

SCRIPPS
RANCH
BUSINESS PARK



CBRE

Free-Standing
Industrial/Flex
Building

For Lease

9965 Carroll Canyon Rd | San Diego, CA

Property Highlights



8,907 RSF | Rate: \$1.80 NNN, NNNs = \$0.70/SF



Clear Height: 14 ft



Walking distance to retail and food options



800 amps of 277/480v of power



Building top and monument signage available on a highly visible corner



1 grade level door



3/1,000 parking



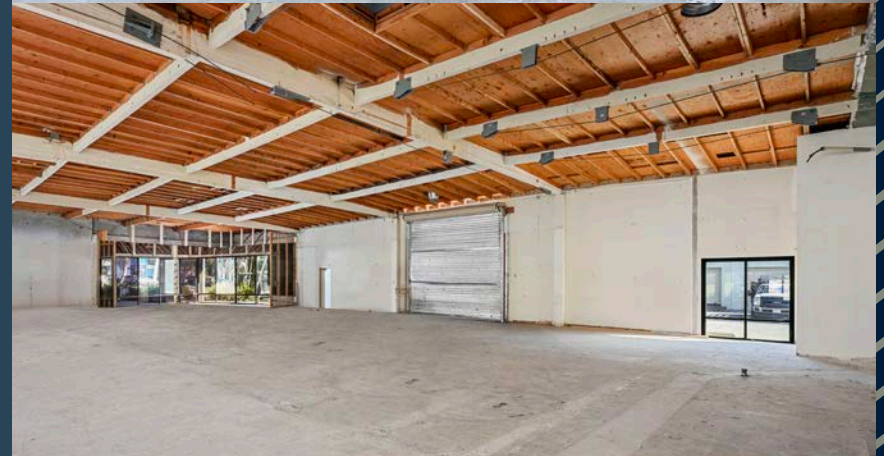
Part of a 13,248 SF free-standing building in a 4 building Industrial/Flex project



Direct access to I-15 freeway

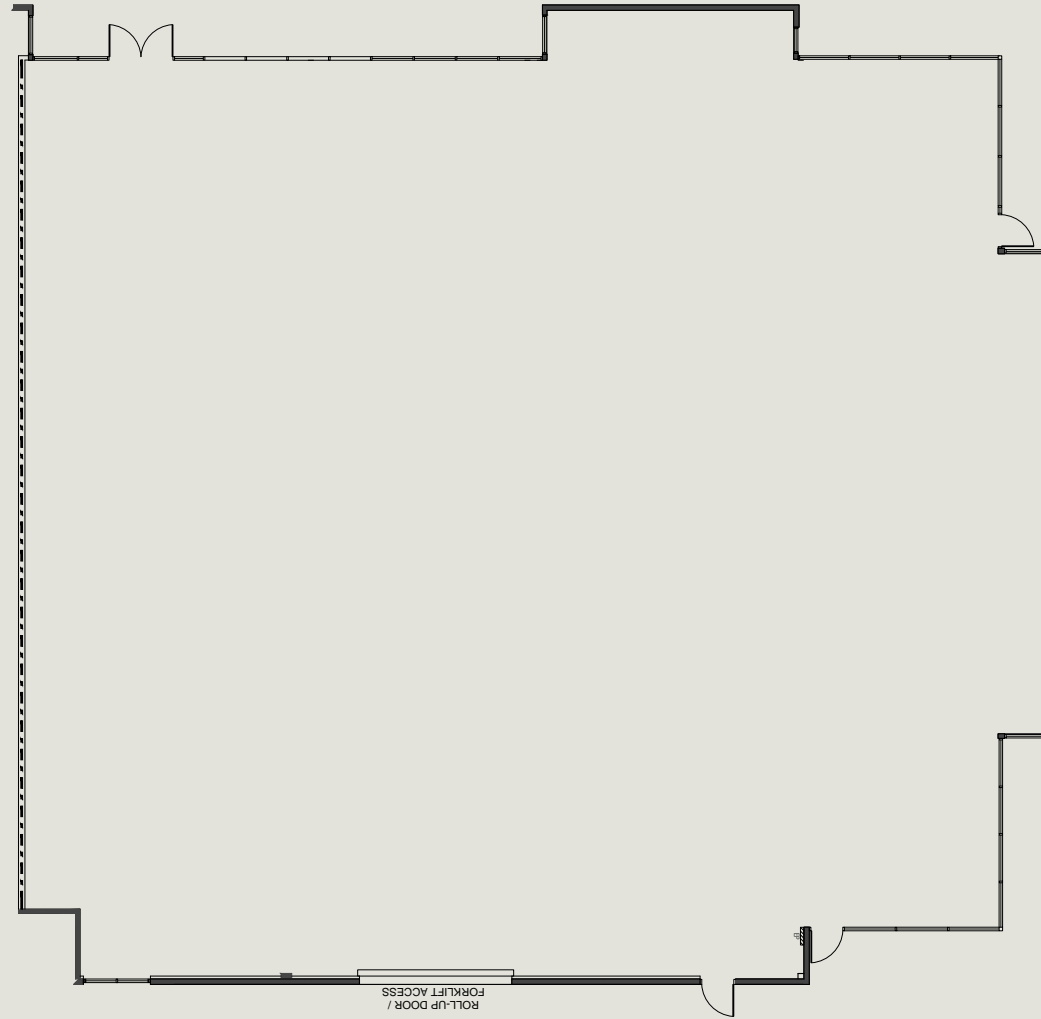


Zoning: City of San Diego - IP - 2 - 1



Floor Plan

Available in 60 days | 8,907 SF | \$1.80/SF NNN



Site Plan



Area Overview



NATIONAL UNIVERSITY

KONE

NAVY FEDERAL Credit Union



JUNE SHINE



SCRIPPS RANCH TECHNOLOGY PARK



SCRIPPS RANCH BLVD

LAKE MIRAMAR

EVAN'S POND



VILLAGE CENTER
 Within walking distance:
 Vons Starbucks
 Wells Fargo Chase Bank
 Postal Annex UPS

SCRIPPS RANCH BUSINESS PARK

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