



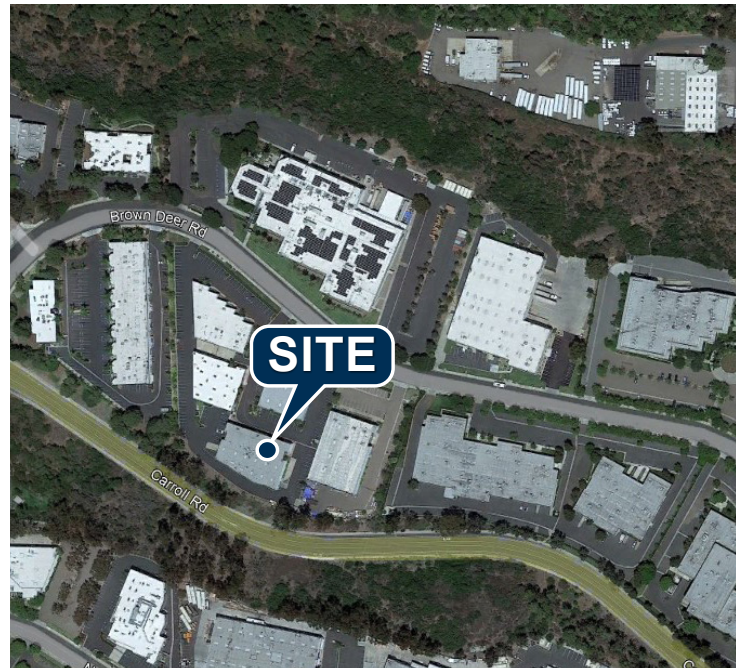
**AVAILABLE FOR
LEASE**

**HIGH IMAGE DOCK HIGH FLEX/INDUSTRIAL
SPACE IN SORRENTO**

9245 BROWN DEER ROAD, SUITE A
SAN DIEGO, CA 92121

PROPERTY FEATURES

- $\pm 7,500$ SF Industrial/Flex Suite
- Approx. 50% office / 50% warehouse
- 1 Dock Well and 1 Grade Level Door
- Minimum 18' Clear Height
- Approximately 2.4/1,000 SF parking ratio
- Fully Sprinklered (.33/3.00 GPM)
- Excellent freeway access to I-805, I-15, and Highway 52
- Available May 1, 2023



Lease Rate: \$1.95 Gross

CHRIS DUNCAN, SIOR

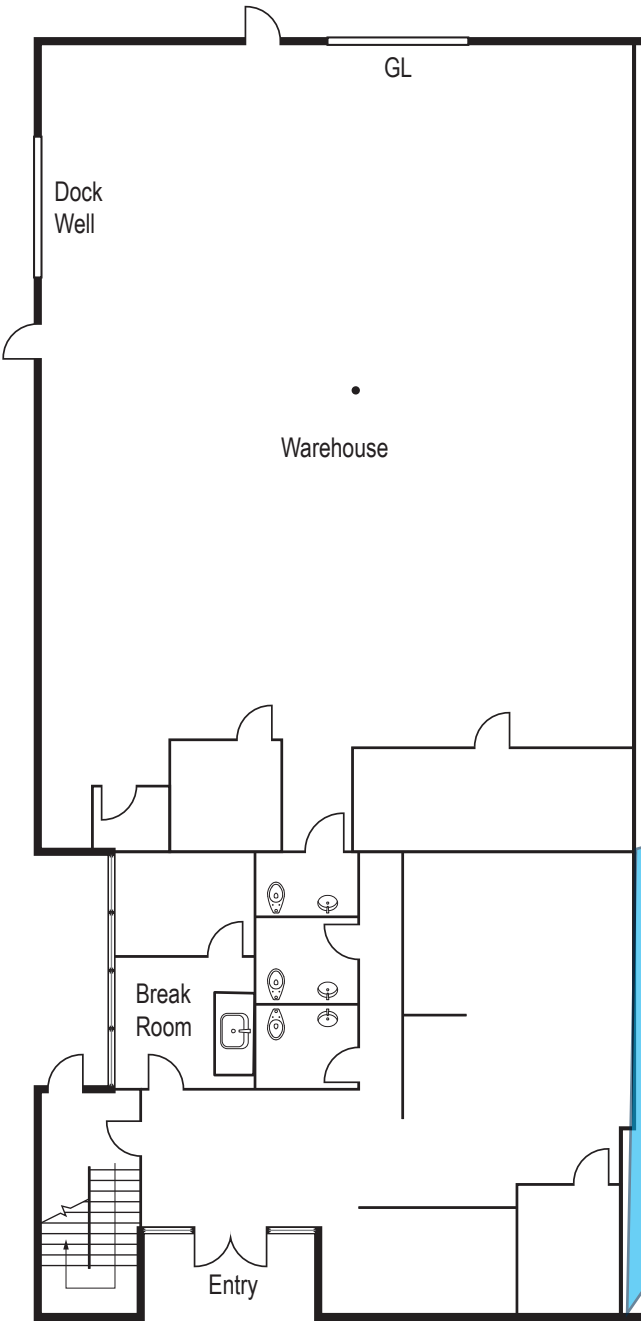
Senior Vice President | Lic. 01324067
858.458.3307 | cduncan@voitco.com

Voit
REAL ESTATE SERVICES

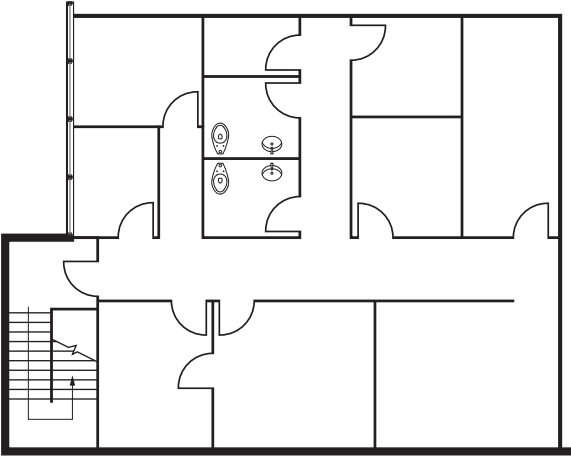
9245 BROWN DEER ROAD, SUITE A

±7,500 SF

1st Floor



2nd Floor



FLOOR PLAN

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