

# FOR SALE/LEASE

±31,900 SF HIGH IMAGE CORPORATE HEADQUARTERS

MANUFACTURING BUILDING (2,000 AMPS - 480V)

*(DO NOT DISTURB OCCUPANT)*



**Voit**  
REAL ESTATE SERVICES

# ◆ PROPERTY DESCRIPTION ◆



**\*ALL TOURS MUST BE ACCOMPANIED  
BY BROKER**

2 ◆ 9855 BLACK MOUNTAIN RD. ◆

±31,900 SF  
BUILDING SIZE

1.92 ACRES  
LOT SIZE

Approx. 40%  
% OFFICE

3 Grade Level Doors (Dock-Well Convertible)  
LOADING

2,000 AMPS | 480V (Tenant/Buyer to Verify)  
POWER

22' - 26'  
CLEAR HEIGHT

3.57/1,000  
PARKING RATIO

250 Solar Panels  
SOLAR PANELS

Powered Co-Generation System (Two 60 kW Medium  
Pressure Natural Gas Turbines Producing 120 kW of  
Power, Generating Heating & Cooling for Building)  
NATURAL GAS

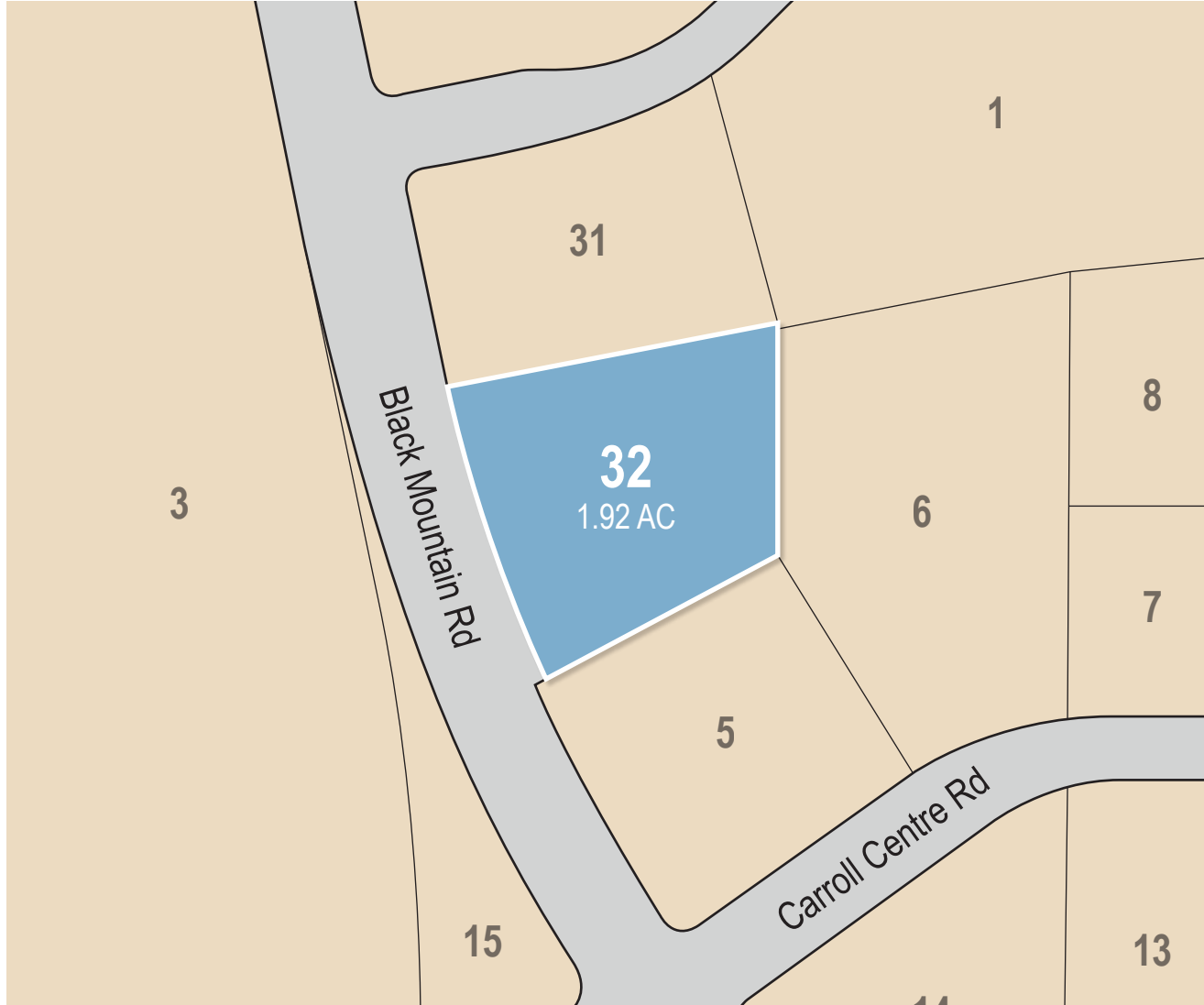
Dust Collection System, Sprinklered, Skylights, and  
Showers  
ADDITIONAL FEATURES

Withheld  
SALE PRICE

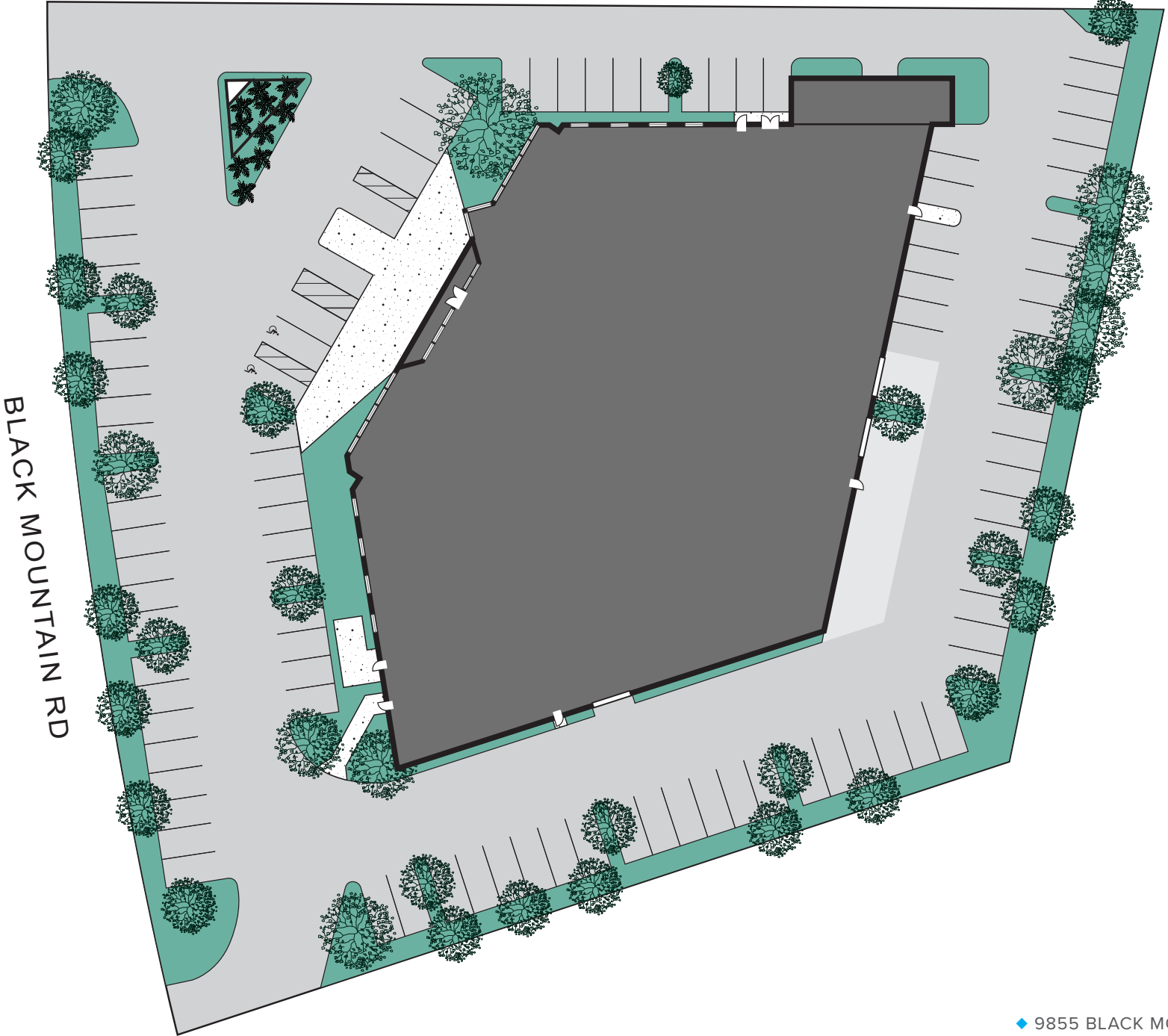
\$1.85/SF NNN  
LEASE RATE



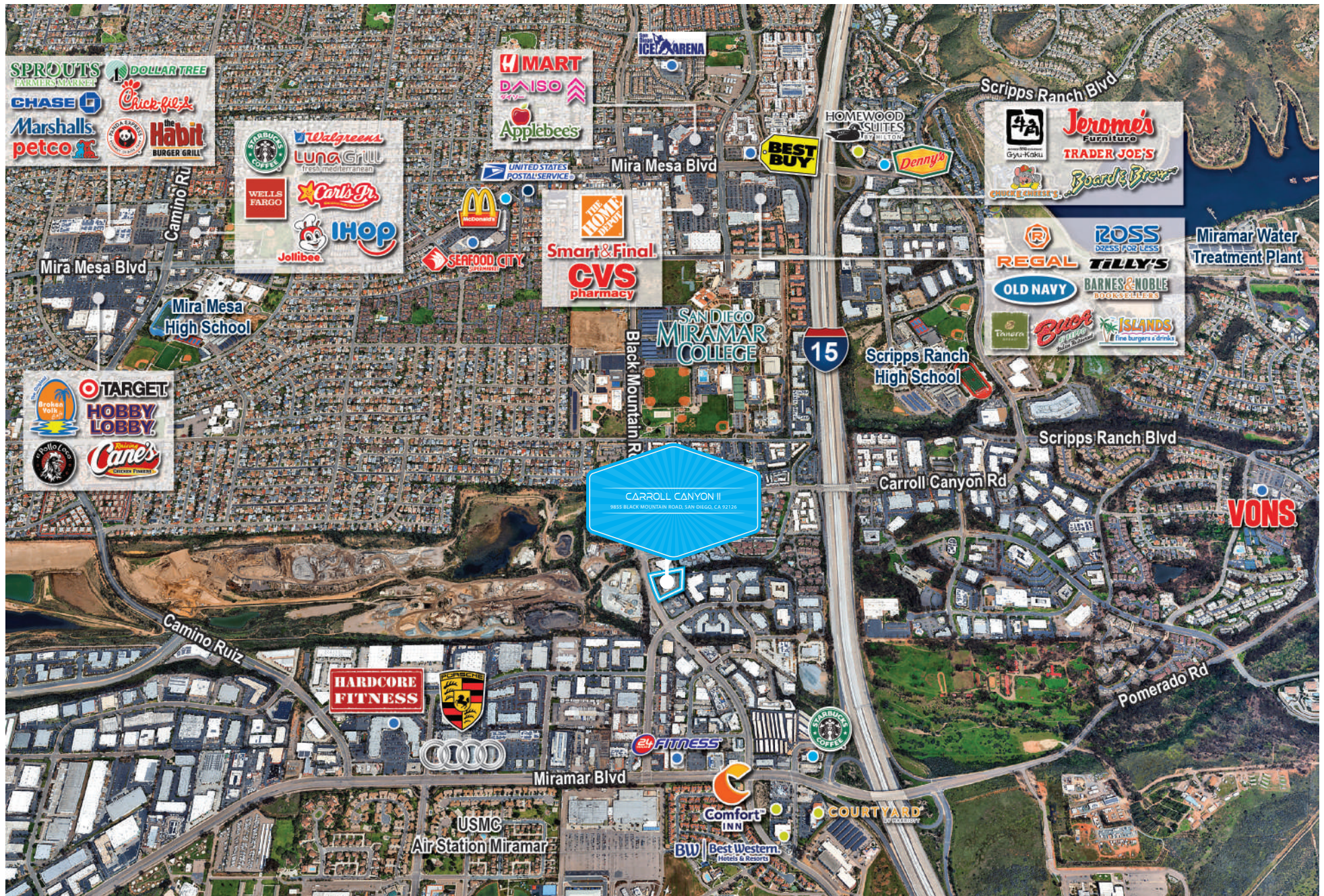
◆ PARCEL MAP ◆



◆ SITE PLAN ◆



# ◆ AMENITIES MAP ◆





Black Mountain Rd.

DESIGN SYNTHESIS



## CARROLL CANYON II

9855 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126

FOR MORE INFORMATION, PLEASE CONTACT:

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