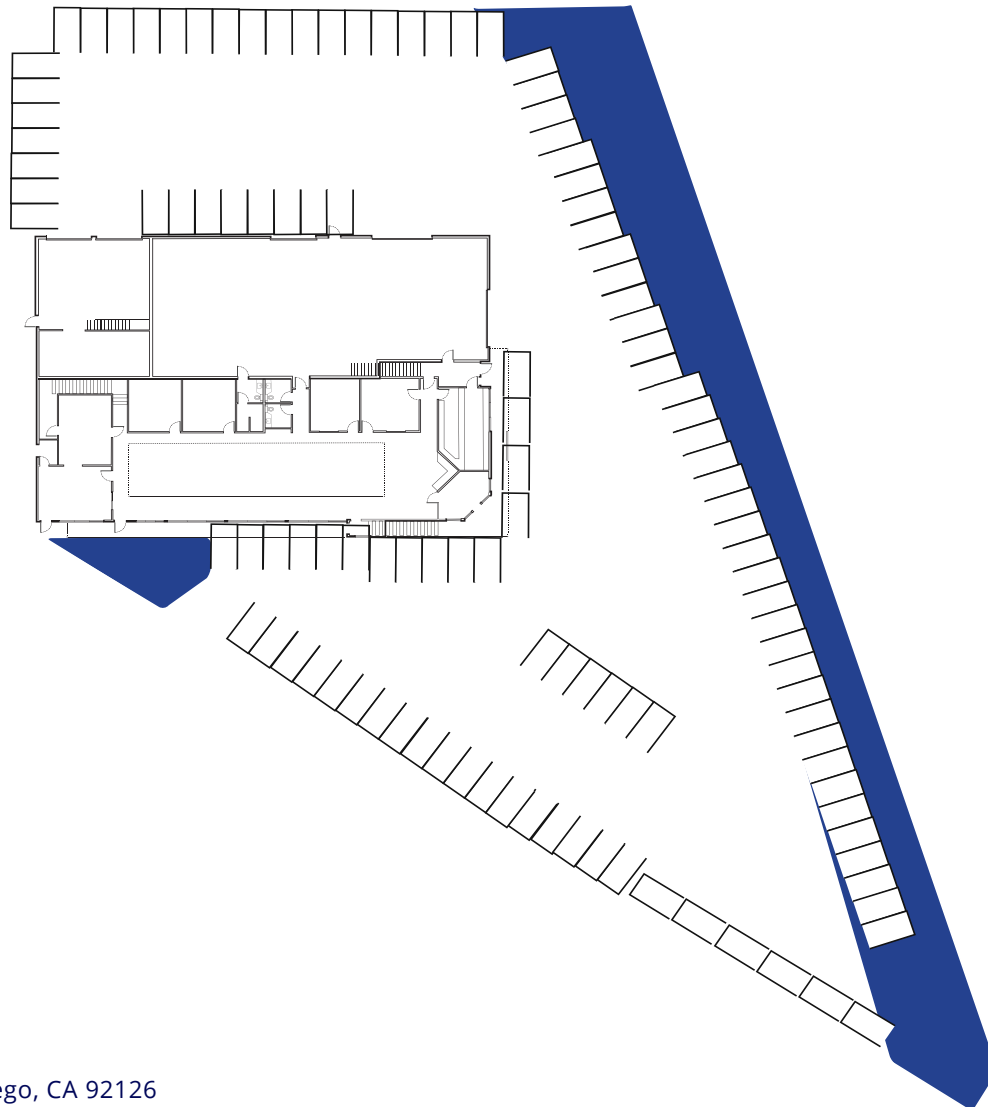
First Floor



Second Floor



Site Plan



Aerial



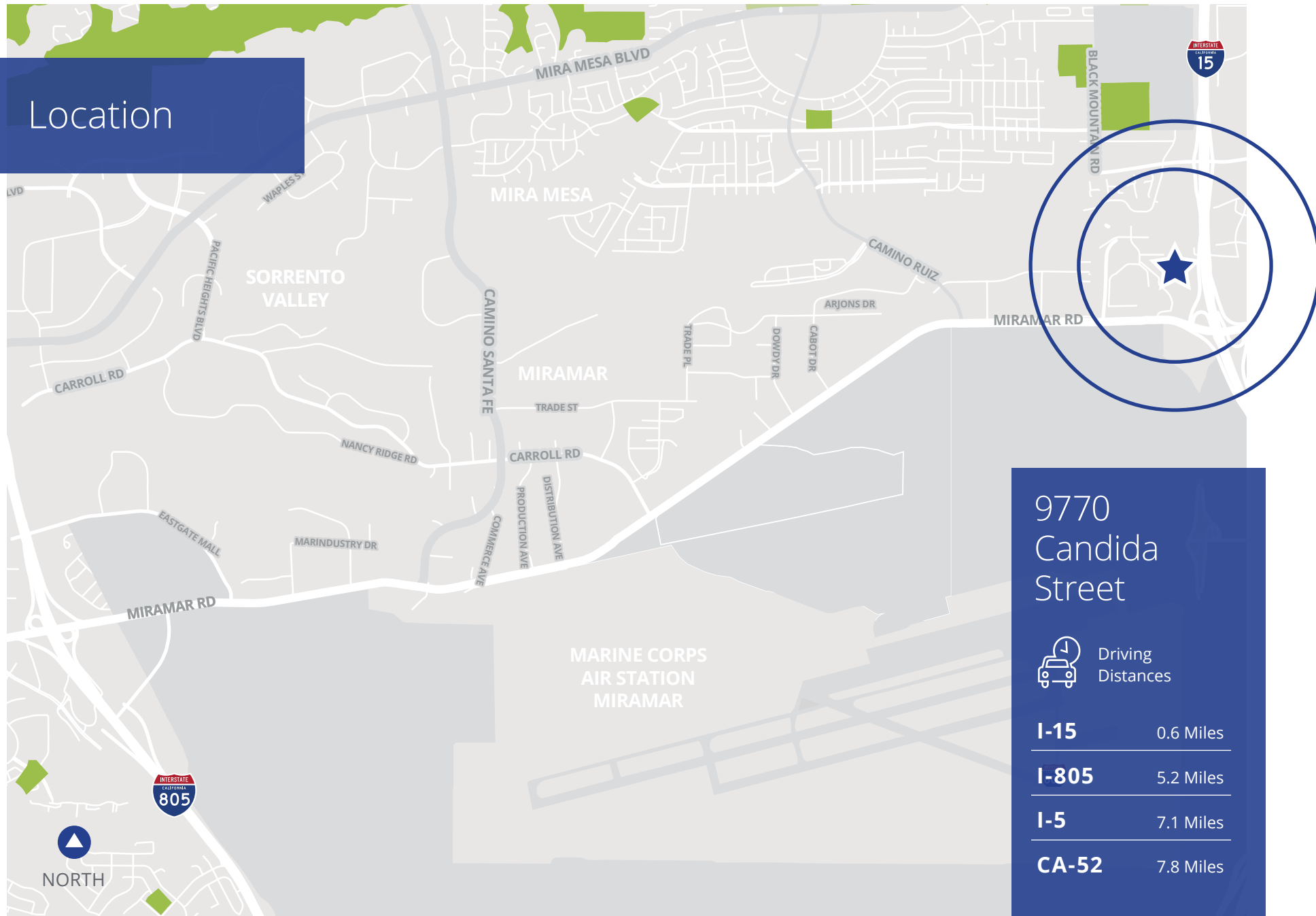
Property Photos



Property Photos



Location






9770
Candida
Street

 Driving
Distances

I-15	0.6 Miles
I-805	5.2 Miles
I-5	7.1 Miles
CA-52	7.8 Miles

Drive Times



	Drive Time	Daytime Population
	10 Minutes	165,148
	20 Minutes	998,277
	30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to Downtown San Diego Int. Airport	20
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120





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Contact

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