

[10237 FLANDERS CT SAN DIEGO, CA]

OFFERING:

We are pleased to announce the opportunity to acquire a fee interest in 10237 Flanders Court, an R&D/Industrial building in San Diego.

HIGHLIGHTS:

- >Location
- >Power - 480v, 4,000 Amps
- >10 Year Roof
- >Excellent Owner/User
- >Heavy Built Out
- >Divisible
- >New HVAC
- >Upside Rent Potential on Investment

THE PROPERTY:

The total square footage of the building is 39,388 sitting on 2.57 acres. It offers clear height of over 16', a parking ratio of 3.25/1,000, and five grade level doors.

LOCATION:

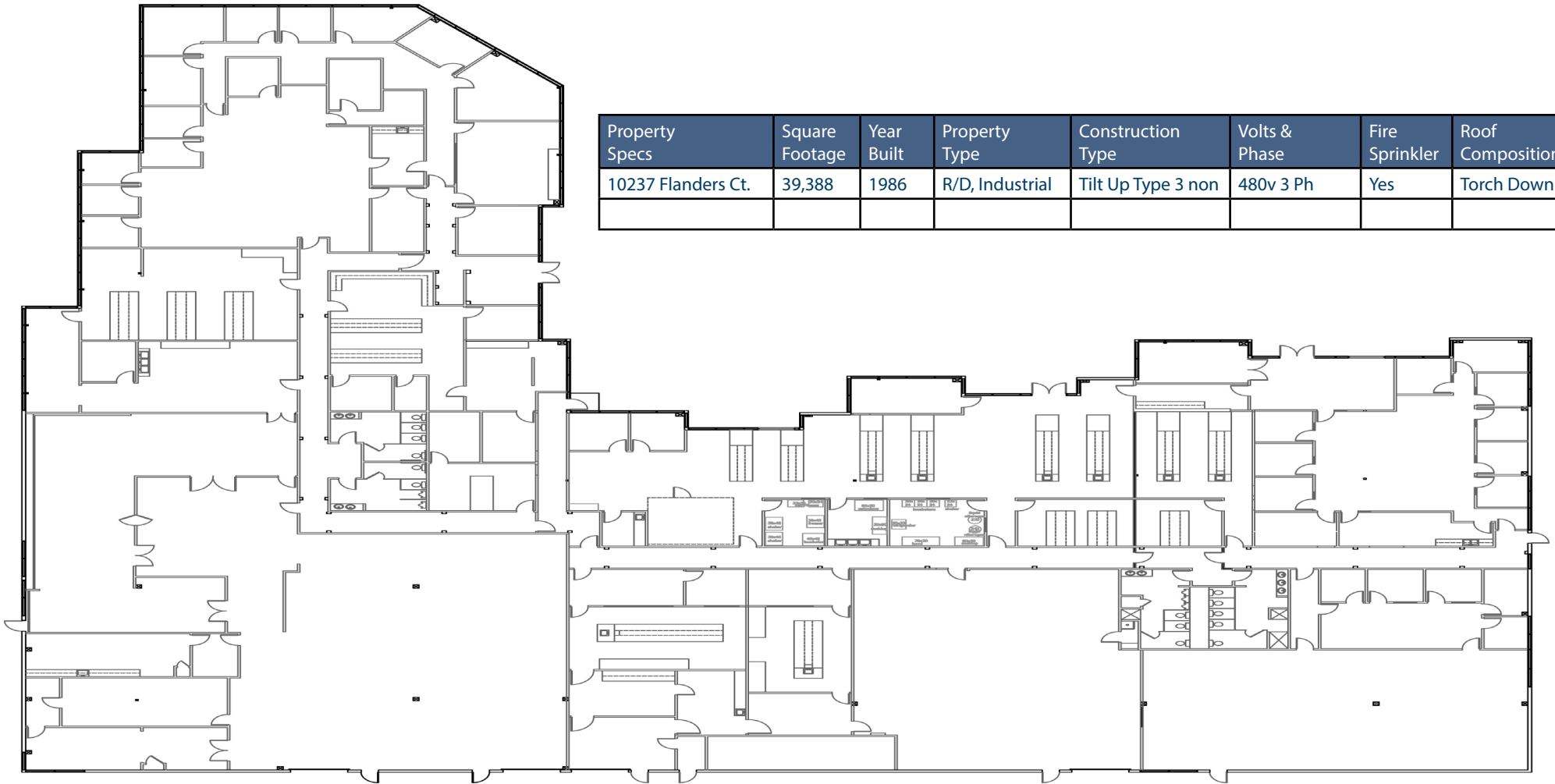
Flanders Court is easily accessible, just a few miles off the 805 Freeway at Mira Mesa Blvd. Centrally Located in upscale Sorrento Mesa, which is convenient to reach from both north and south San Diego. Large pool of skilled workers within 5 mile radius. All amenities (Banks, restaurants, hotels, office supply, gym, food court, etc.) are within a very close proximity.

PRICE:

Sale: Call for pricing
Lease: Negotiable



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Property Specs	Square Footage	Year Built	Property Type	Construction Type	Volts & Phase	Fire Sprinkler	Roof Composition
10237 Flanders Ct.	39,388	1986	R/D, Industrial	Tilt Up Type 3 non	480v 3 Ph	Yes	Torch Down

ACQUISITION & DEVELOPMENT
EQUITY PLACEMENT
FINANCING
TENANT IMPROVEMENTS

PROPERTY MANAGEMENT
INVESTOR RELATIONS
LEASING

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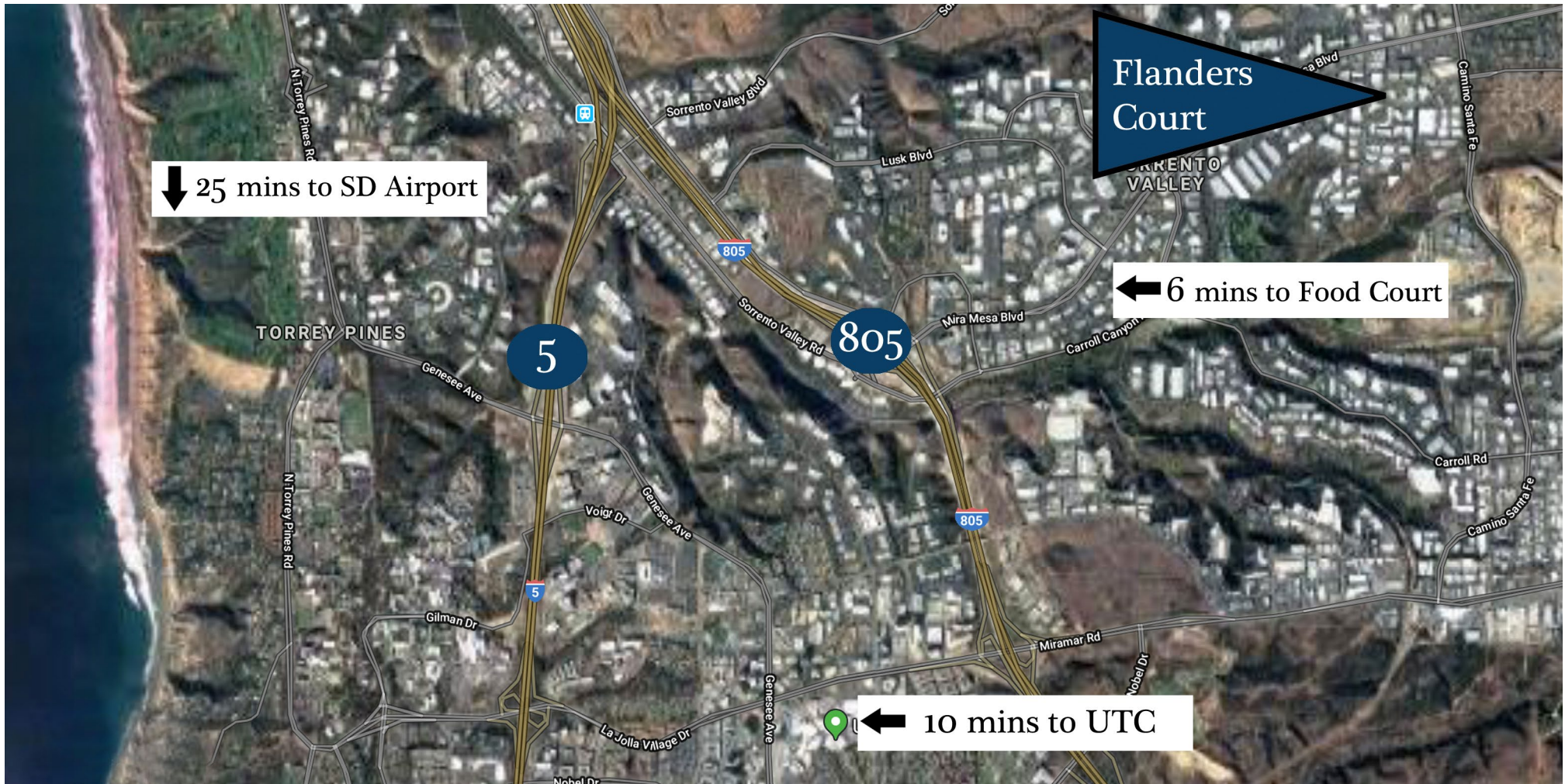
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