

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.

SITE PLAN



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ryan.sparks@cbre.com
CA Lic. 01784736

CANYON INDUSTRIAL CENTER

EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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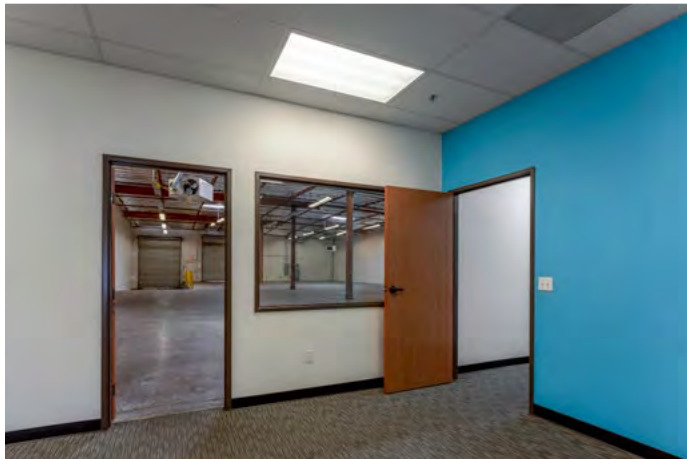
CANYON INDUSTRIAL CENTER
9424-9560 CHESAPEAKE DRIVE
SAN DIEGO, CA 92123



CANYON INDUSTRIAL CENTER

INTERIOR PHOTOS

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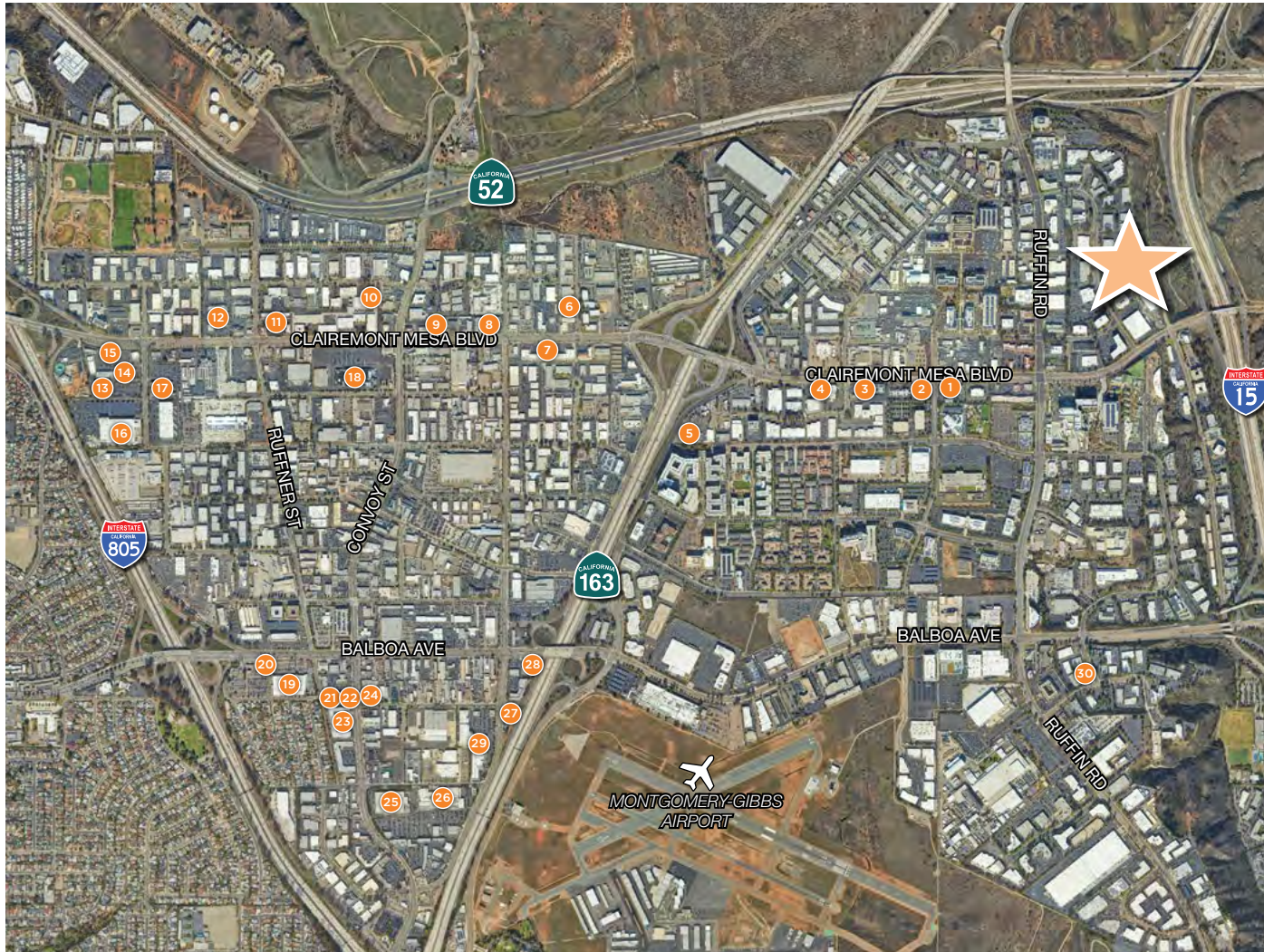
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CANYON INDUSTRIAL CENTER

AMENITIES

UNDER NEW OWNERSHIP



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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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9464-9466 | SUITE 701

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 701

- 64 month term
- \$2.10/sf rate
- 4 months free
- \$1/sf moving allowance

BLDG 9464-66 | SUITE 701

- AVAILABLE SF: ±13,183 SF
- OFFICE SF: 1,231 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (2) GL
- AVAILABLE 1/1/2026
- \$2.10/SF NNN

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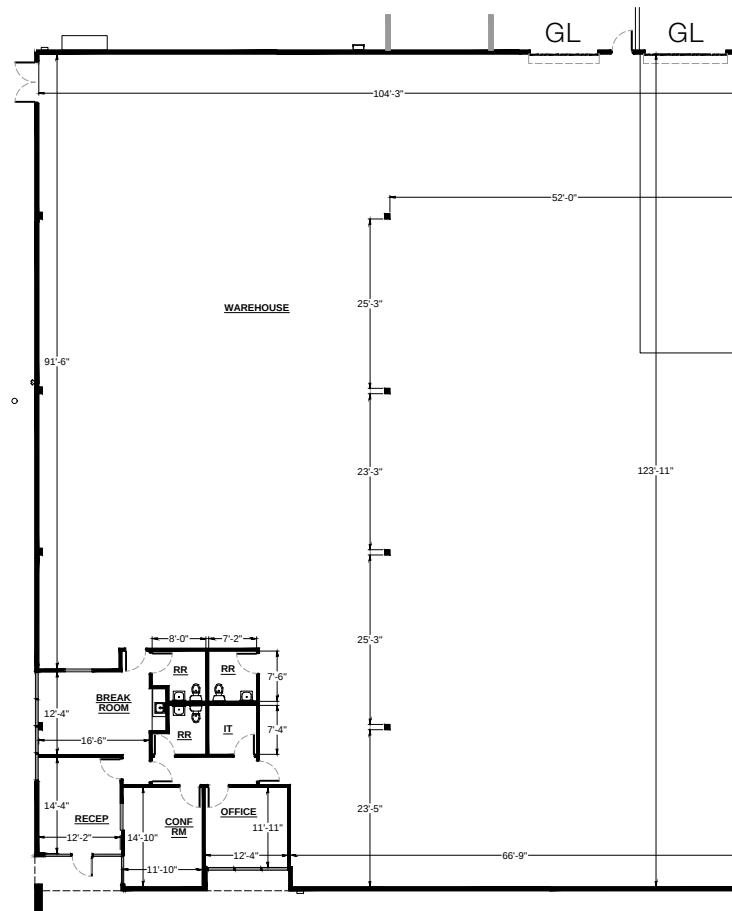
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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 404

- 64 month term
- \$2.05/sf rate
- 4 months free
- \$1/sf moving allowance

BLDG 9510-9516 | SUITE 404

- AVAILABLE SF: ±18,692 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (2) GL, (1) DH
- AVAILABLE NOW. MAKE READY WORK COMPLETE.
- \$2.05/SF NNN

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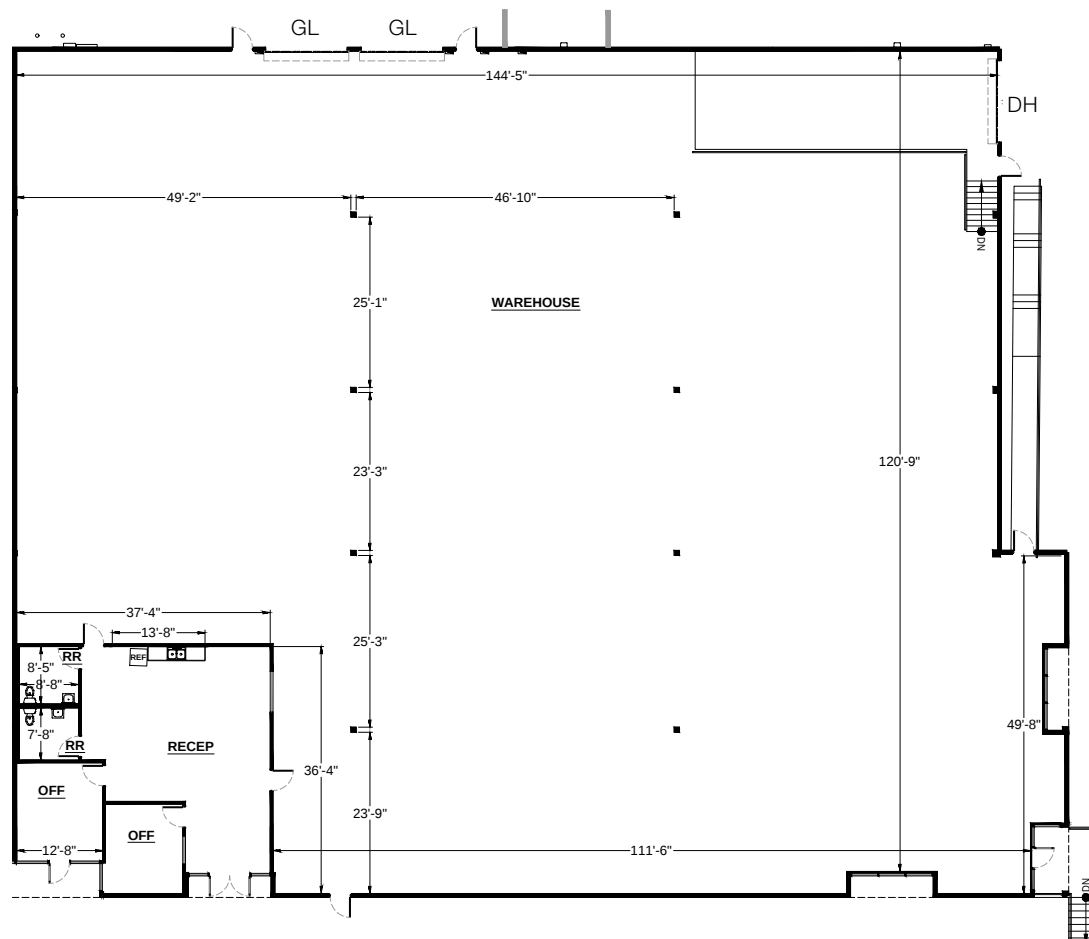
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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9550 | SUITE 201-203

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 201-203

- 64 month term
- \$2.10/sf rate
- 4 months free
- \$1/sf moving allowance

BLDG 9550 | SUITE 201-203

- AVAILABLE SF: ±8,443 SF
- OFFICE SF: 2,544 SF
- CLEAR HEIGHT: 15'4" - 16'8"
- LOADING: (3) GL
- AVAILABLE 2/1/2026
- \$2.10/SF NNN

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