

# CANYON INDUSTRIAL CENTER



**RENOVATIONS  
COMPLETE**

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

## FOR MORE INFORMATION:

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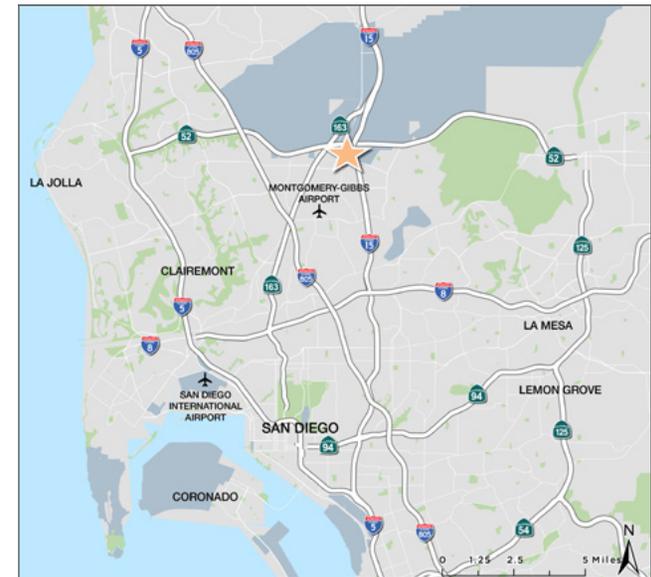
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## PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'-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
- 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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## PROPERTY PHOTOS

UNDER NEW OWNERSHIP



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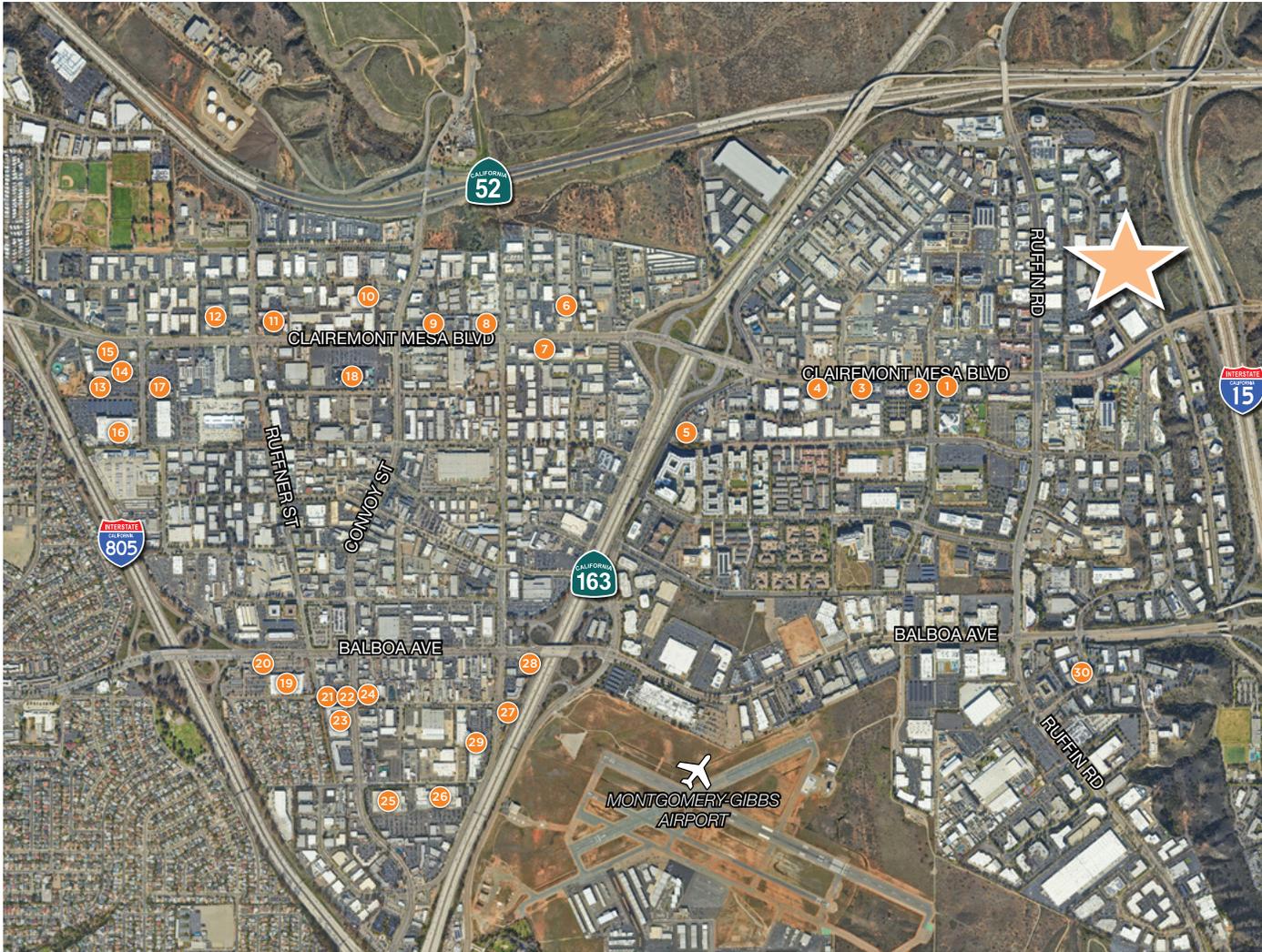
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# CANYON INDUSTRIAL CENTER

## AMENITIES

UNDER NEW OWNERSHIP



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

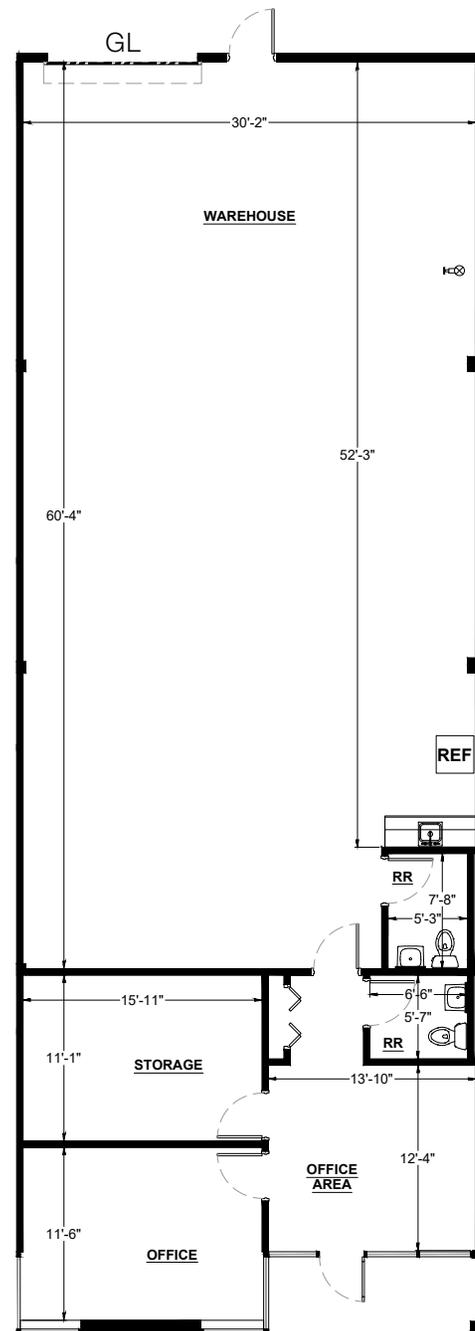
# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9474 | SUITE 907

UNDER NEW OWNERSHIP



**LEASING INCENTIVES**  
39 month term  
3 months free



## BLDG 9474 | SUITE 907

- AVAILABLE SF: ±2,634 SF
- OFFICE SF: 801 SF
- CLEAR HEIGHT: 13'0" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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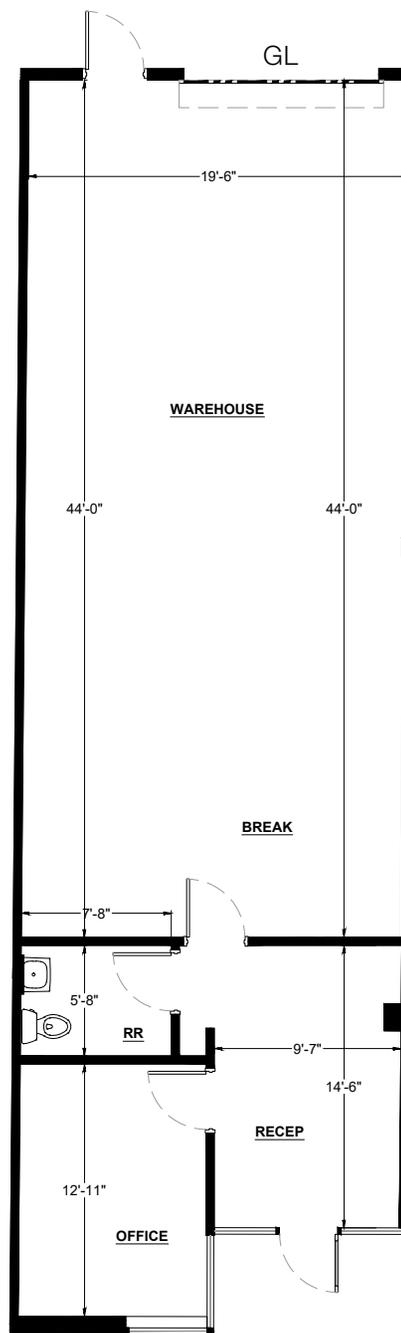
# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9484 | SUITE 805

UNDER NEW OWNERSHIP



**LEASING INCENTIVES**  
39 month term  
3 months free



## BLDG 9484 | SUITE 805

- AVAILABLE SF: ±1,300 SF
- OFFICE SF: 405 SF
- CLEAR HEIGHT: 13'4" - 14'3"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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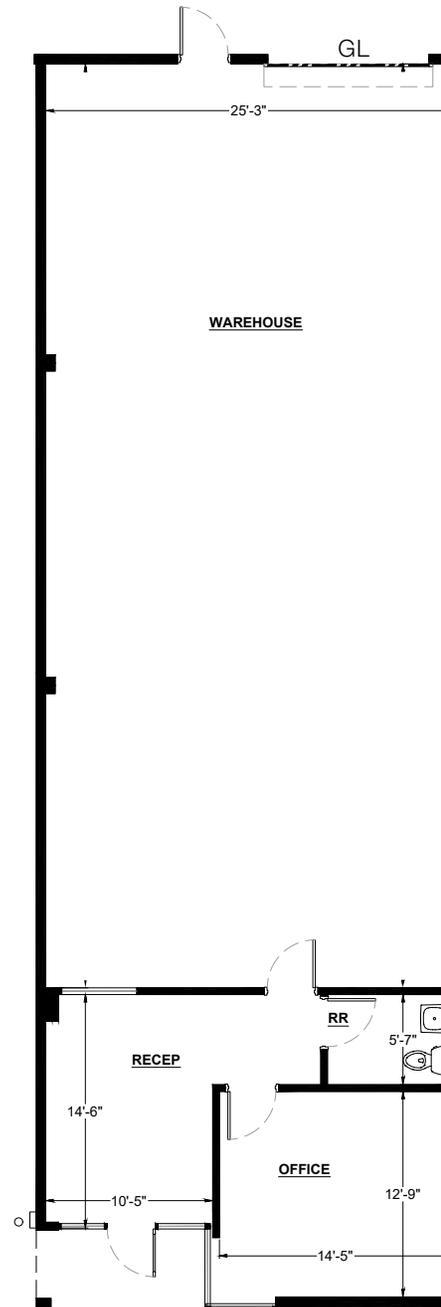
# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9520 | SUITE 601

UNDER NEW OWNERSHIP



**LEASING INCENTIVES**  
39 month term  
3 months free



## BLDG 9520 | SUITE 601

- AVAILABLE SF: ±2,033 SF
- OFFICE SF: 20%
- CLEAR HEIGHT: 13'6" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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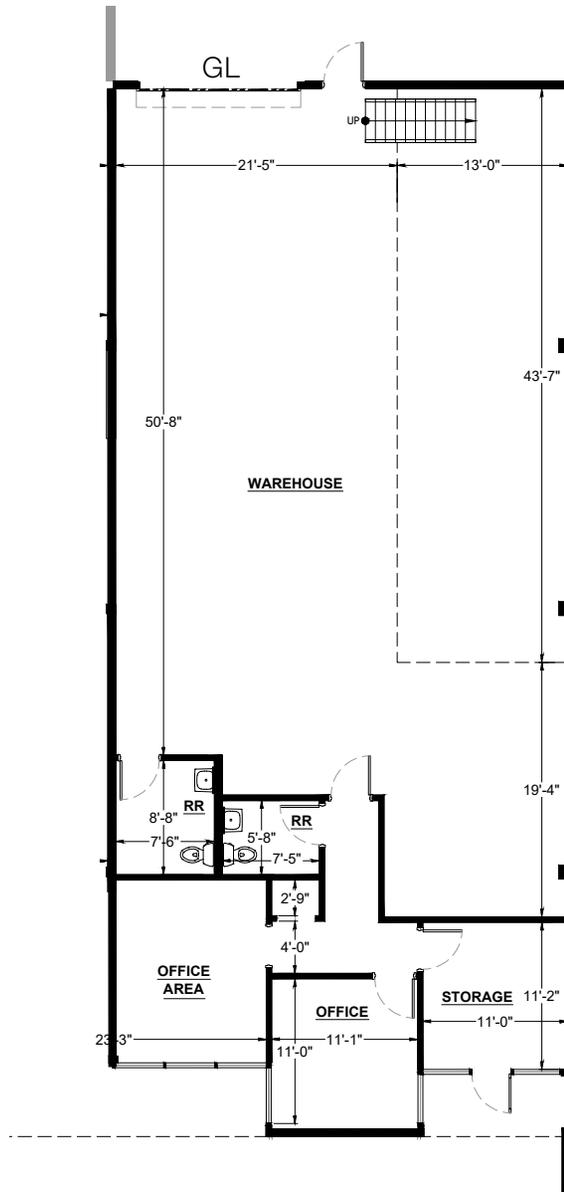
# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9550 | SUITE 203

UNDER NEW OWNERSHIP



**LEASING INCENTIVES**  
39 month term  
3 months free



## BLDG 9550 | SUITE 203

- AVAILABLE SF: ±2,789 SF
- OFFICE SF: 795 SF
- CLEAR HEIGHT: 15'4" - 16'8"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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