

**FOR SUBLEASE**  
18,732 SQUARE FEET  
FREESTANDING FLEX/INDUSTRIAL

**10109**

CARROLL CANYON ROAD  
SAN DIEGO, CA 92131



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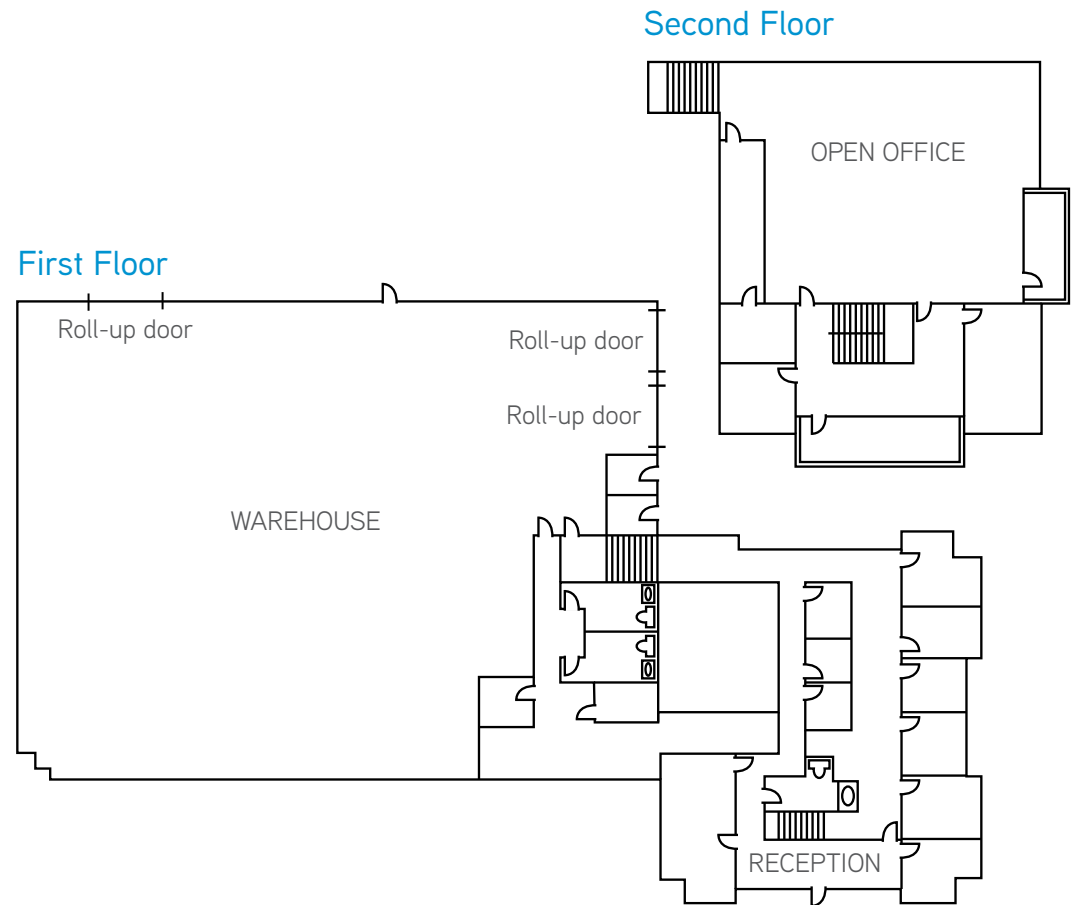
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## PROPERTY FEATURES

- > Approximately 11,732 square feet of warehouse space
- > Approximately 7,493 square feet of office space
- > Climate-controllable warehouse
- > 3 Grade-level doors: One (1) - 12' X 12' and Two (2) - 12' X 14'
- > Fifty-two (52) unreserved spaces
- > Power: 2,000 Amps of 120/208v 4W Heavy
- > Sublease Term expires April 30, 2018
- > ASKING RATE: \$0.90/SF NNN



## FLOOR PLAN



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## SITE PLAN



## AERIAL



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