

7,000-19,618 SF FREE-STANDING CLASS A FLEX FACILITY FOR LEASE



9560 WAPLES STREET

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9560 WAPLES STREET



Located in San Diego, CA in the Sorrento Mesa submarket



19,618 SF Freestanding Building



Flexible Office and Warehouse Configuration



3 Grade Level Loading Doors



22' Warehouse Clearance



3 per 1,000 SF



1,000 Amps



Full kitchen & Break Area



Recently Renovated



Lease Rate: Negotiable
(NNNs=\$0.73 PSF)



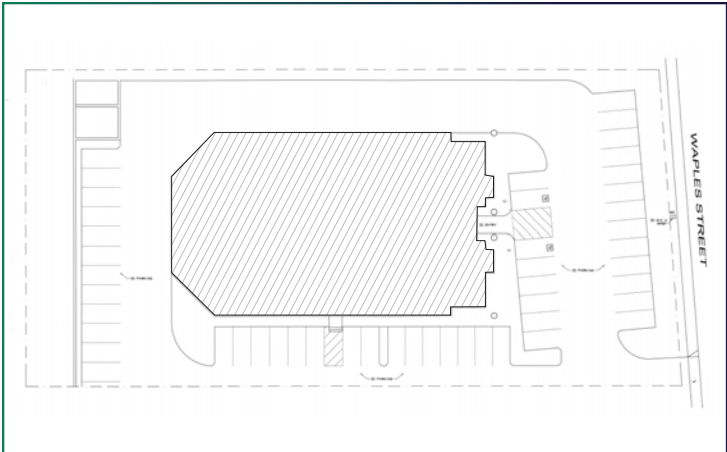
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FEATURES

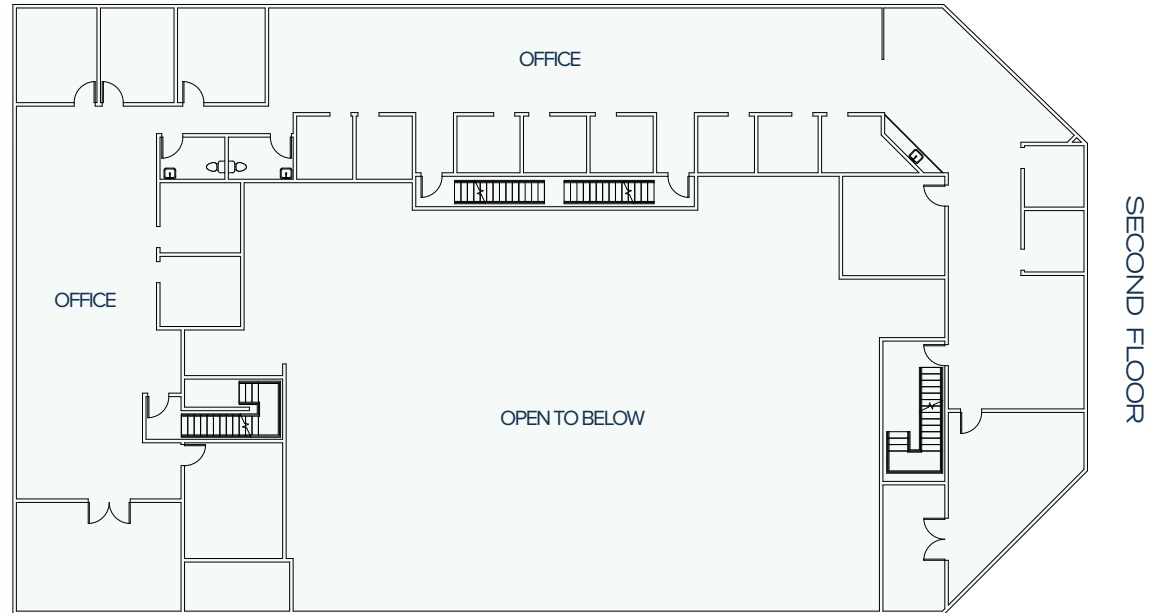
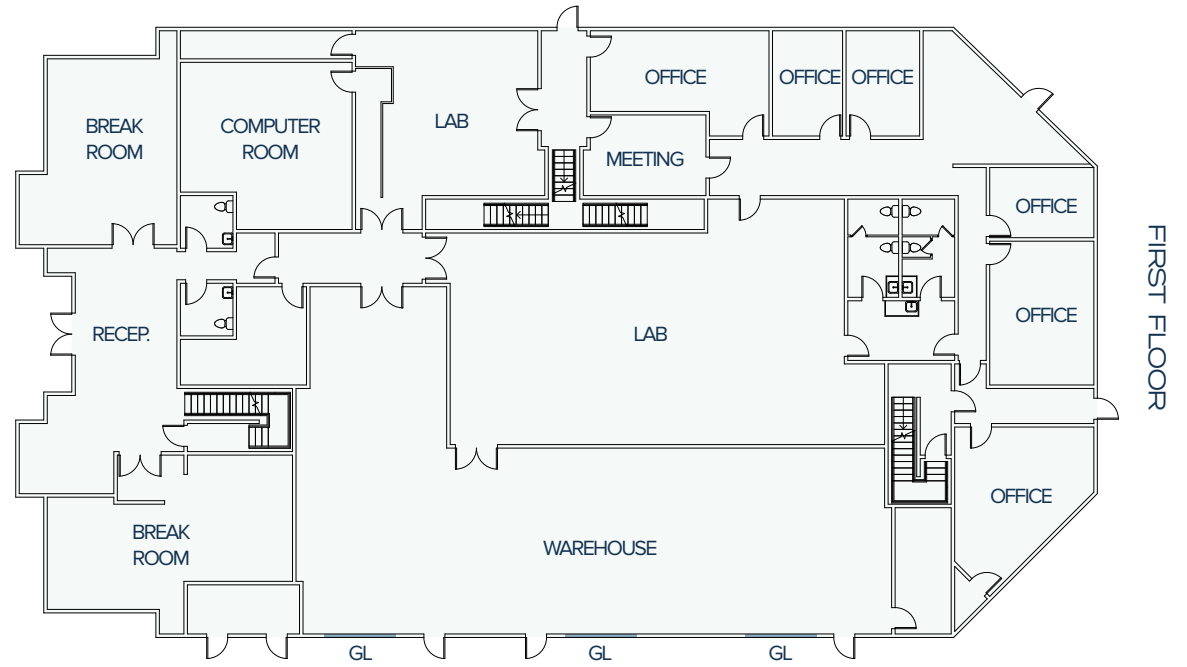


±7,000-19,618 Square Feet Available For Lease

9560 WAPLES STREET



AS-BUILT FLOOR PLAN

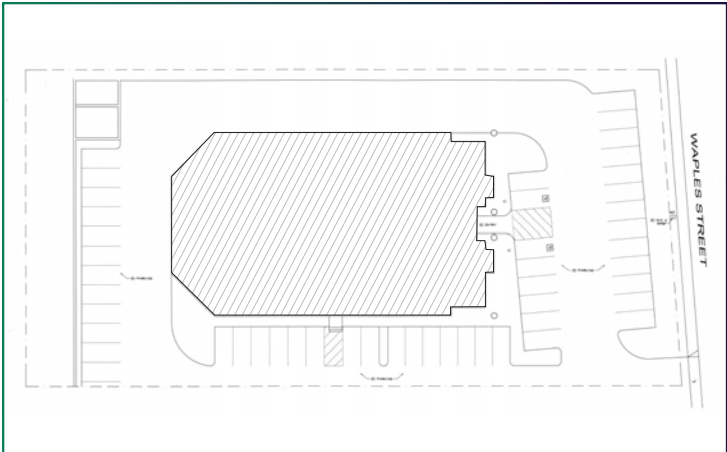


FLOOR PLAN

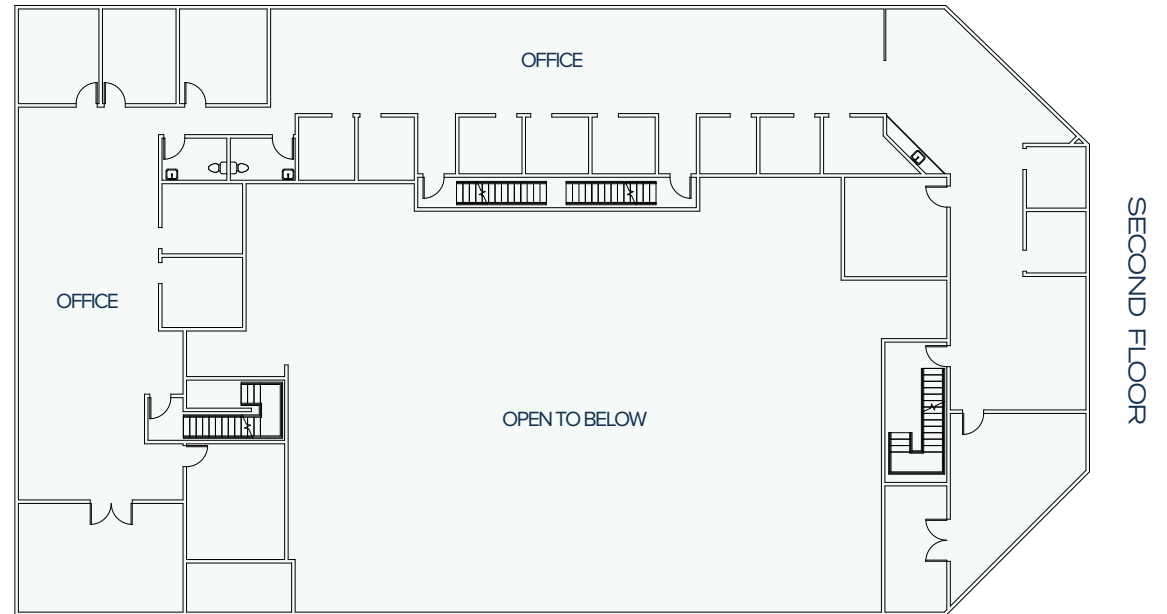
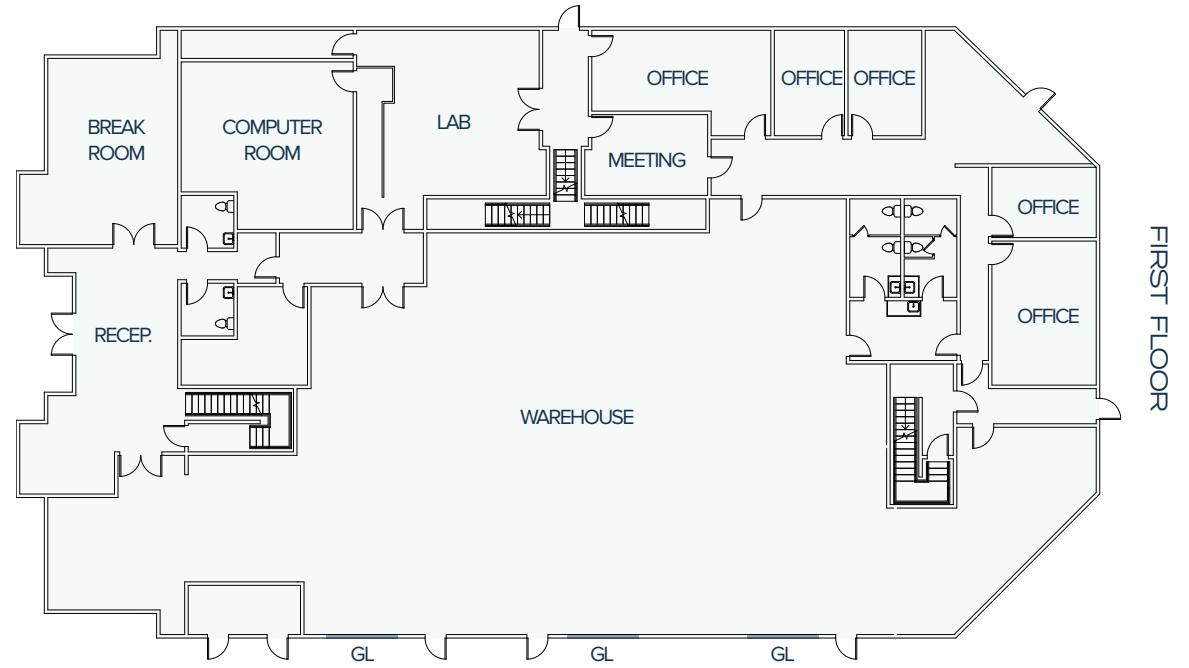


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PROPOSED FLOOR PLAN



FLOOR PLAN



Lease Rate: Negotiable (NNNs=\$0.73 PSF)



9560
WAPLES STREET

CARMEL VALLEY

TORREY PINES



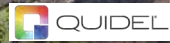
UTC



SORRENTO VALLEY BLVD



MIRA MESA BLVD



MIRAMAR

MIRAMAR ROAD



LOCATION



Excellent access to
805 FWY / 5 FWY



Central Sorrento Location
with several nearby amenities



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