

CBRE

H.G. FENTON COMPANY



AVAILABLE FOR LEASE

# Scripps Ranch Commerce Park

INDUSTRIAL / FLEX / OFFICE SUITES

# Project Highlights

- ◇ High image multi-tenant building park
- ◇ ±115,000 SF spanning (13) buildings
- ◇ All single story buildings
- ◇ Attractive, functional office upgrades
- ◇ Grade level loading in most flex suites
- ◇ ±14' - 15' minimum warehouse clear height
- ◇ Approximately 3/1,000 SF parking ratio
- ◇ Immediate access to Interstate-15
- ◇ Zoning IP-2-1



# Availability

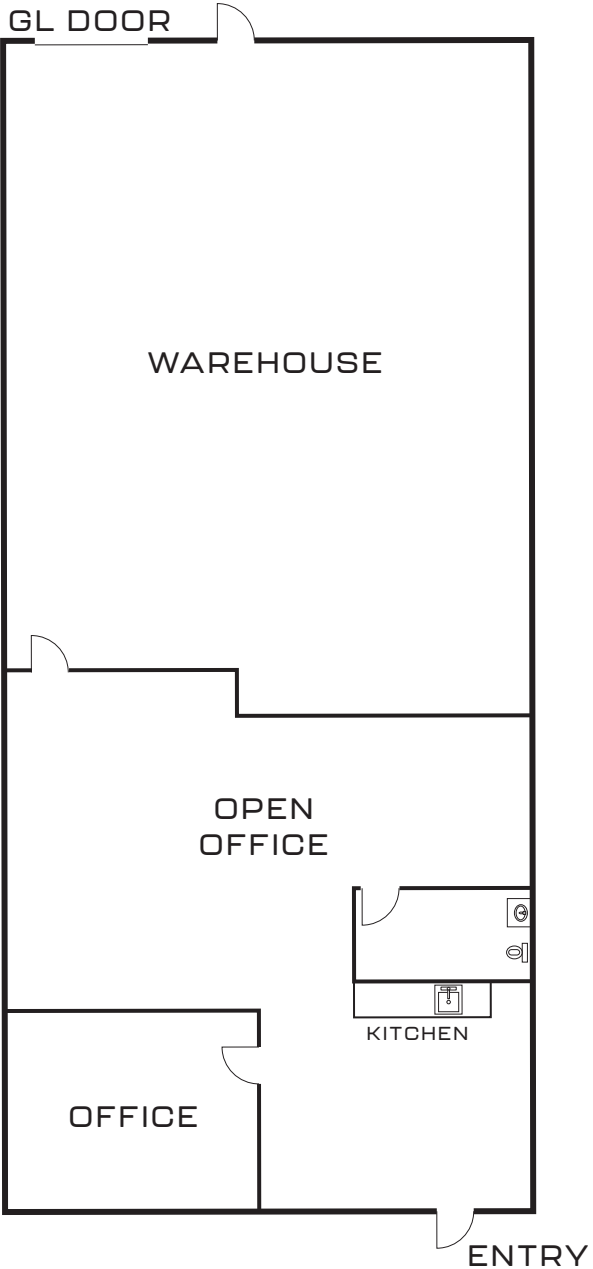


ADDRESS	SUITE	SF	RATE	COMMENTS	AVAILABILITY
9925 Businesspark Avenue	Suite C	±2,428 SF	\$2.05/SF NNN	Approx. 40% office / 60% warehouse with (1) grade level loading door.	September 1, 2026
9999 Businesspark Avenue	Suite B	±5,119 SF	\$2.05/SF NNN	Approx. 90% office / 10% warehouse with (1) grade level loading door.	Immediately
10085 Scripps Ranch Court	Suite A	±6,914 SF	\$2.05/SF NNN	End unit. As-built 100% office with open office space and several private offices. Proposed plan approx. 85% office / 15% warehouse with (1) grade level loading door.	November 1, 2026
10085 Scripps Ranch Court	Suite D	±3,406 SF	\$2.05/SF NNN	End unit. Approx. 50% office / 50% warehouse with (1) grade level loading door.	Immediately

**NNNs = \$.39/SF**

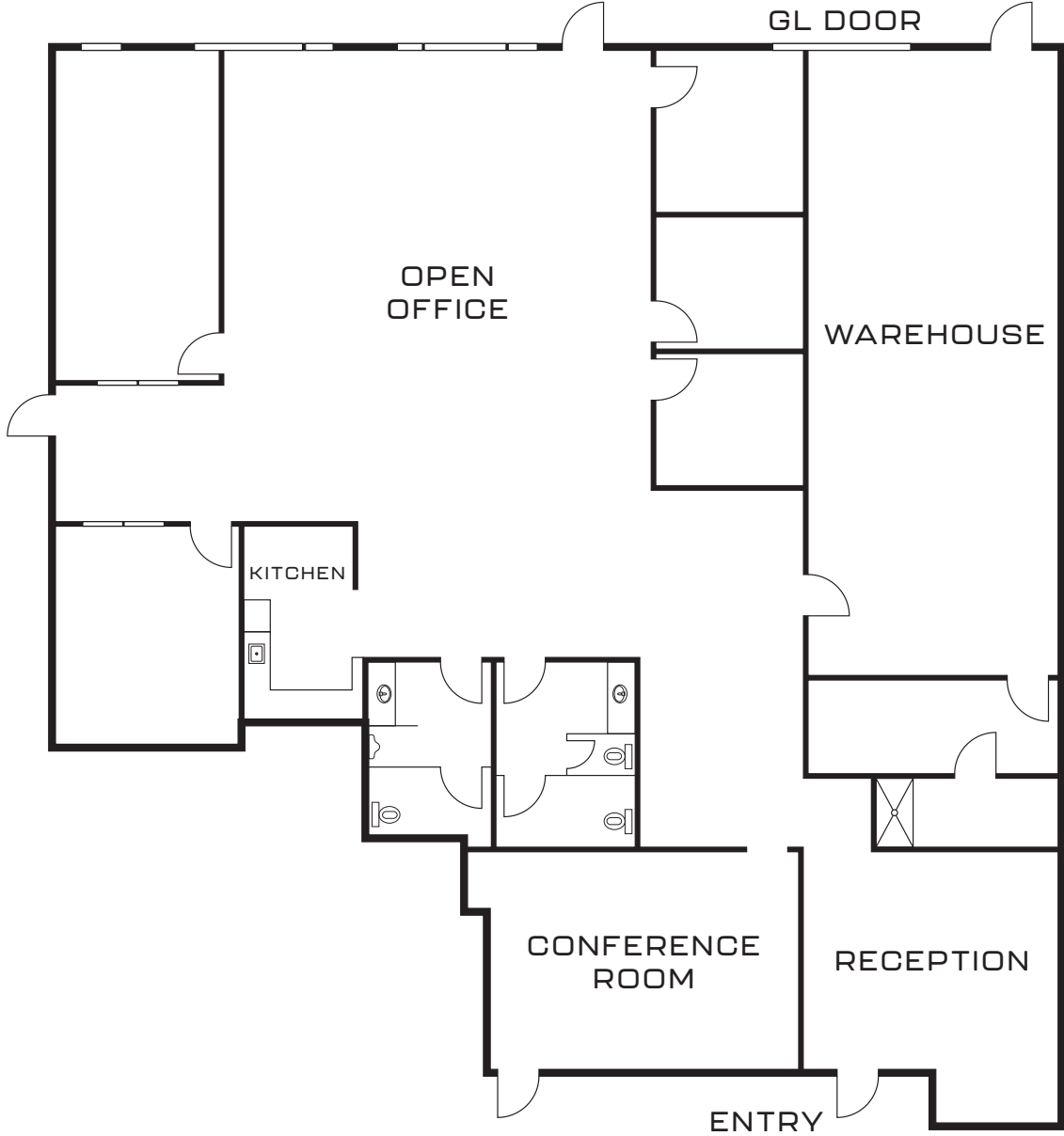
# Floorplan

9925 BUSINESSPARK AVENUE  
SUITE C  
±2,428 SF



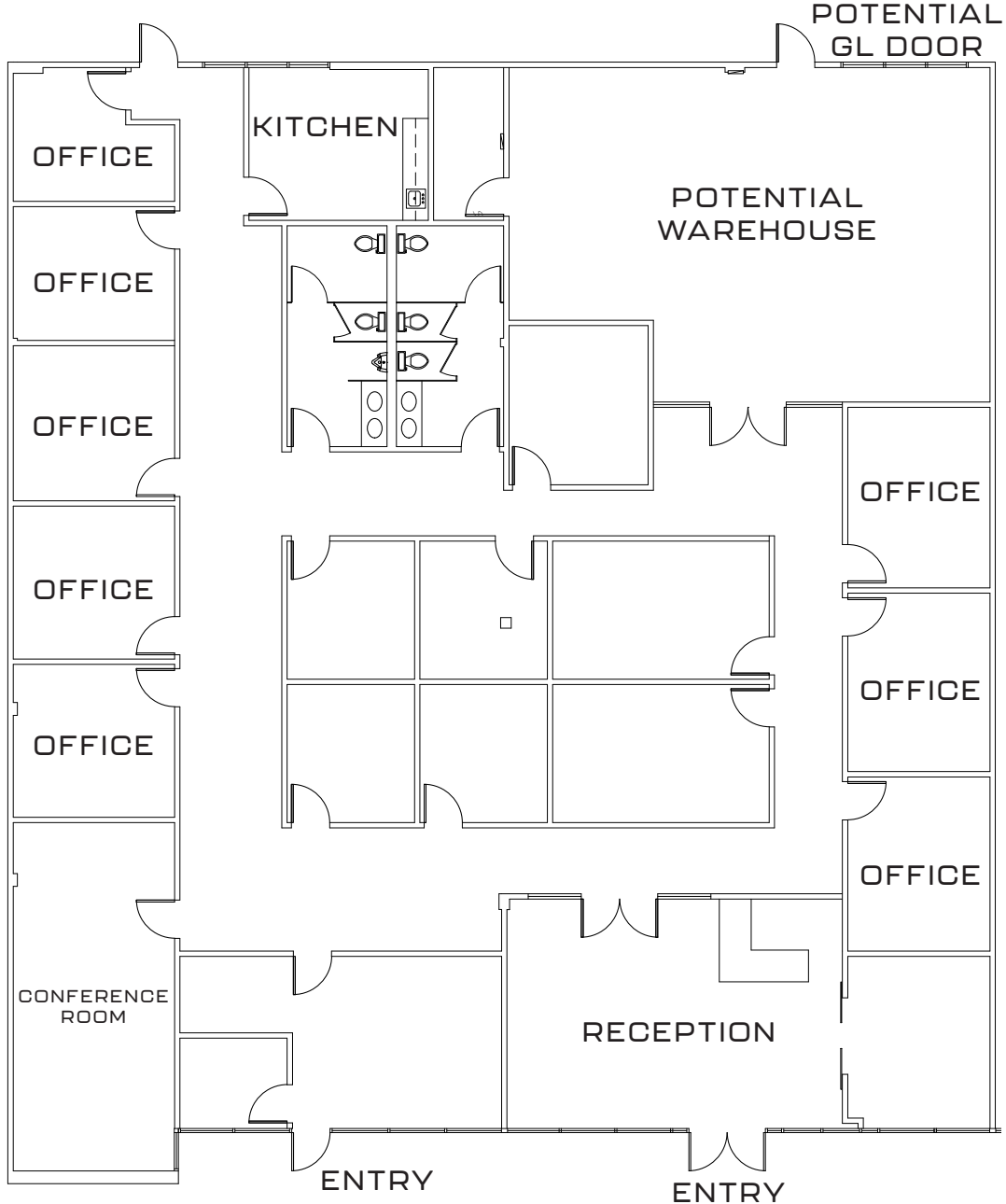
# Floorplan

9999 BUSINESSPARK AVENUE  
SUITE B  
±5,119 SF



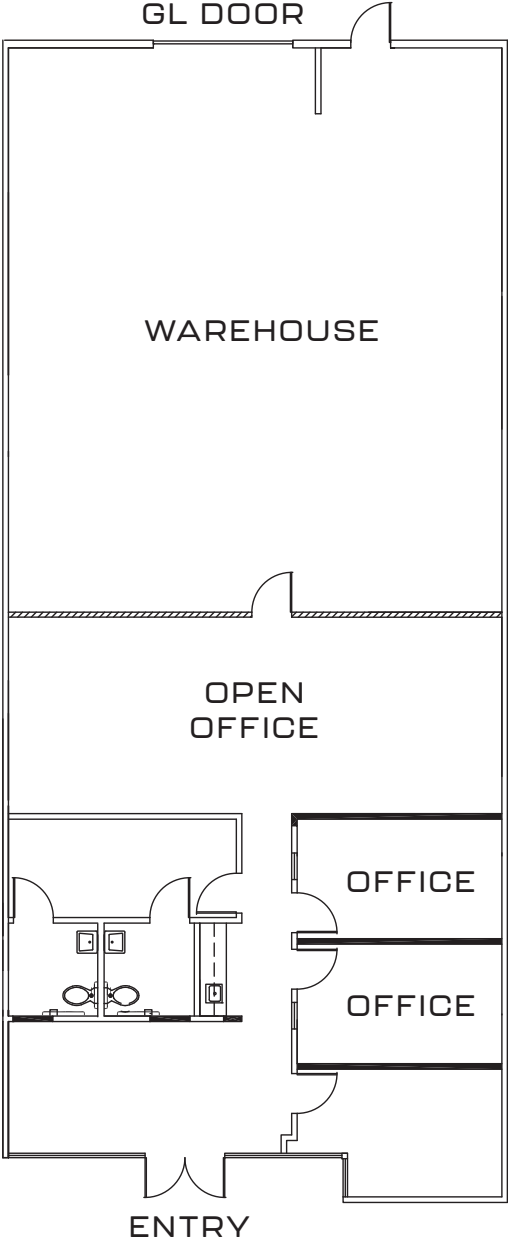
# Floorplan

10085 SCRIPPS RANCH COURT  
SUITE A  
±6,914 SF



# Floorplan

10085 SCRIPPS RANCH COURT  
SUITE D  
±3,406 SF



Aerial



**SCRIPPS RANCH  
COMMERCE PARK**

Businesspark Avenue

Scripps Ranch Court

Carroll Canyon Road

Carroll Canyon Road



# Scripps Ranch Commerce Park



**Kyle Wright**

+1 858 546 4621

[kyle.wright2@cbre.com](mailto:kyle.wright2@cbre.com)

Lic. 02083245

**Sean Williams, SIOR**

+1 858 546 4625

[sean.williams@cbre.com](mailto:sean.williams@cbre.com)

Lic. 01475415

**Juliana Light**

+1 858 646 4736

[juliana.light@cbre.com](mailto:juliana.light@cbre.com)

Lic. 02070023



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