

3,663 SF AVAILABLE FOR SUBLEASE



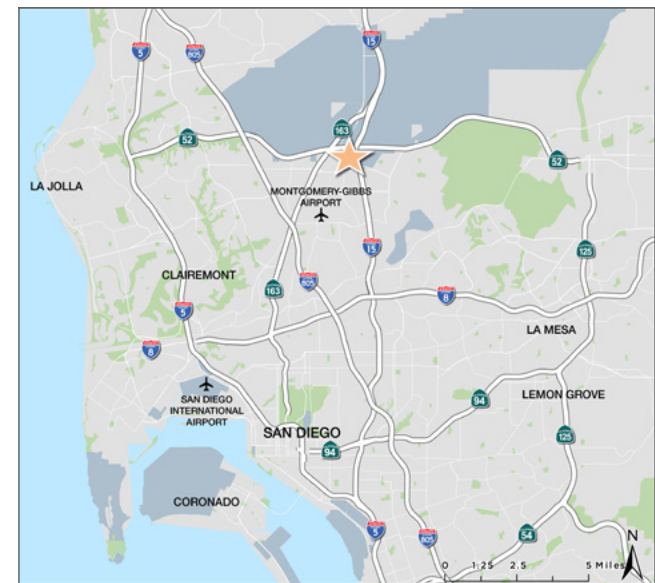
9474 CHESAPEAKE DRIVE, SUITE 902/903 | SAN DIEGO | CA | 92123

FOR MORE INFORMATION:

Jack Tice
o. 619.500.7626
jack.tice@cushwake.com
CA Lic. 02161178

PROPERTY FEATURES

- High image business park
- Grade level loading
- Warehouse clear height of approx. 15'-17'
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available

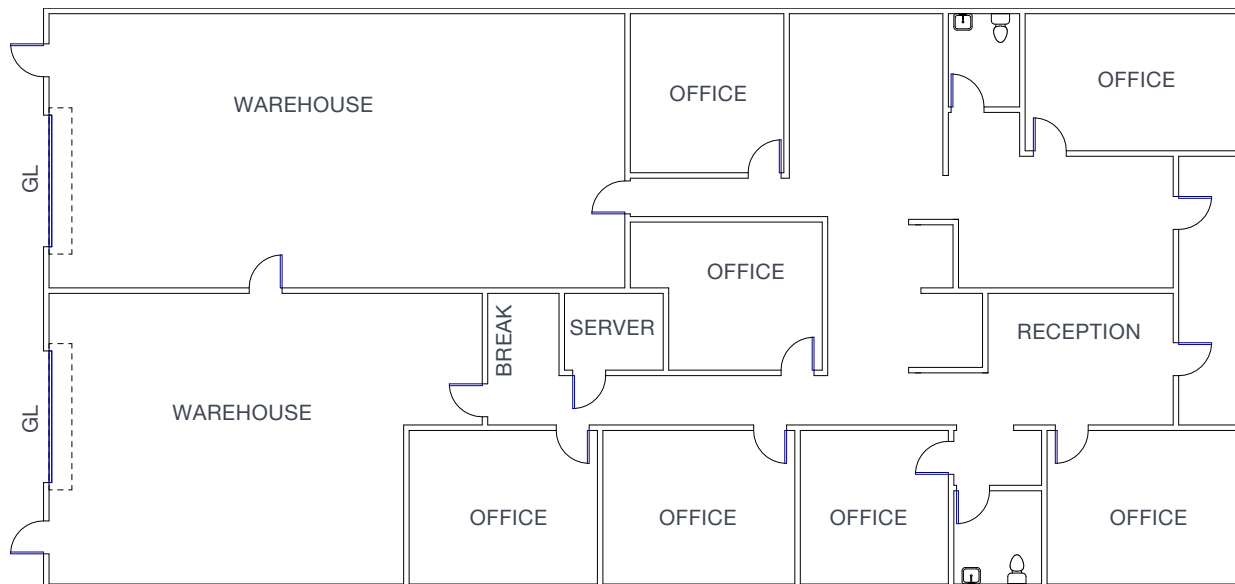


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



BLDG 9474 | SUITE 902-903

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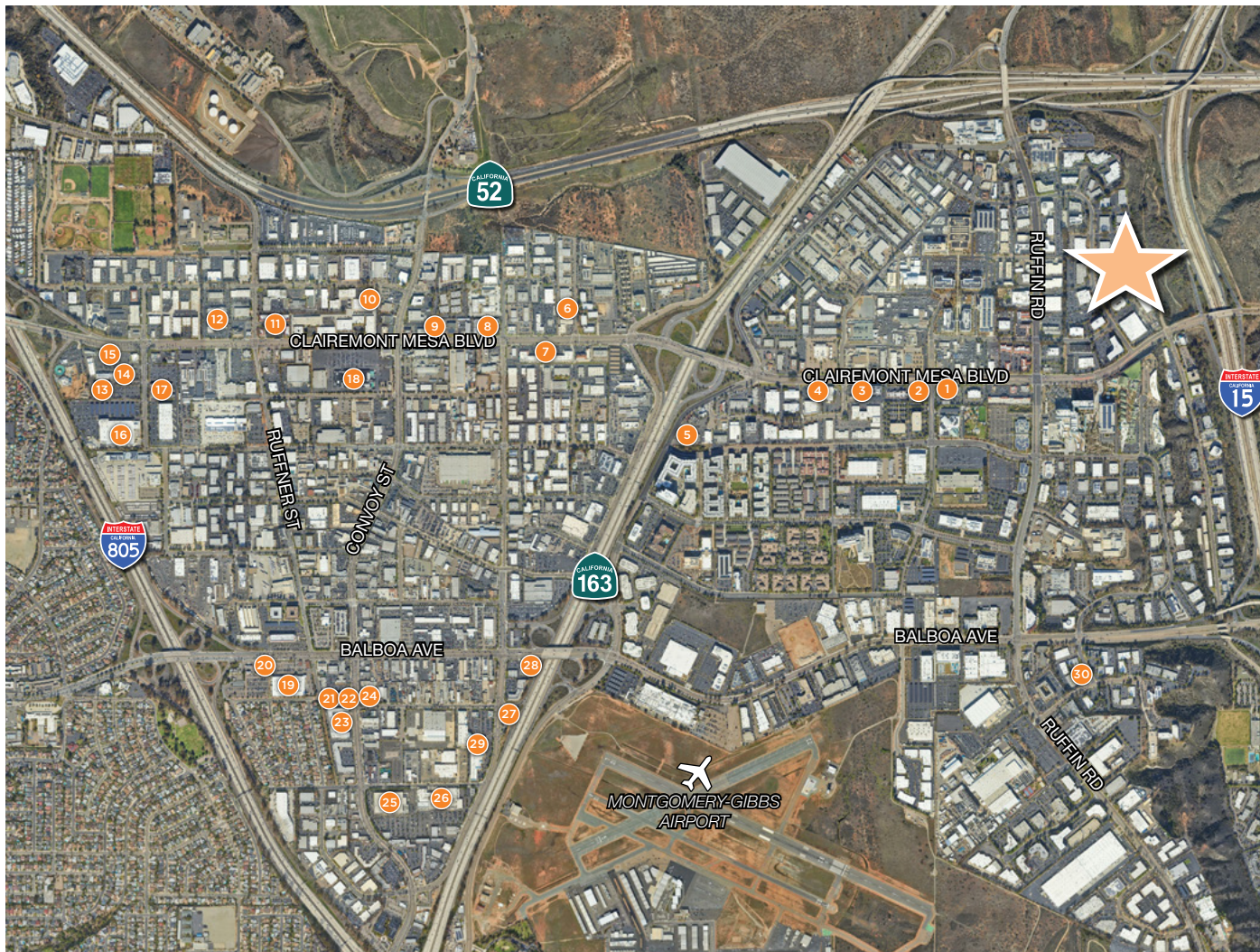
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CANYON INDUSTRIAL CENTER
9424-9560 CHESAPEAKE DRIVE
SAN DIEGO, CA 92123



**FLOOR PLAN TO BE VERIFIED BY PROSPECTIVE TENANT*

AMENITIES



1 Starbucks	2 Firehouse Subs	3 Panera Bread	4 McDonalds	5 Sonic Drive-In	6 Societe Brewing Co.	7 Kearny Plaza	8 Mercury Village SC	9 The Godfather	10 Hopnonyous Brewing Co.
11 Rubios	12 99 Ranch Market	13 LA Fitness	14 Chipotle	15 McDonalds	16 Walmart	17 Food 4 Less	18 Zion Market	19 H Mart	20 Applebee's
21 Coco Ichibanya	22 Manna BBQ	23 Convoy Village SC	24 Cross Street Chicken	25 Costco	26 Target	27 In-N-Out	28 Marukai	29 Hawthorne Crossings	30 Bud's Louisiana Cafe

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