

4,260 SF INDUSTRIAL/FLEX CONDO
AVAILABLE FOR SALE



9155 BROWN DEER ROAD, UNIT 4
SAN DIEGO, CA 92121

PROPERTY OVERVIEW

	Building Size	±34,080 SF
	Land Size	±3.20 Acres (±139,392 SF)
	Unit Size	±4,260 SF
	Year Built	1988
	Stories	Two Story Office
	Clear Height	±22' Warehouse Clearance
	Loading	1 Grade Level Loading Door
	Parking	3.5 per 1,000 SF
	Sprinklers	Yes
	Power	Heavy Power
	Zoning	IL-2-1
	HOA Fee	\$1,043/Month
	Occupancy	Unit is currently leased through 12/31/2027
	Sale Price	\$2,150,000



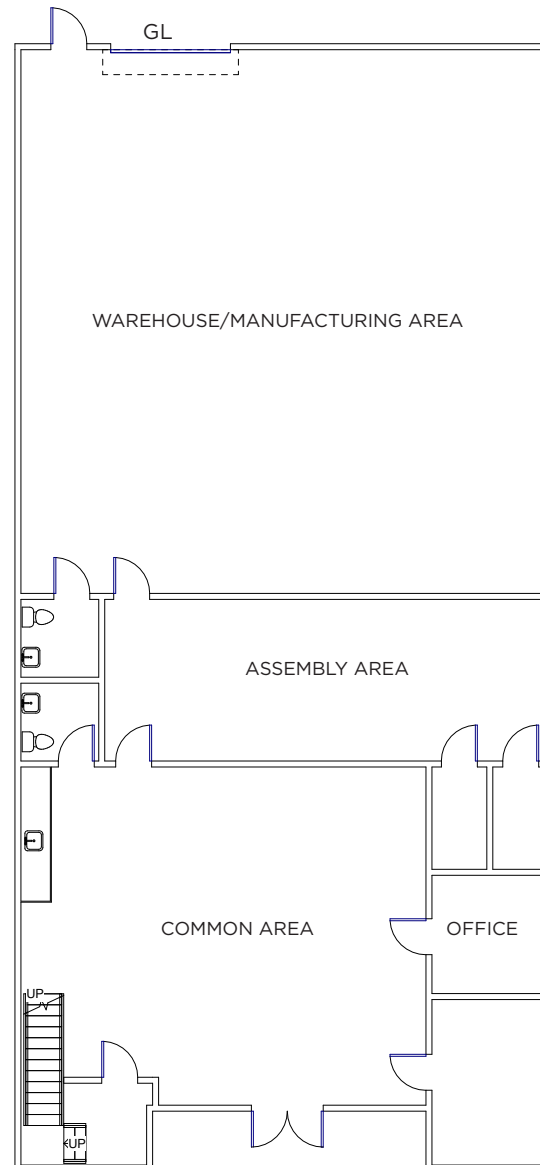
EXISTING LEASE STRUCTURE

Tenant	MicroBrightField, LLC
Unit Size	±4,260 SF
Lease Start Date	1/1/2023
Lease Expiration	12/31/2027
Lease Term	60 Months
Lease Type	NNN
Current Rent	\$13,500/Month
Annual Escalations	None

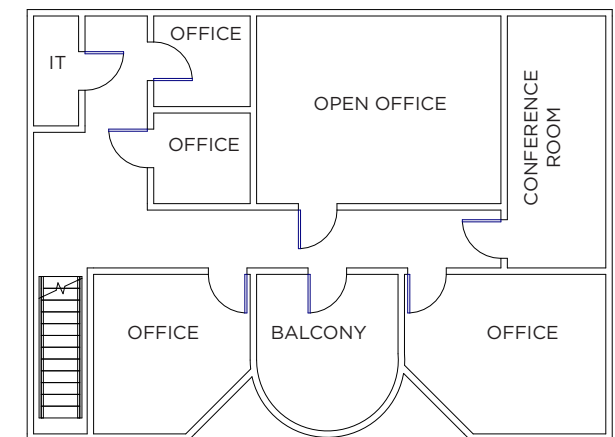
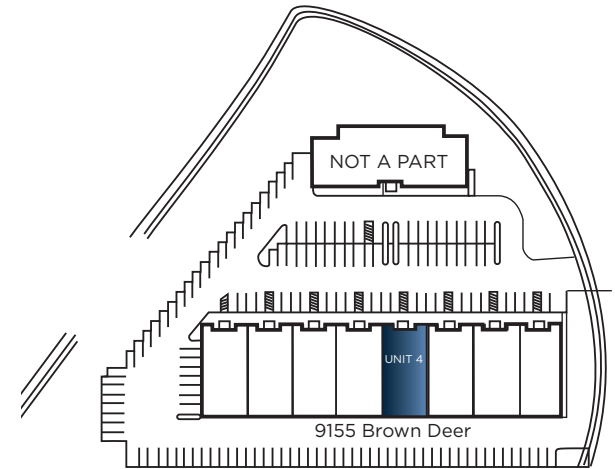
PROPERTY FLOOR PLAN

Recently renovated to include:

- Top-of-the-line teak flooring throughout office space
- Soundproofing by RNS Acoustics - Double-stud wall between machine shop and manufacturing space, sound proof walls between offices, studio doors
- Updated HVAC throughout
- Updated electric throughout (480V 3-Phase, 2 Panels, Separate Transformer)
- Two bathrooms (ADU accessible), one with shower
- Full kitchen with built-in espresso machine
- LED lighting throughout
- State-of-the-art security system and IT infrastructure
- Exterior dust collection system



1ST FLOOR



2ND FLOOR

PROPERTY LOCATION



CARMEL VALLEY



SORRENTO VALLEY BLVD



TORREY PINES



MIRAMESA BLVD



UTC



9155 BROWN DEER RD



MIRAMAR ROAD

MIRAMAR



CONTACT INFORMATION



RYAN DOWNING, SIOR

+1 858 546 5416
ryan.downing@cushwake.com
CA Lic 01955032

BRANT ABERG, SIOR

+1 858 546 5464
brant.aberg@cushwake.com
CA Lic 01773573

