



**FOR  
LEASE**

**6351 NANCY RIDGE DRIVE**

SUITE B | SAN DIEGO, CA 92121

± 2,350 SQ. FT.

FLEX LAB WITH WAREHOUSE

**TIM GOSSELIN**

Principal

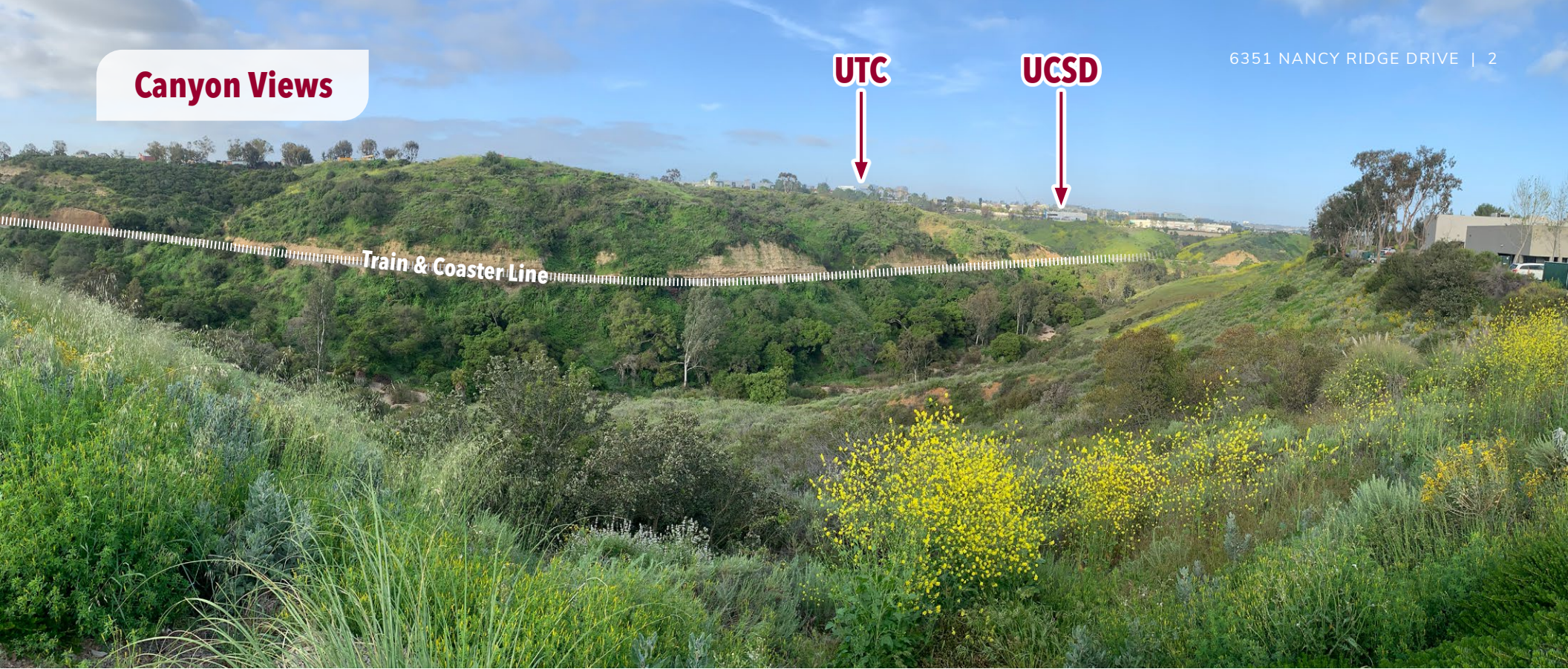
(760) 822-3730

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CalBRE Lic#: 01495432

## Canyon Views

6351 NANCY RIDGE DRIVE | 2



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**FEATURES:**

- Suite B: ± 2,350 SF
- One (1) Grade-Level Loading Door
- 90% Climate Controlled with HVAC Office & Labs
- ± 14' Clear Height
- Heavy Power
- Corner Unit - Canyon Views
- Lab Bench and Chem hood included
- Wet Lab
- Equipped gas and air lines
- High Speed Internet (Fiber Optics)

**LEASE RATE:**

**\$2.56/SF MONTHLY MG + ELECTRIC & WATER**

*For more information, please contact:*



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COMMERCIAL REAL ESTATE SERVICES

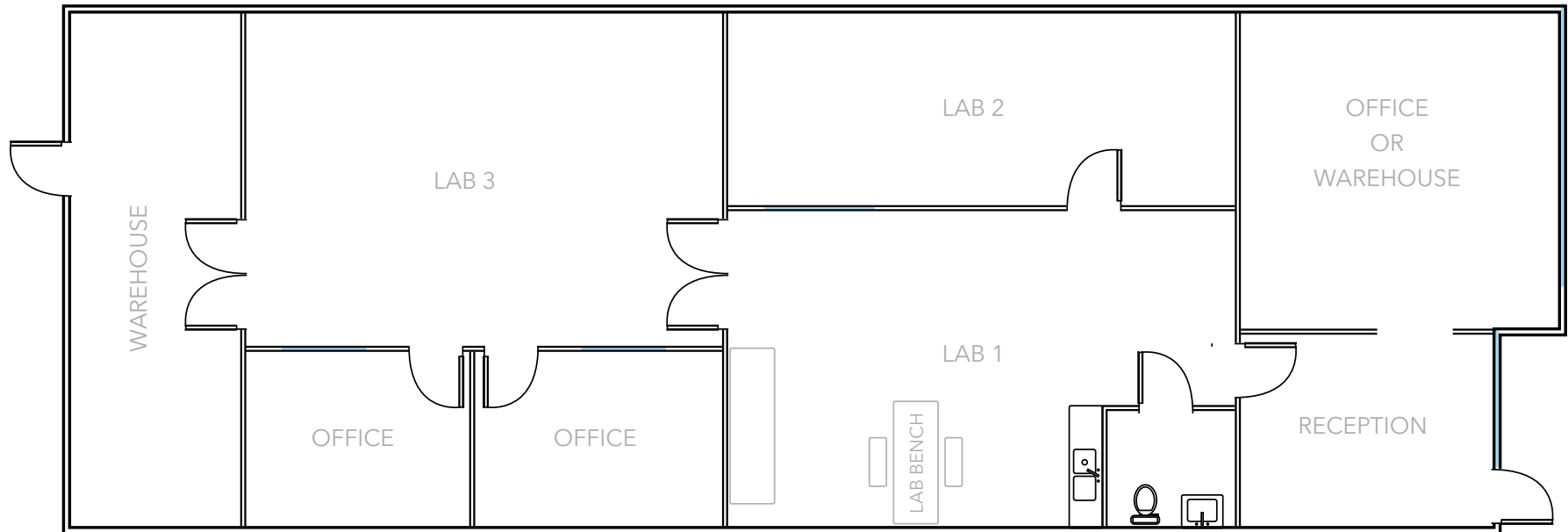
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# FIRST FLOOR FLOORPLAN

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*\*Floor plan not to scale and should be independently verified.*

# LAB PICTURES

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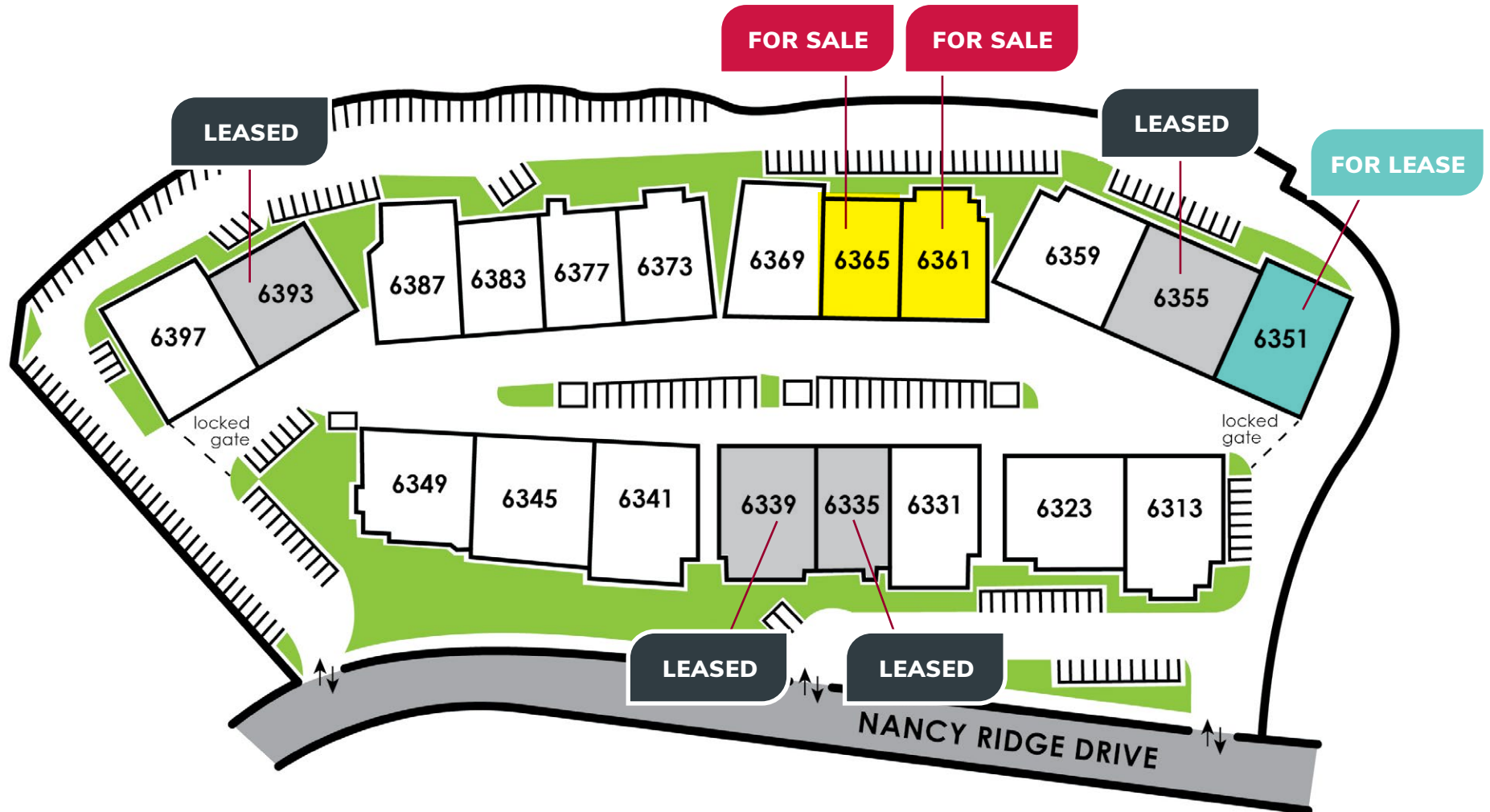
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# SITE PLAN

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**OVER THE LAST 18 YEARS NO ONE HAS BEEN  
MORE ACTIVE IN THE EL CAMINO BUSINESS PARK**



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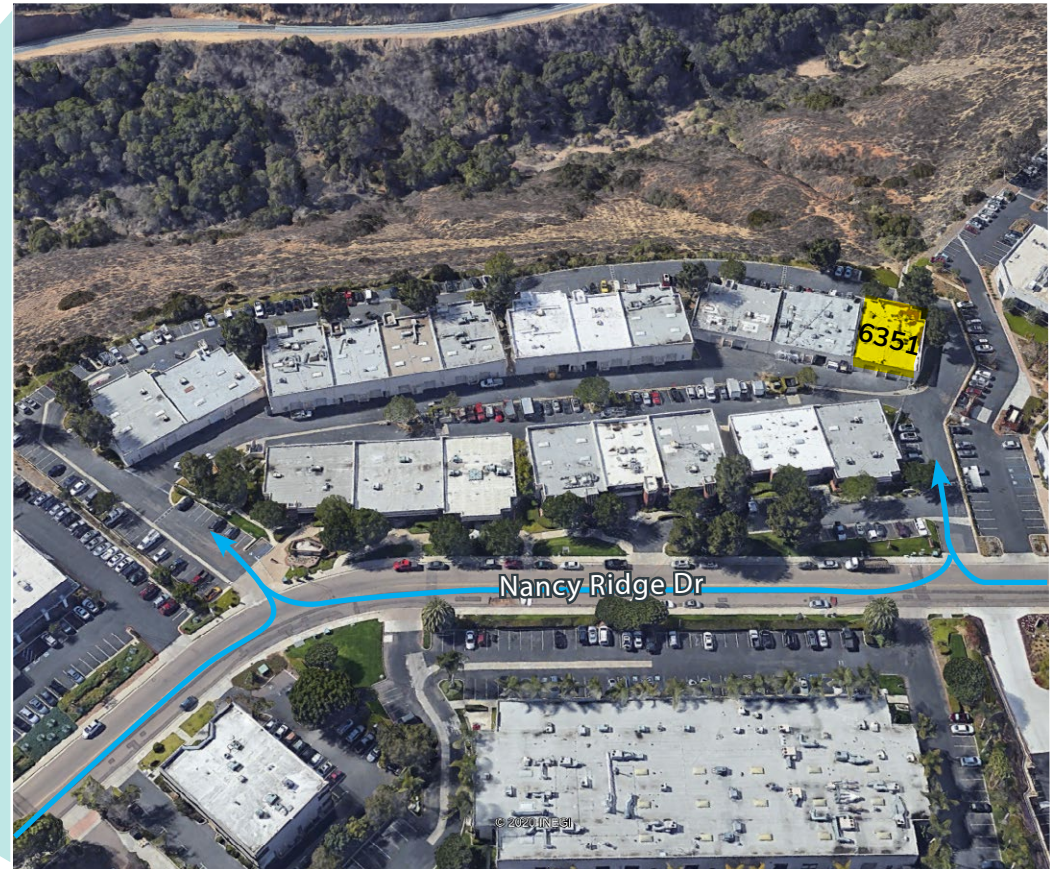
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## LOCATION MAP

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FOR LEASE

# 6351

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