

# CANYON INDUSTRIAL CENTER



**UNDER NEW  
OWNERSHIP**

**RENOVATIONS  
COMPLETE**

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

## FOR MORE INFORMATION:

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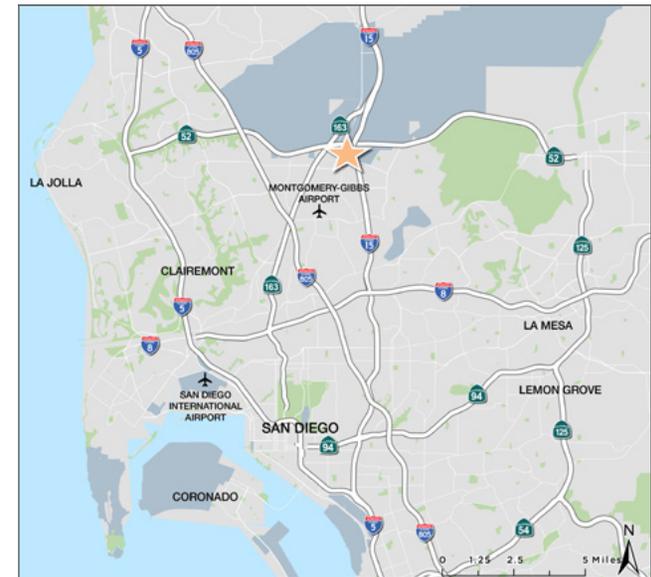
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## PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'2" - 19'0"
- 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
- Building signage 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.*





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## EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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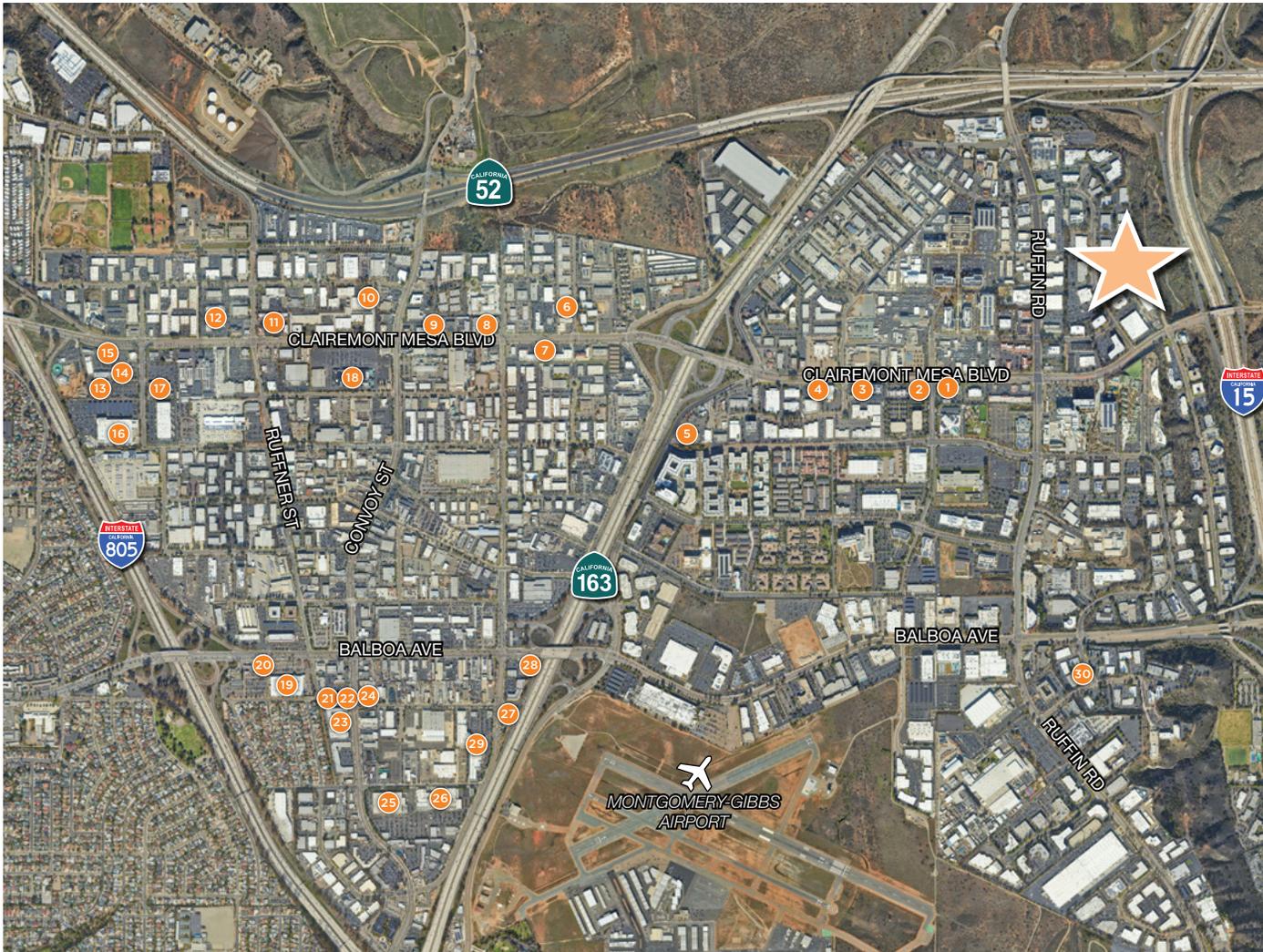
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# CANYON INDUSTRIAL CENTER

## AMENITIES

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- |                   |                    |                      |                         |                  |                       |                |                      |                        |                           |
|-------------------|--------------------|----------------------|-------------------------|------------------|-----------------------|----------------|----------------------|------------------------|---------------------------|
| 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   |

# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 403

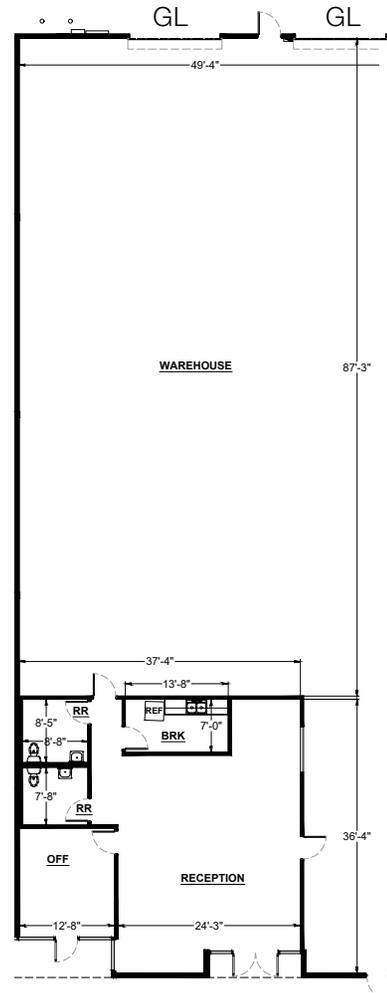
UNDER NEW OWNERSHIP



## LEASING INCENTIVES

### Suite 403

- Year 1 Rate: \$1.28/SF NNN



## BLDG 9510 | SUITE 403

- AVAILABLE SF: ±6,247 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (2) GL
- AVAILABLE NOW
- \$2.10/SF NNN
- CAN BE COMBINED WITH SUITE 404 FOR 18,692 SF

## FOR MORE INFORMATION

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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

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## LEASING INCENTIVES

**Suite 404**

- Year 1 Rate: \$1.04/SF NNN

## BLDG 9510 | SUITE 404

- AVAILABLE SF: ±12,445 SF
- OFFICE SF: 1,207 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (2) GL
- AVAILABLE NOW
- \$2.10/SF NNN
- CAN BE COMBINED WITH SUITE 403 FOR 18,692 SF

## FOR MORE INFORMATION

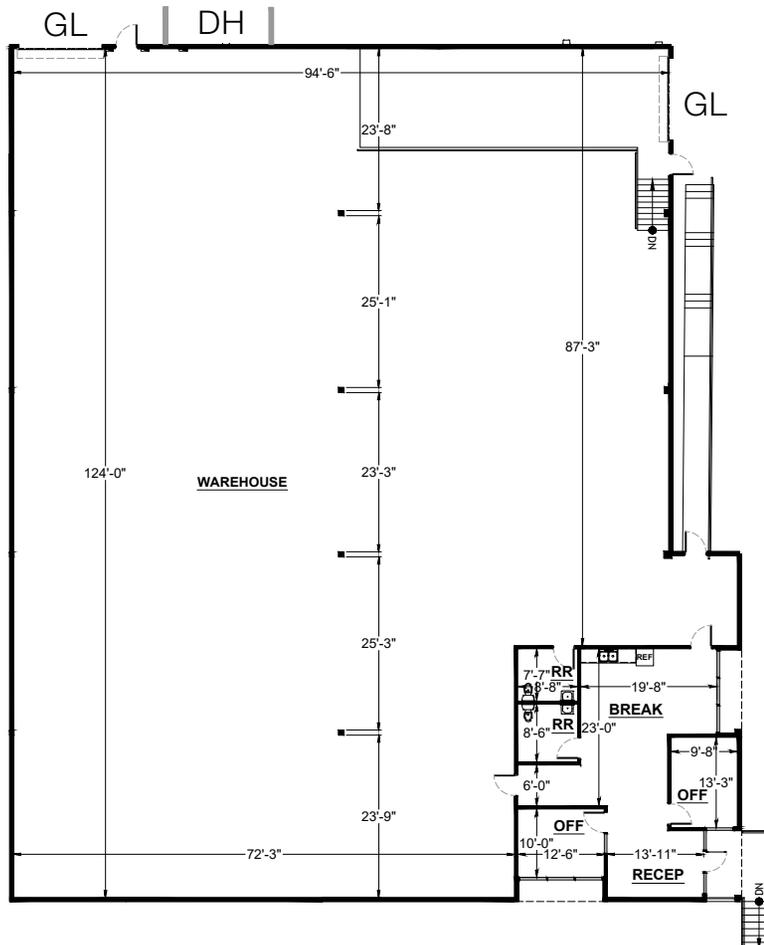
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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9464-9466 | SUITE 701

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## 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: (1) DH, (1) GL
- AVAILABLE NOW
- \$2.10/SF NNN

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