

FOR SALE OR LEASE

4,994 SF LAB/FLEX BUILDING



7758 ARJONS DRIVE

SAN DIEGO, CA 92126

CHRIS DUNCAN, SIOR

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

RANDY LaCHANCE

Executive Vice President | Lic.#00969674
858.458.3374 | rlachance@voitco.com

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FEATURES

- » 4,994 SF 2-Story Lab/Flex Building Available for Sale or Lease
- » Approximately 50% Office
- » 50% HVAC Lab Area
- » Benching Included (Approx. 48 Linear Feet)
- » Cold Refrigerator Room
- » 2 Grade Level Doors
- » Divisible
- » Outstanding Central Miramar Location
- » Good Freeway access to Interstates 5, 15 and Highway 805
- » Association Dues \$350.00/Month

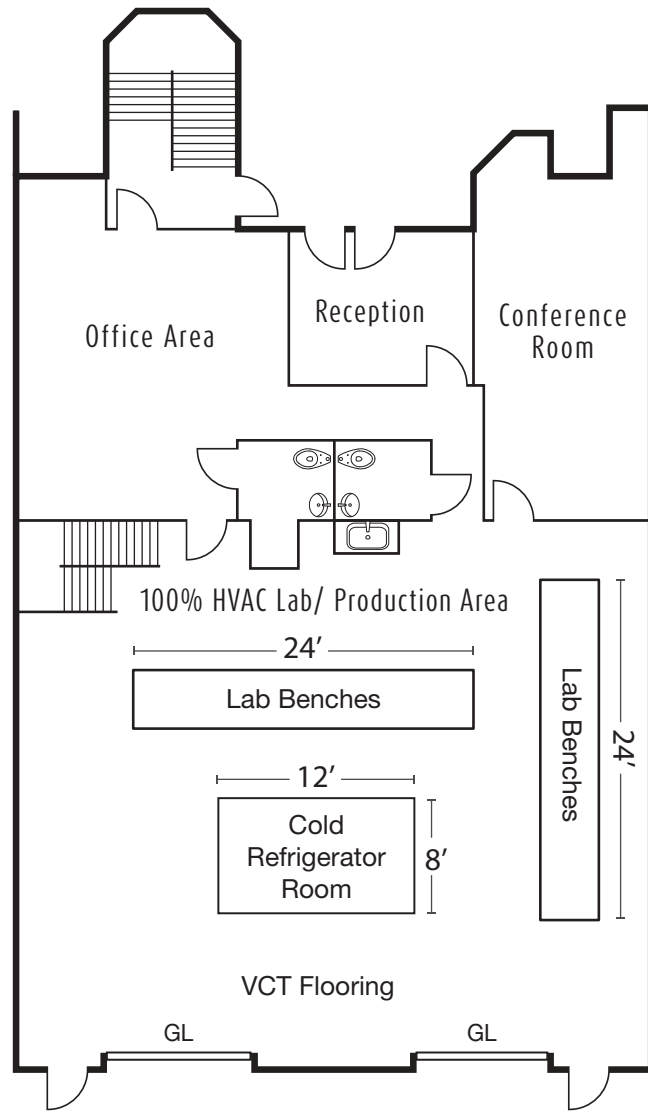
LEASE RATE: \$2.25 NNN

SALE PRICE: \$2,250,000

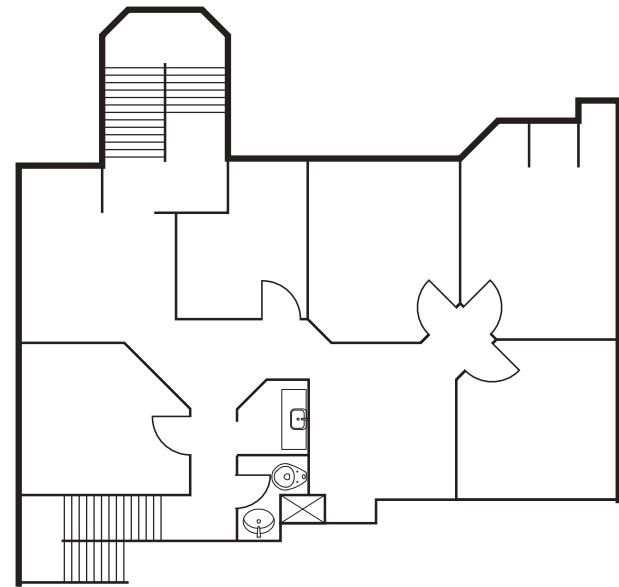


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



SITE PLAN



LIFE SCIENCE - AREA MAP



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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic.#01991785 | www.voitco.com

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