

FOR SALE



±14,675 SF DOCK HIGH INDUSTRIAL BUILDING FOR SALE IN SORRENTO MESA

9938

MESA RIM ROAD

CHRIS DUNCAN, Senior Associate

858.458.3307 | cduncan@voitco.com | Lic. #01324067

RANDY LACHANCE, SIOR, Senior Vice President

858.458.3374 | rlachance@voitco.com | Lic. #00969674

Voit

REAL ESTATE SERVICES

9938

MESA RIM ROAD

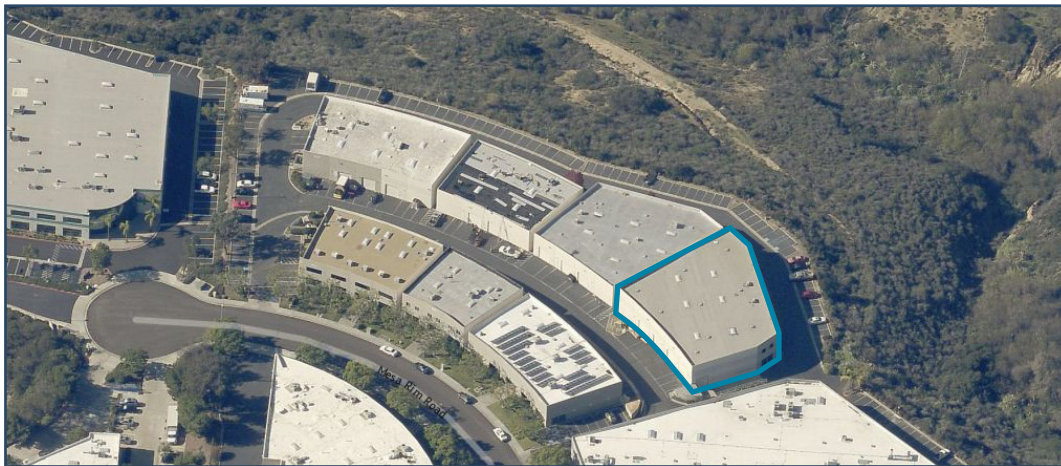
PROPERTY FEATURES

- 14,675 SF industrial building
- Freestanding Planned Industrial Development (PID)
- 15% office, 85% warehouse
- 1 dock and 3 grade level doors
- ±22' clear height
- Sprinklers
- Gas service available
- Heavy power
- Occupy full building or occupy a portion and take advantage of existing rental income
- Association dues: \$750/month

SALE PRICE: \$2,738,000 (\$186.58 PSF)

12,800 SF Footprint (\$2,663,000 or \$208/SF)

1,875 SF Permitted Unfinished Mezzanine (\$75,000 or \$40/SF)



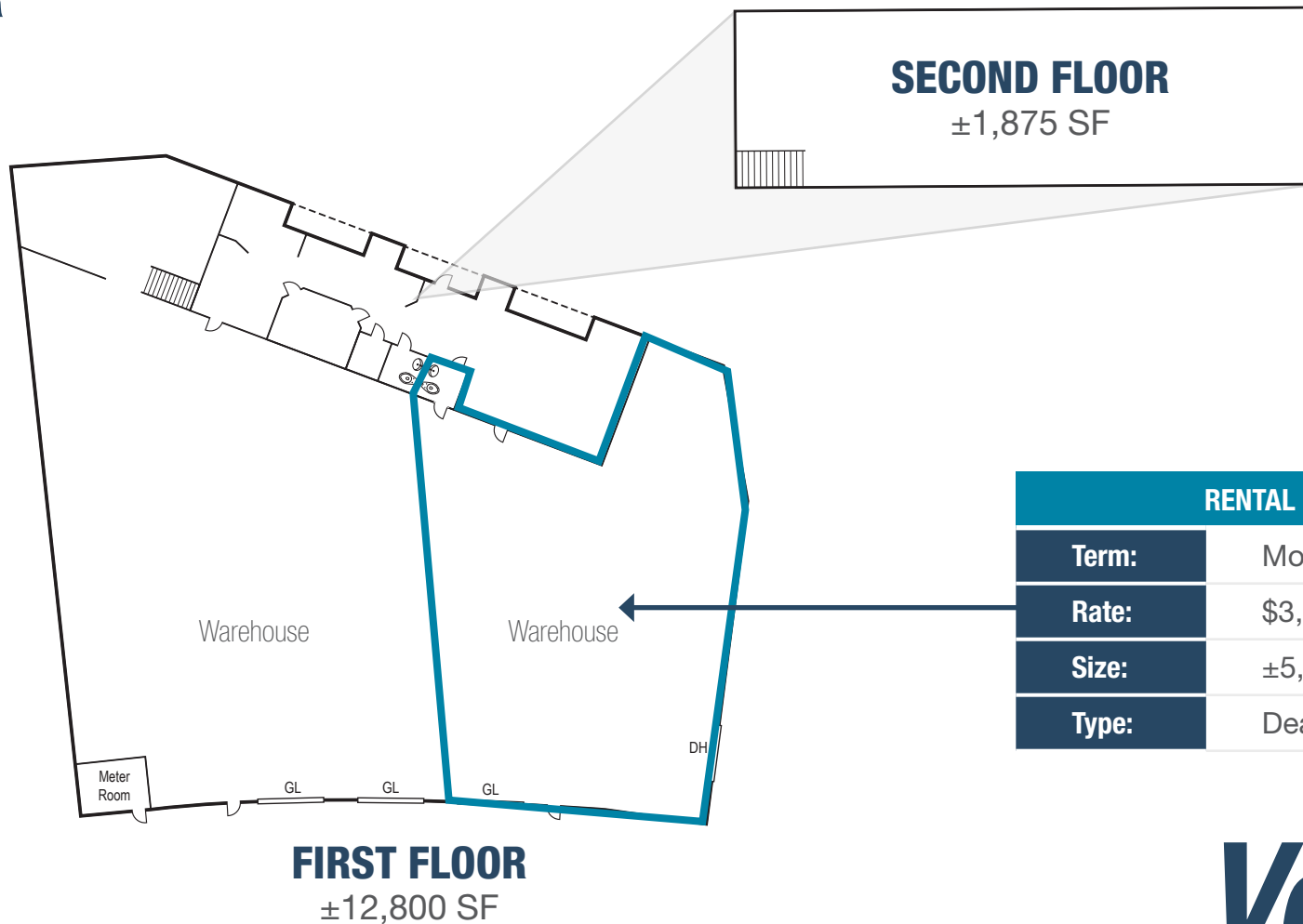
Voit
REAL ESTATE SERVICES

9938

MESA RIM ROAD



FLOOR PLANS



RENTAL INCOME	
Term:	Month to Month
Rate:	\$3,832 per month
Size:	±5,109 SF
Type:	Dead Storage

9938

MESA RIM ROAD



CHRIS DUNCAN, Senior Associate

858.458.3307 | cduncan@voitco.com | Lic. #01324067

4747 Executive Drive, Suite 800, San Diego, CA 92121 | 858.453.0505 | 858.408.3976 Fax | Lic #01333376 | www.voitco.com

RANDY LACHANCE, SIOR, Senior Vice President

858.458.3374 | rlachance@voitco.com | Lic. #00969674

Voit
REAL ESTATE SERVICES