

FOR SALE / LEASE | 7,891 SF INDUSTRIAL CONDO

OWNER/USER CONDO LOCATED AT RANCHO PACIFICA CENTER

**LEASING INCENTIVE
\$1.00/SF + NNN
INITIAL 6 MONTHS**



PROPERTY FEATURES:

- 7,891 SF Industrial Condo Available
- Two Grade Level Roll-Up Doors
- Four Restrooms
- Approx. 23' Ceiling Clear Height
- Two Skylights
- Sprinklered
- Approx. 26 Parking Spaces (3.29/1,000 SF)
- Walking Distance to Retail Amenities
- Owner/User Opportunity
- Lease Rate: \$1.20/ SF + NNN
- Sale Price: \$1,995,000

16130 W. BERNARDO DRIVE, SAN DIEGO, CA 92127

Joshua J. Smith
Vice President
DRE # 01476024
joshua.smith@svn.com

619.797.1322
4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123



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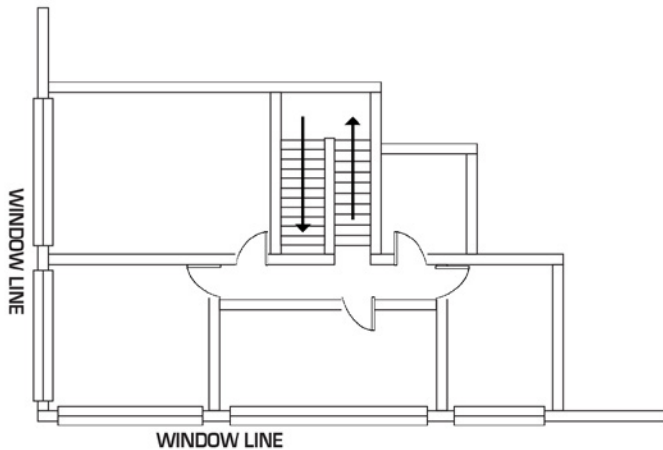
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Currently approximately 4,441 SF office build-out on two floors

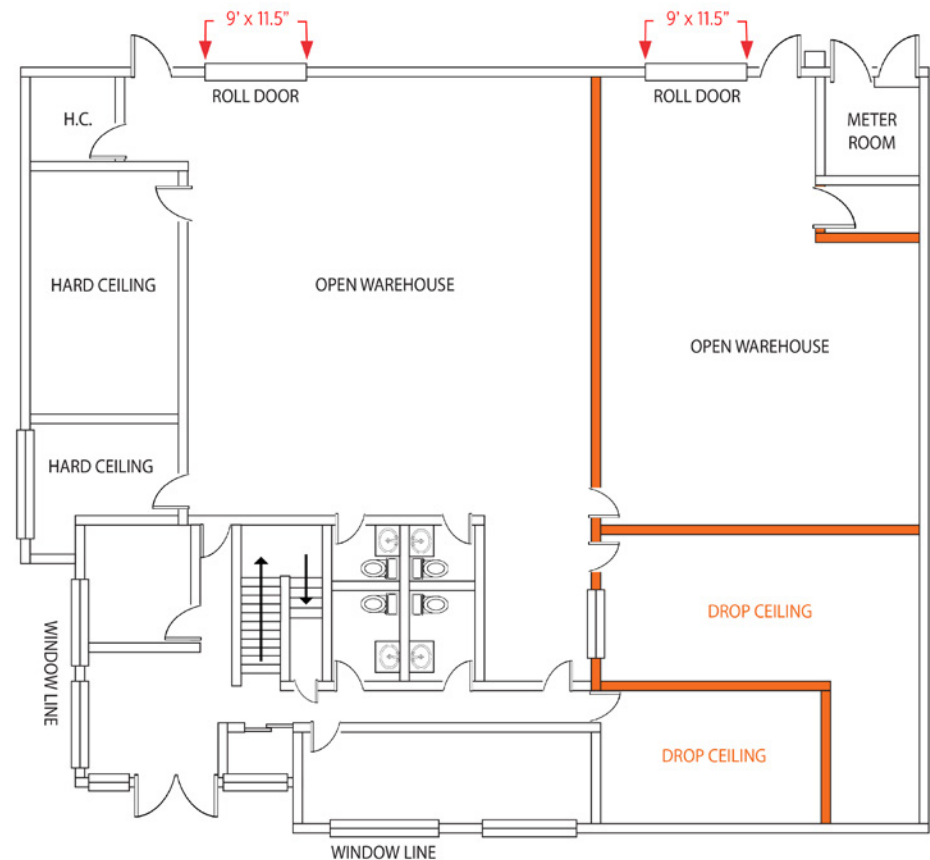


*All highlighted walls are approx. 10' in height and can easily be removed including areas with drop ceiling

AS-BUILT SECOND FLOOR PLAN



AS-BUILT FIRST FLOOR PLAN



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