

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 | \$2,023,500 |



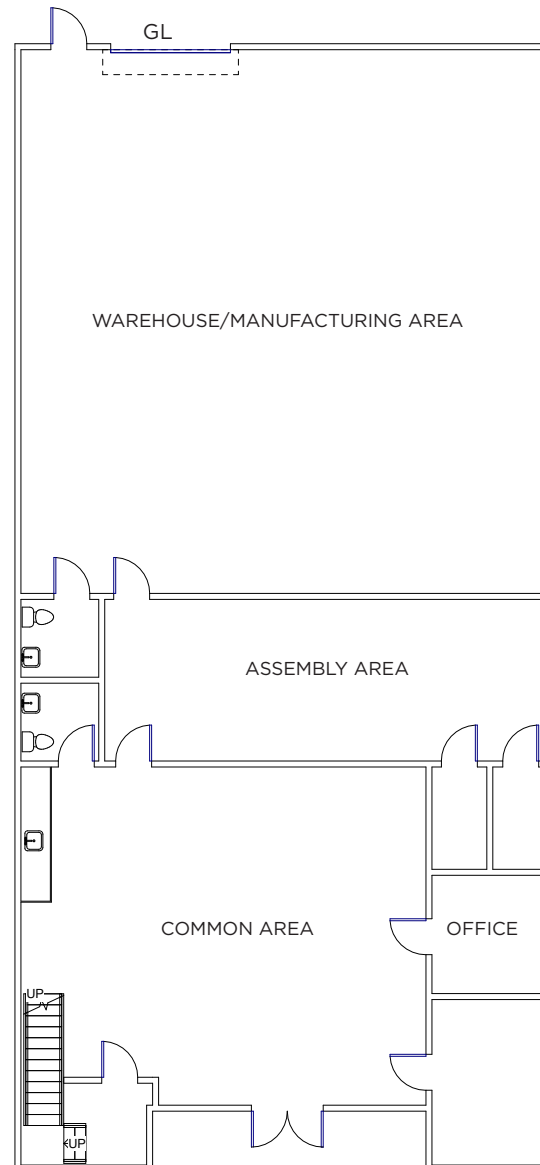
EXISTING LEASE STRUCTURE

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

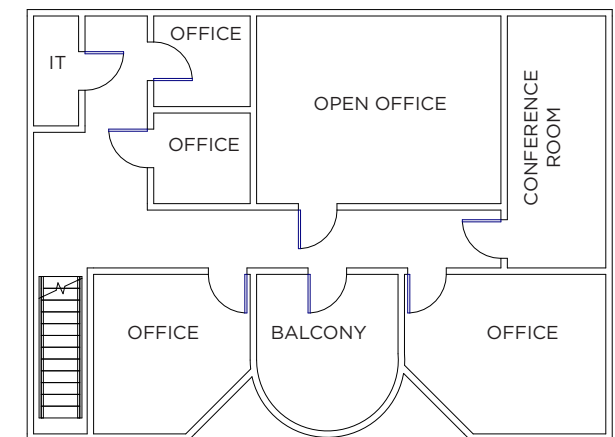
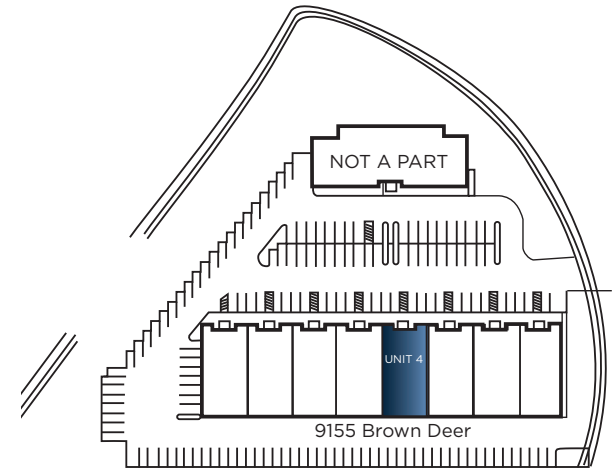
PROPERTY FLOOR PLAN

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



CARME
VALLEY



TORREY
PINES



UTC



MIRAMAR ROAD

9155
BROWN DEER RD

MIRAMAR

SORRENTO VALLEY BLVD



MIRA MESA BLVD



CONTACT INFORMATION



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