

FOR SALE/LEASE

±31,900 SF HIGH IMAGE CORPORATE HEADQUARTERS

MANUFACTURING BUILDING (2,000 AMPS - 480V)

(DO NOT DISTURB OCCUPANT)



NEW PRICE REDUCTION!



Voit
REAL ESTATE SERVICES

◆ PROPERTY DESCRIPTION ◆

NEW PRICE REDUCTION!

CARROLL CANYON II
9855 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



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

±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

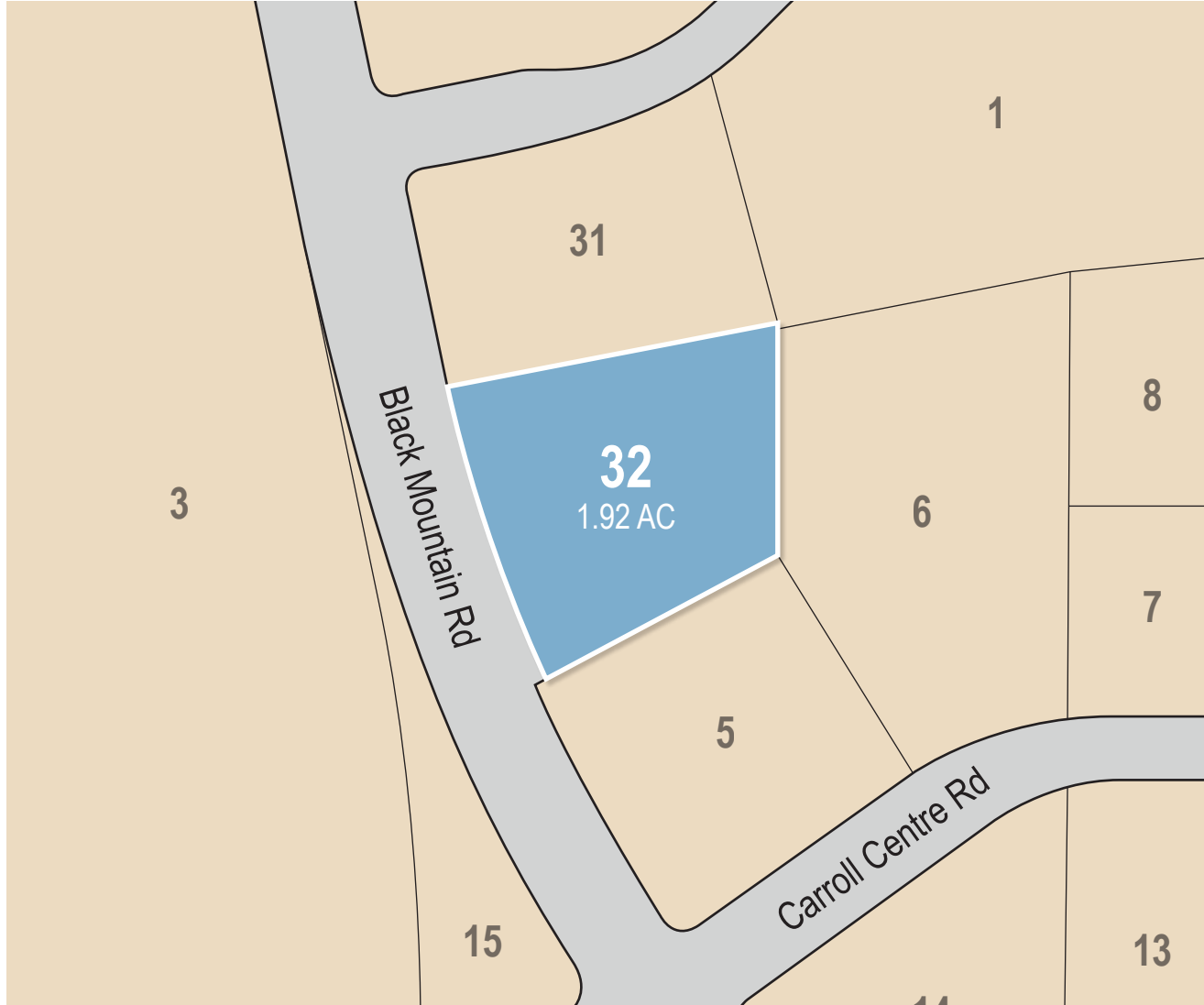
Dust Collection System, Sprinklered, Skylights, and Showers
ADDITIONAL FEATURES

\$10,367,500 (\$325/SF)
SALE PRICE

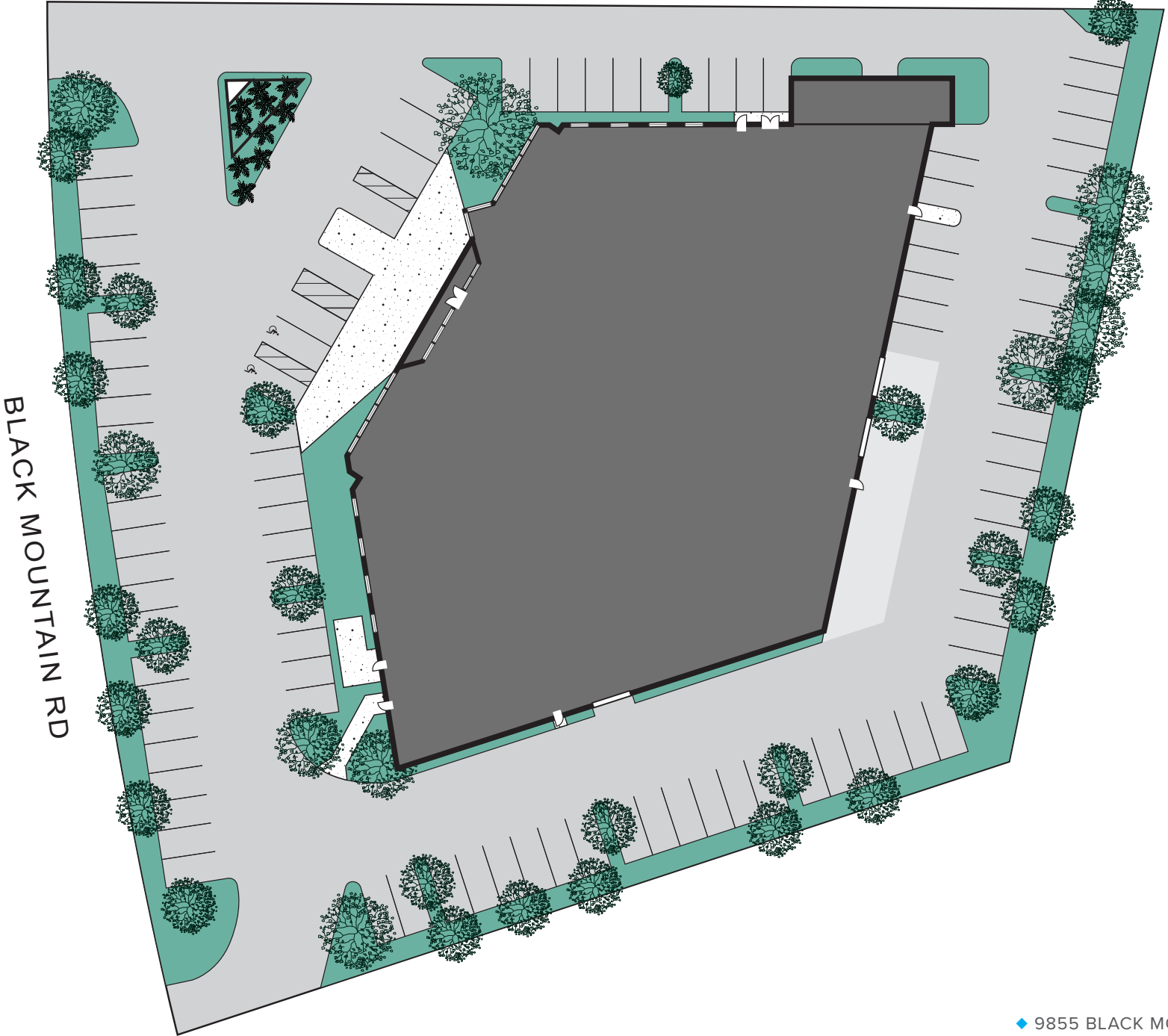
\$1.65/SF NNN
LEASE RATE



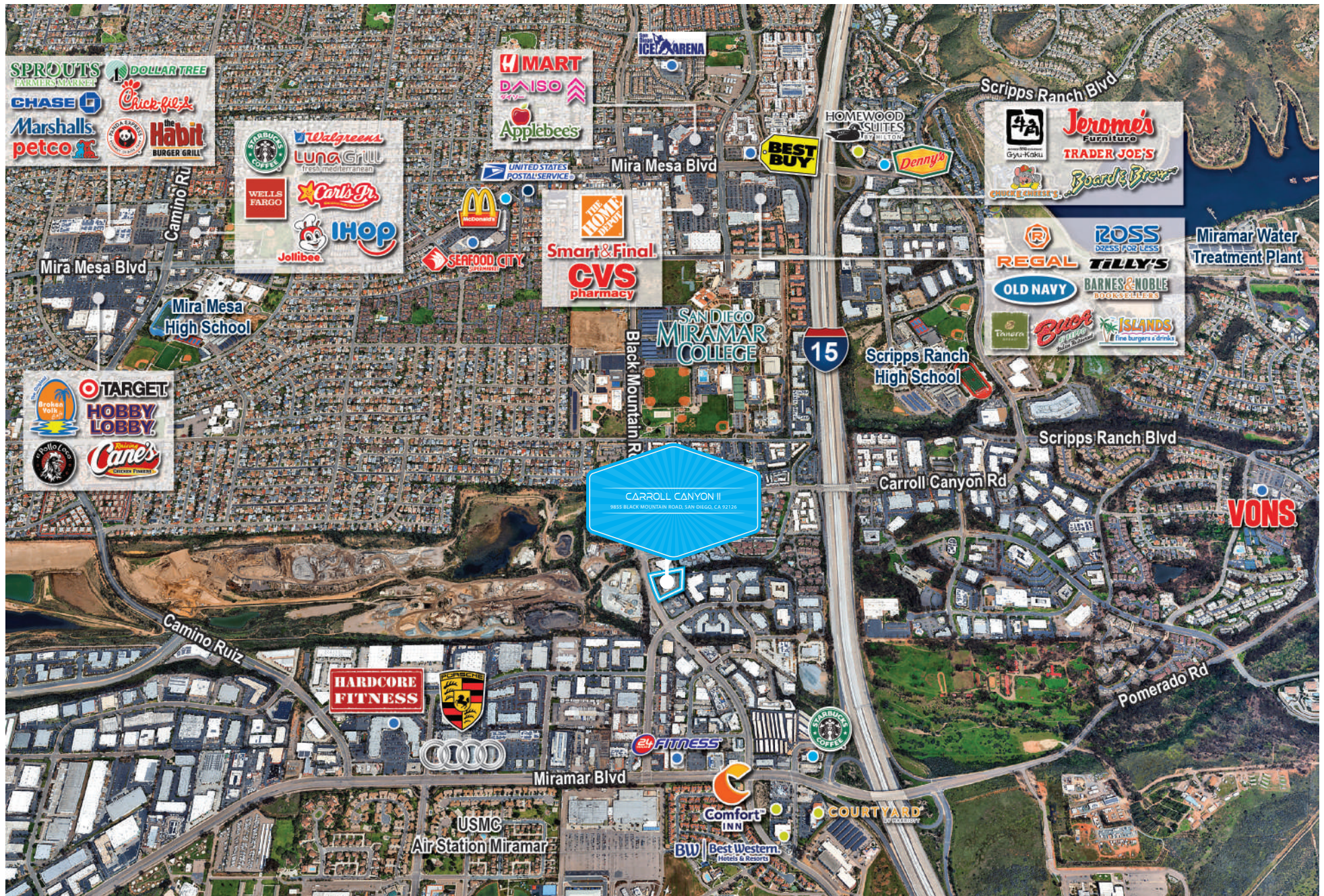
◆ PARCEL MAP ◆



◆ SITE PLAN ◆



◆ AMENITIES MAP ◆





Black Mountain Rd.

DESIGN SYNTHESIS



CARROLL CANYON II

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FOR MORE INFORMATION, PLEASE CONTACT:

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