

# FOR SALE

±2,209, ±3,314, or ±4,419 SF INDUSTRIAL CONDOMINIUM UNITS



## 8909 COMPLEX DRIVE

SAN DIEGO, CA 92123

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**Voit**  
REAL ESTATE SERVICES

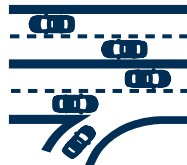
# BUILDING FEATURES



RMX-2 ZONING.  
BUYER TO VERIFY  
ZONING FOR  
INTENDED USE.



CENTRAL LOCATION  
IN THE HEART OF  
THE KEARNY MESA  
SUBMARKET



IMMEDIATE ACCESS  
TO HIGHWAYS 163 &  
52 AND I-805 & I-5  
FREEWAYS



GRADE LEVEL  
LOADING



MAXIMUM  
FLEXIBILITY WITH  
SMALL INDUSTRIAL  
UNITS



ABUNDANT  
PARKING



LOCATED NEAR  
NUMEROUS  
AMENITIES AND  
CORPORATE  
TENANTS

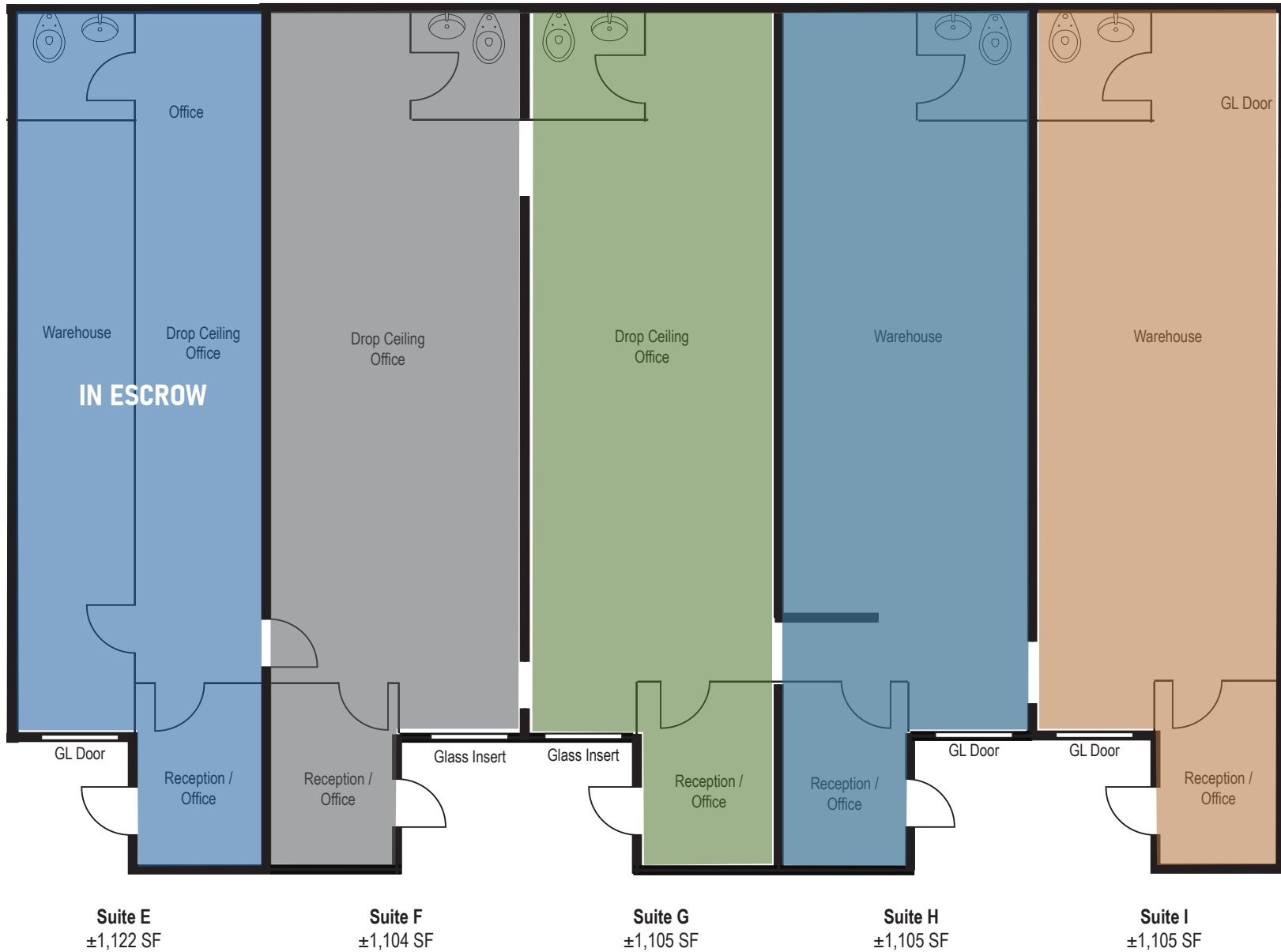
## 8909 COMPLEX DRIVE



SUITE	F & G	F, G & H	F,G,H & I
SF	±2,209 SF	±3,314 SF	±4,4419 SF
OFFICE	100%	65%	50%
WAREHOUSE	N/A (Can Convert to Warehouse)	35%	50%
LOADING	Glass Insert with Roll-Up Door	One (1) Grade Level Door	Two (2) Grade Level Doors
SALE PRICE	\$1,260,000	\$1,855,000	\$2,450,000

# FLOOR PLAN

## 8909 COMPLEX DRIVE







FOR MORE INFORMATION, CONTACT:

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