

# CANYON INDUSTRIAL CENTER



**UNDER NEW  
OWNERSHIP**

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

## FOR MORE INFORMATION:

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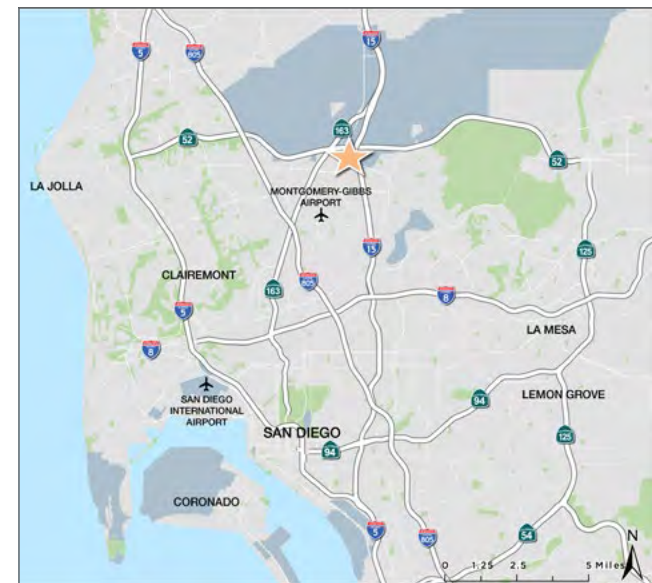
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## PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'-17'
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available
- Building signage available



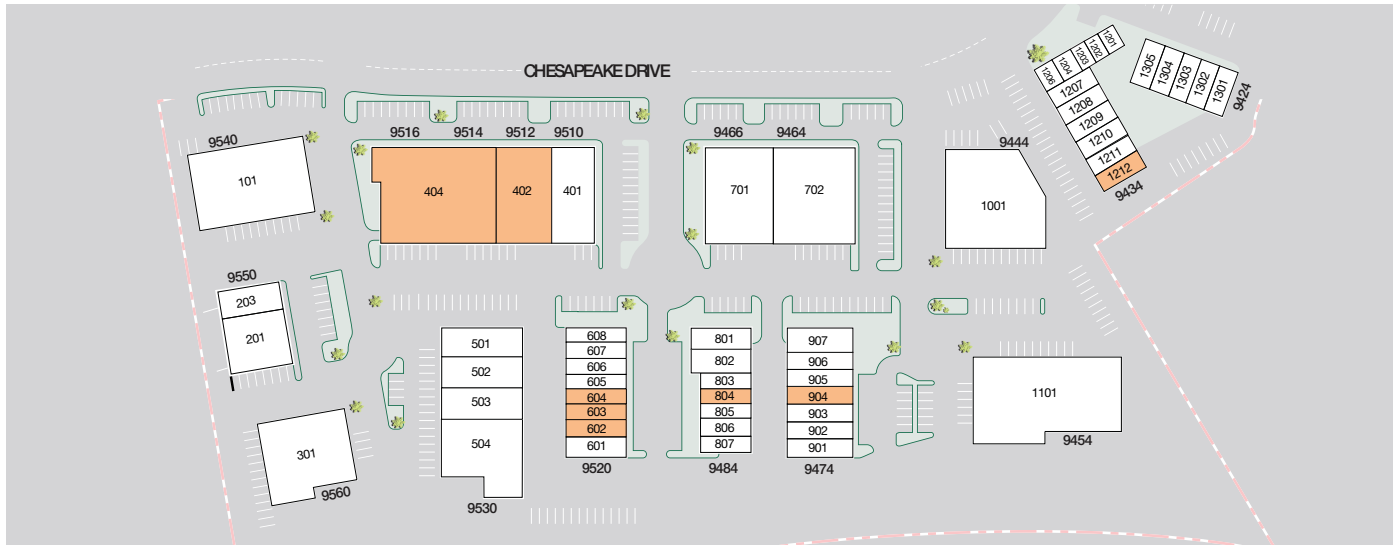
*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



# CANYON INDUSTRIAL CENTER

## SITE PLAN

UNDER NEW OWNERSHIP



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### AVAILABILITIES

AVAILABLE OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9434	1212	1,398	Call Broker	34%	Reception, (1) private office, (1) restroom and warehouse with (1) grade level loading door. Available now.
9474	904	1,874	Call Broker	47%	Reception, (1) private office, (1) restroom, breakroom and warehouse with (1) grade level loading door. Make ready work complete. Available now.
9484	804	1,299	Call Broker	15%	Reception, (1) private office, (1) restroom and warehouse with (1) grade level loading door. Make ready work complete. Available now.
9510-9516	402	8,775	Call Broker	22%	Reception, (4) private offices, (1) open office, (2) restrooms, break room, and warehouse with (1) dock high and (1) grade level door. Available 1/1/2025.
9510-9516	404	18,692	Call Broker	7%	Open office, (2) private offices, (2) restrooms, break room and warehouse with (1) dock high and (2) grade level loading doors. Make ready work complete. Available Now.
9510-9516	402-404	27,467	Call Broker	12%	Open office, (6) private offices, (4) restrooms, break room and warehouse with (2) dock high and (3) grade level loading doors. Available 1/1/2025.
9520	602	1,568	Call Broker	50%	Reception, (1) private office, storage area, (1) restroom, and warehouse with (1) grade level door. Can be combined with Suite 603 for 3,178 SF and 603/604 for 4,777 SF. Available now.
9520	603	1,610	Call Broker	55%	Reception, (1) private office, (1) open office, (1) restroom, break room, and warehouse with (1) grade level door. Can be combined with Suite 602 for 3,178 SF, Suite 604 for 3,209 SF and 602/604 for 4,777 SF. Available now.
9520	604	1,599	Call Broker	55%	Reception, (1) private office, (1) open office, (1) restroom, break area, and warehouse with (1) grade level door. Can be combined with Suite 603 for 3,209 SF and 602/603 for 4,777 SF. Available now.
9520	602-604	4,777	Call Broker	55%	Reception, (3) private offices, open office area, (3) restrooms, (1) break room, and warehouse with (3) grade level doors. Available 1/1/2025.



# CANYON INDUSTRIAL CENTER

## PROPERTY PHOTOS

UNDER NEW OWNERSHIP



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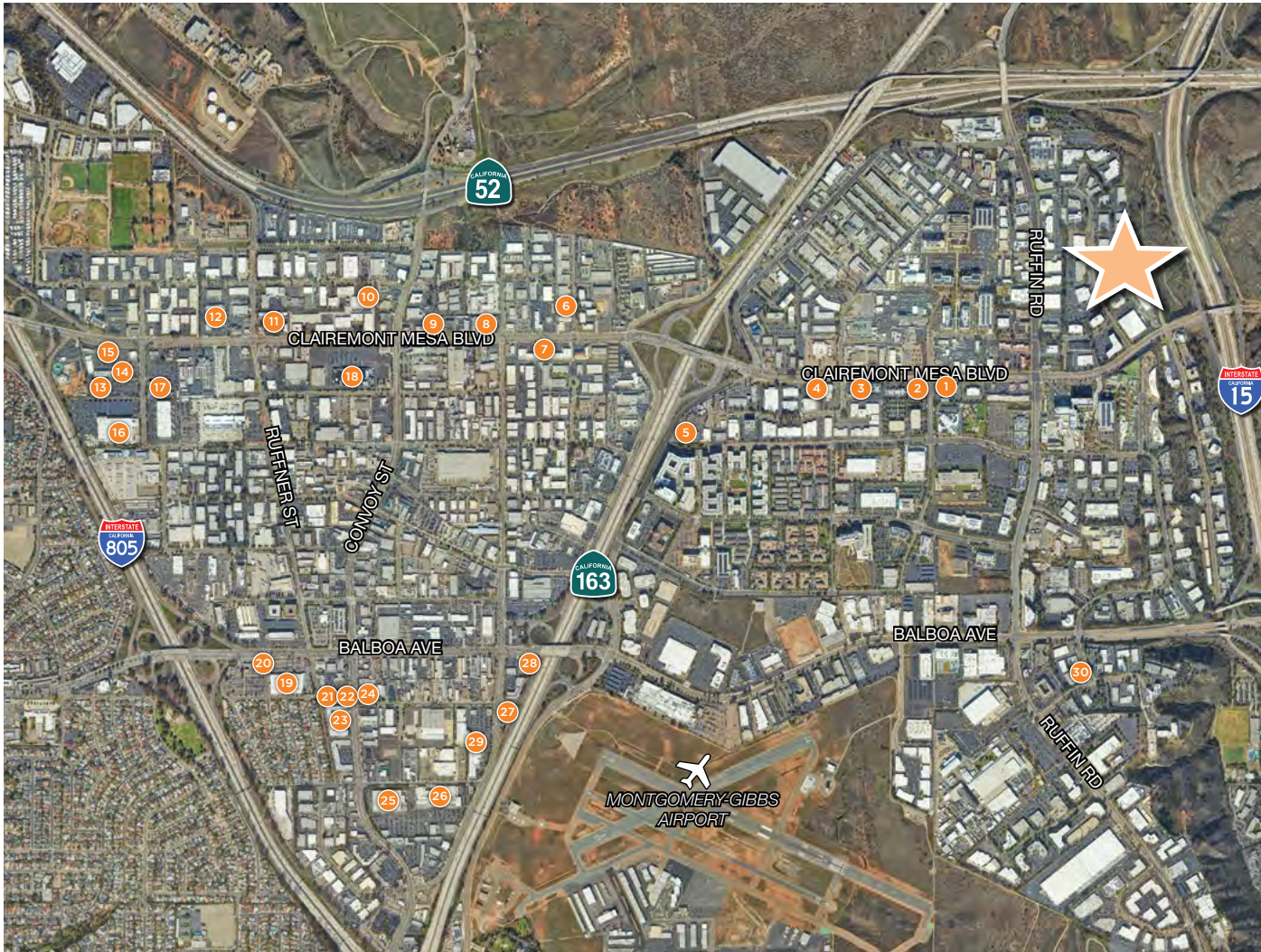




# CANYON INDUSTRIAL CENTER

## AMENITIES

UNDER NEW OWNERSHIP



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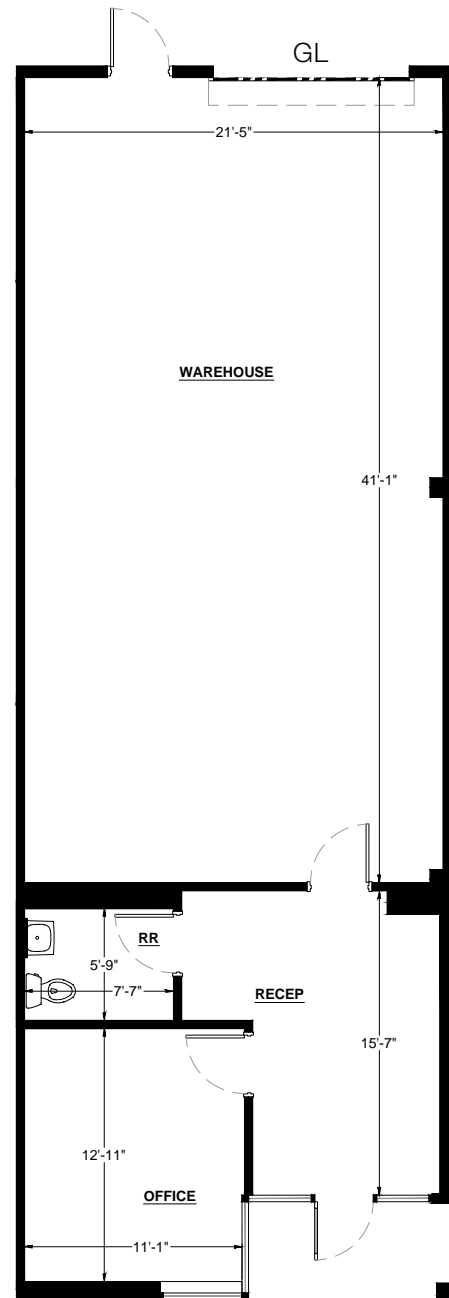


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|----------------------|-----------------------|-------------------------|----------------------------|---------------------|--------------------------|-------------------|-------------------------|---------------------------|-------------------------------|
| 1<br>Starbucks       | 2<br>Firehouse Subs   | 3<br>Panera Bread       | 4<br>McDonalds             | 5<br>Sonic Drive-In | 6<br>Societe Brewing Co. | 7<br>Kearny Plaza | 8<br>Mercury Village SC | 9<br>The Godfather        | 10<br>Hopponymous Brewing Co. |
| 11<br>Rubios         | 12<br>99 Ranch Market | 13<br>LA Fitness        | 14<br>Chipotle             | 15<br>McDonalds     | 16<br>Walmart            | 17<br>Food 4 Less | 18<br>Zion Market       | 19<br>H Mart              | 20<br>Applebee's              |
| 21<br>Coco Ichibanya | 22<br>Manna BBQ       | 23<br>Convoy Village SC | 24<br>Cross Street Chicken | 25<br>Costco        | 26<br>Target             | 27<br>In-N-Out    | 28<br>Marukai           | 29<br>Hawthorne Crossings | 30<br>Bud's Louisiana Cafe    |

# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9434 | SUITE 1212

UNDER NEW OWNERSHIP



## BLDG 9434 | SUITE 1212

- AVAILABLE SF: ±1,398 SF
- OFFICE SF: 469 SF
- CLEAR HEIGHT: 13'6" - 14'4"
- LOADING: (1) GL
- AVAILABLE NOW
- CALL BROKER FOR RATE

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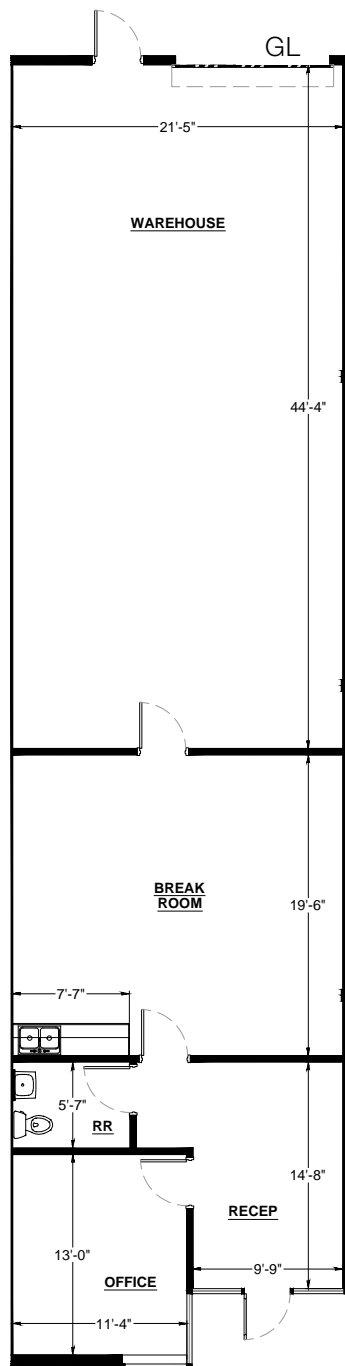
# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9474 | SUITE 904

UNDER NEW OWNERSHIP



TAKE A TOUR



## BLDG 9474 | SUITE 904

- AVAILABLE SF: ±1,874 SF
- OFFICE SF: 883 SF
- CLEAR HEIGHT: 13'6" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW. MAKE READY WORK COMPLETE
- CALL BROKER FOR RATE

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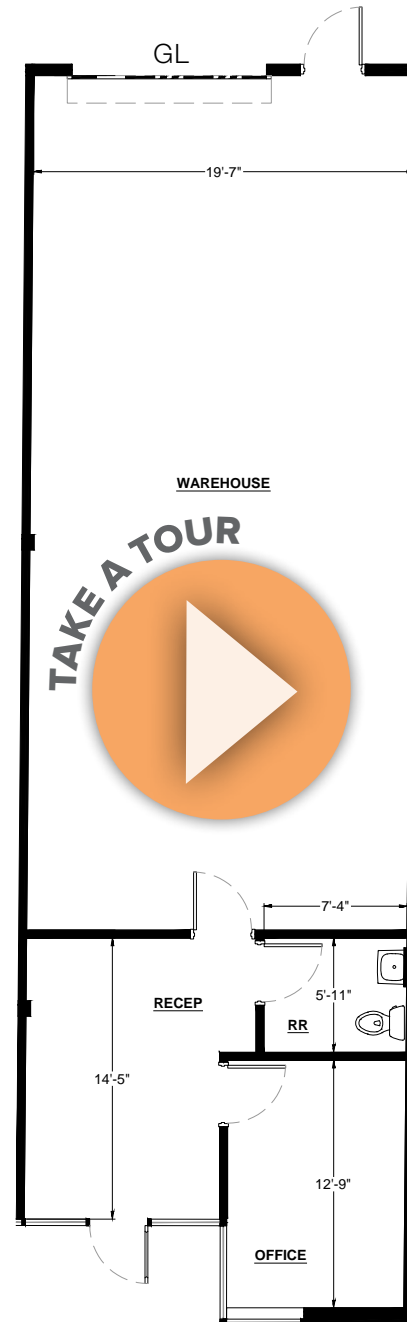
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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9484 | SUITE 804

UNDER NEW OWNERSHIP



## BLDG 9484 | SUITE 804

- AVAILABLE SF:  $\pm 1,299$  SF
- OFFICE SF:  $\pm 15\%$
- CLEAR HEIGHT: 13'4" - 14'3"
- LOADING: (1) GL
- AVAILABLE NOW. MAKE READY WORK COMPLETE.
- CALL BROKER FOR RATE

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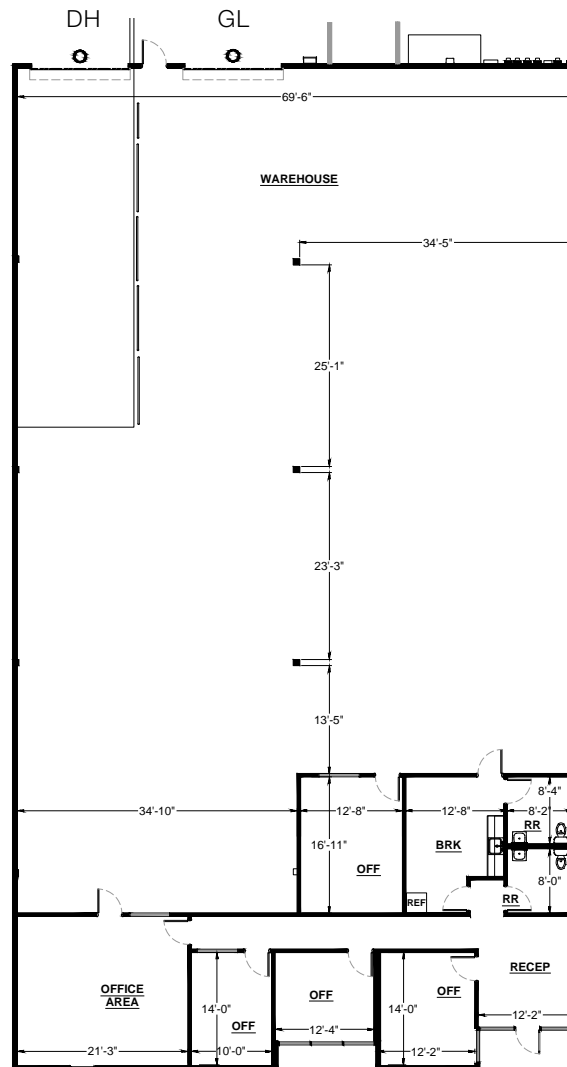




# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 402

UNDER NEW OWNERSHIP



## BLDG 9510-9516 | SUITE 402

- AVAILABLE SF: ±8,775 SF
- OFFICE SF: 1,961 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (1) GL, (1) DH
- AVAILABLE 1/1/2025
- CALL BROKER FOR RATE

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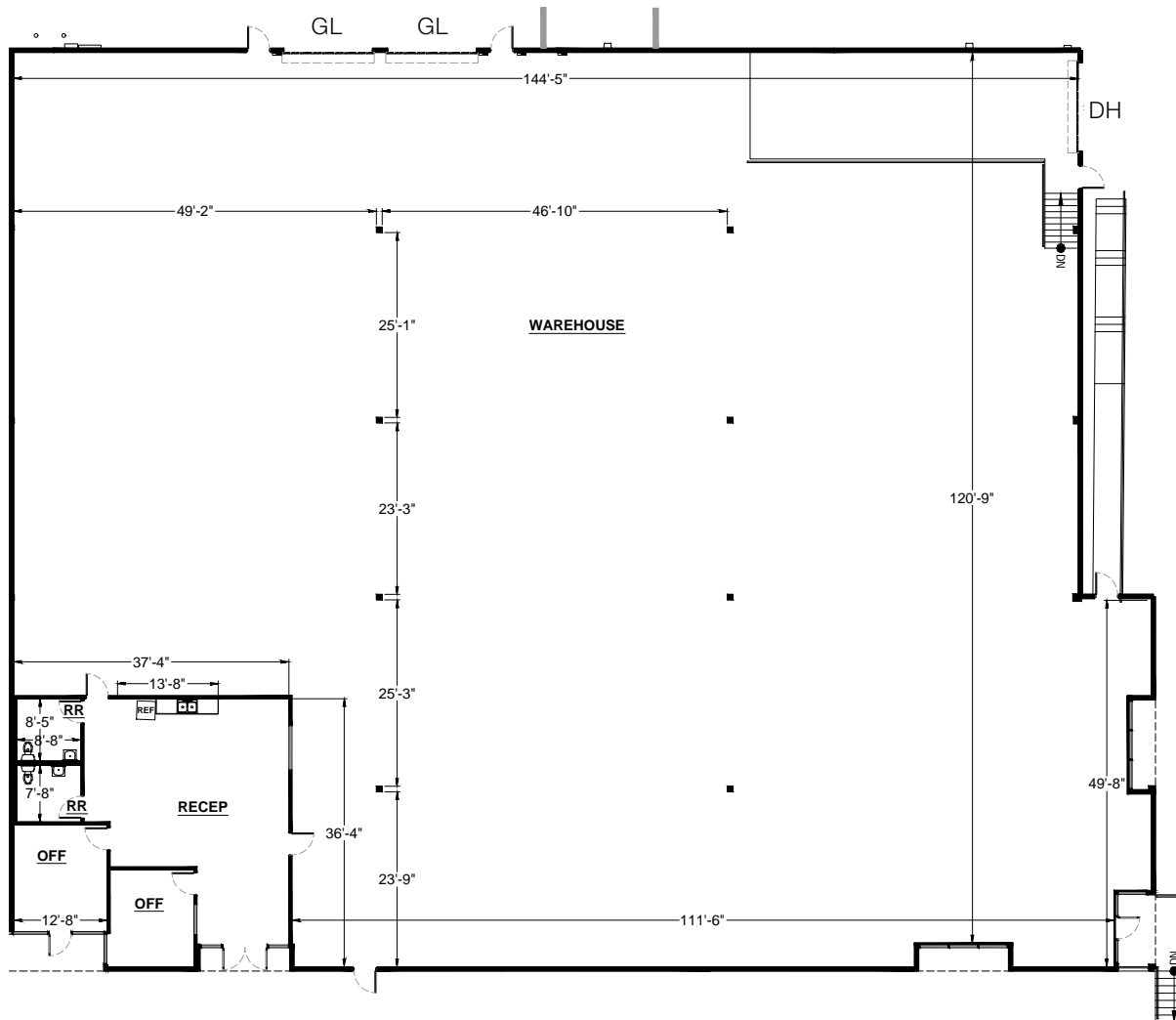




# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



## BLDG 9510-9516 | SUITE 404

- AVAILABLE SF: ±18,692 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (2) GL, (1) DH
- AVAILABLE NOW. MAKE READY WORK COMPLETE.
- CALL BROKER FOR RATE

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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 402-404

UNDER NEW OWNERSHIP



## BLDG 9510-9516 | STE 402-404

- AVAILABLE SF: ±27,467 SF
- OFFICE SF: 3,366 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (3) GL, (2) DH
- AVAILABLE 1/1/2025
- CALL BROKER FOR RATE

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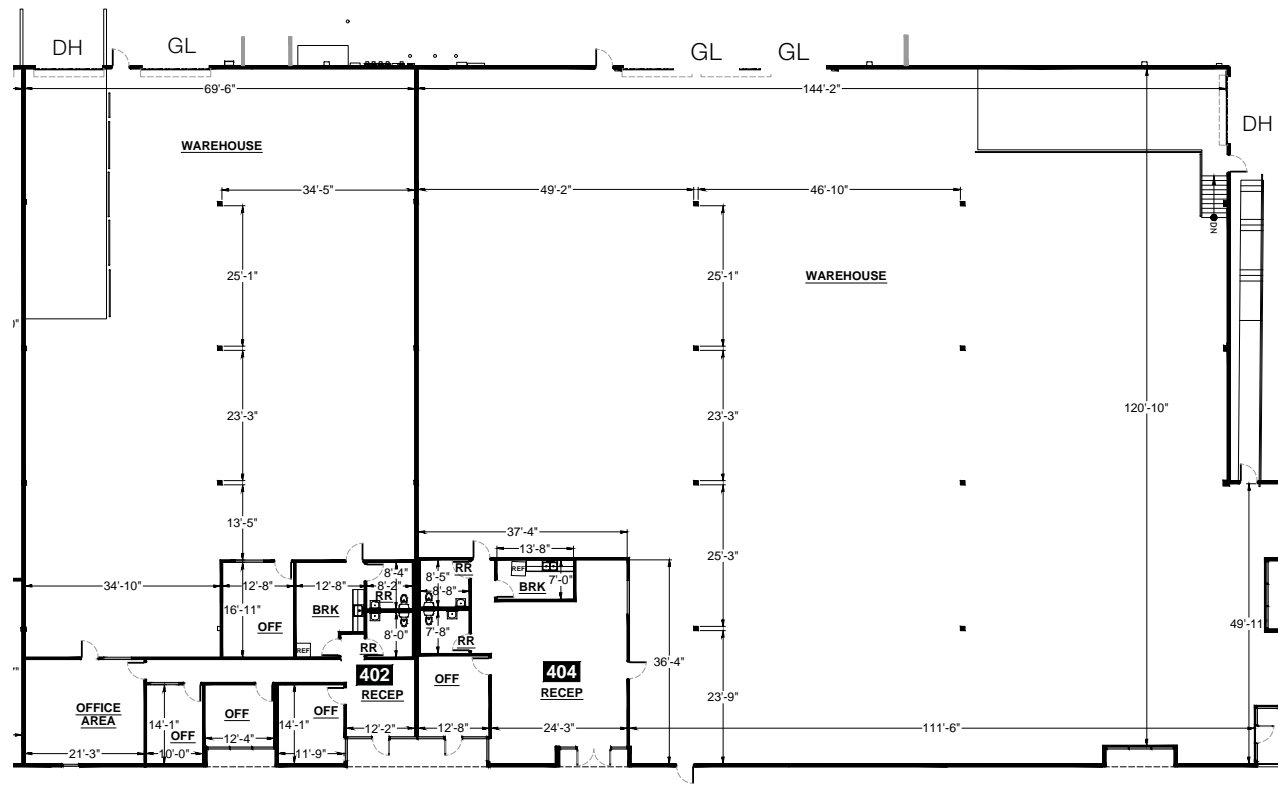
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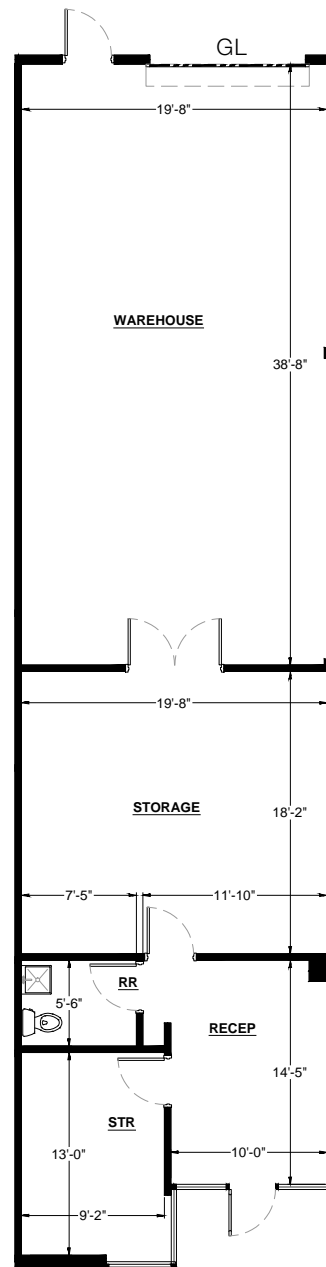
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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9520 | SUITE 602

UNDER NEW OWNERSHIP



## BLDG 9520 | SUITE 602

- AVAILABLE SF: ±1,568 SF
- OFFICE SF: ±777 SF
- CLEAR HEIGHT: 13'8" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- CALL BROKER FOR RATE

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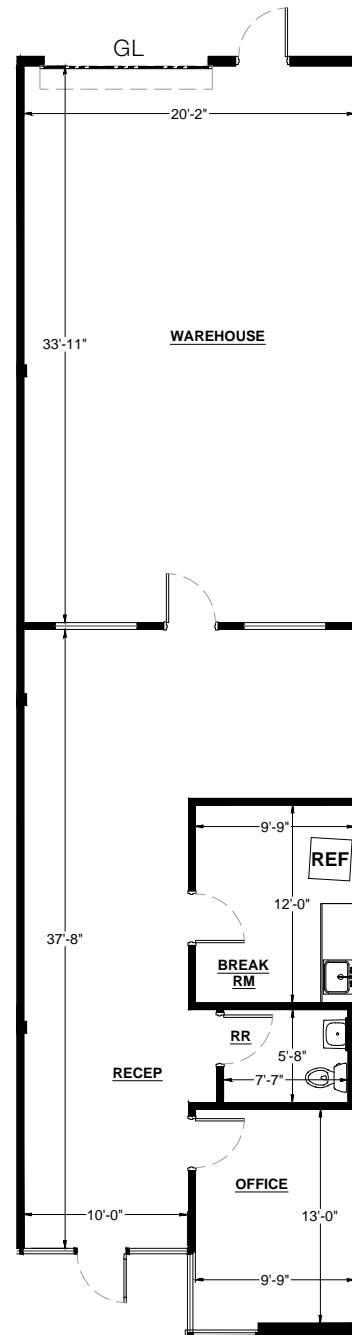




# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9520 | SUITE 603

UNDER NEW OWNERSHIP



## BLDG 9520 | SUITE 603

- AVAILABLE SF: ±1,610 SF
- OFFICE SF: ±895 SF
- CLEAR HEIGHT: 13'8" - 14'6"
- LOADING: (1) GL
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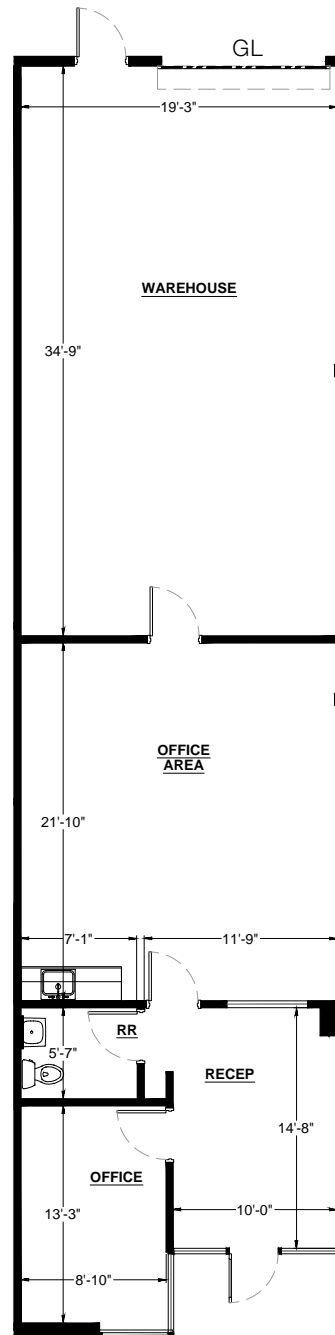
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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9520 | SUITE 604

UNDER NEW OWNERSHIP



## BLDG 9520 | SUITE 604

- AVAILABLE SF: ±1,599 SF
- OFFICE SF: ±873 SF
- CLEAR HEIGHT: 13'8" - 14'6"
- LOADING: (1) GL
- AVAILABLE 12/1/2024
- CALL BROKER FOR RATE

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