

CANYON INDUSTRIAL CENTER



**UNDER NEW
OWNERSHIP**

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

FOR MORE INFORMATION:

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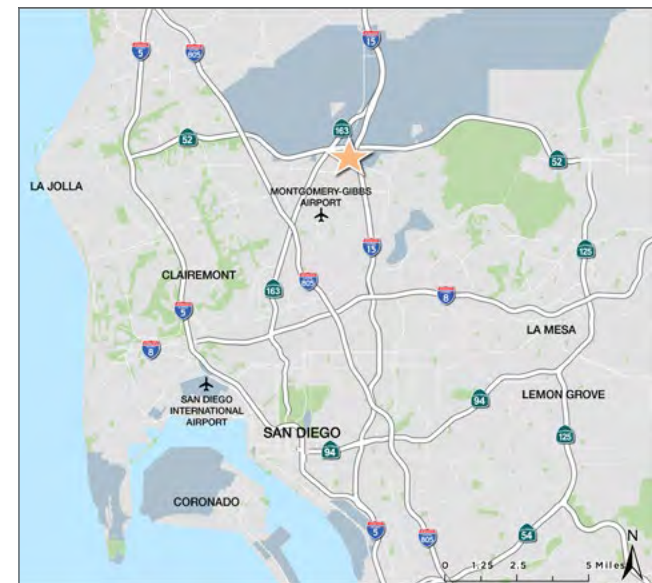
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PROPERTY FEATURES

- 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.



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PROPERTY PHOTOS

UNDER NEW OWNERSHIP



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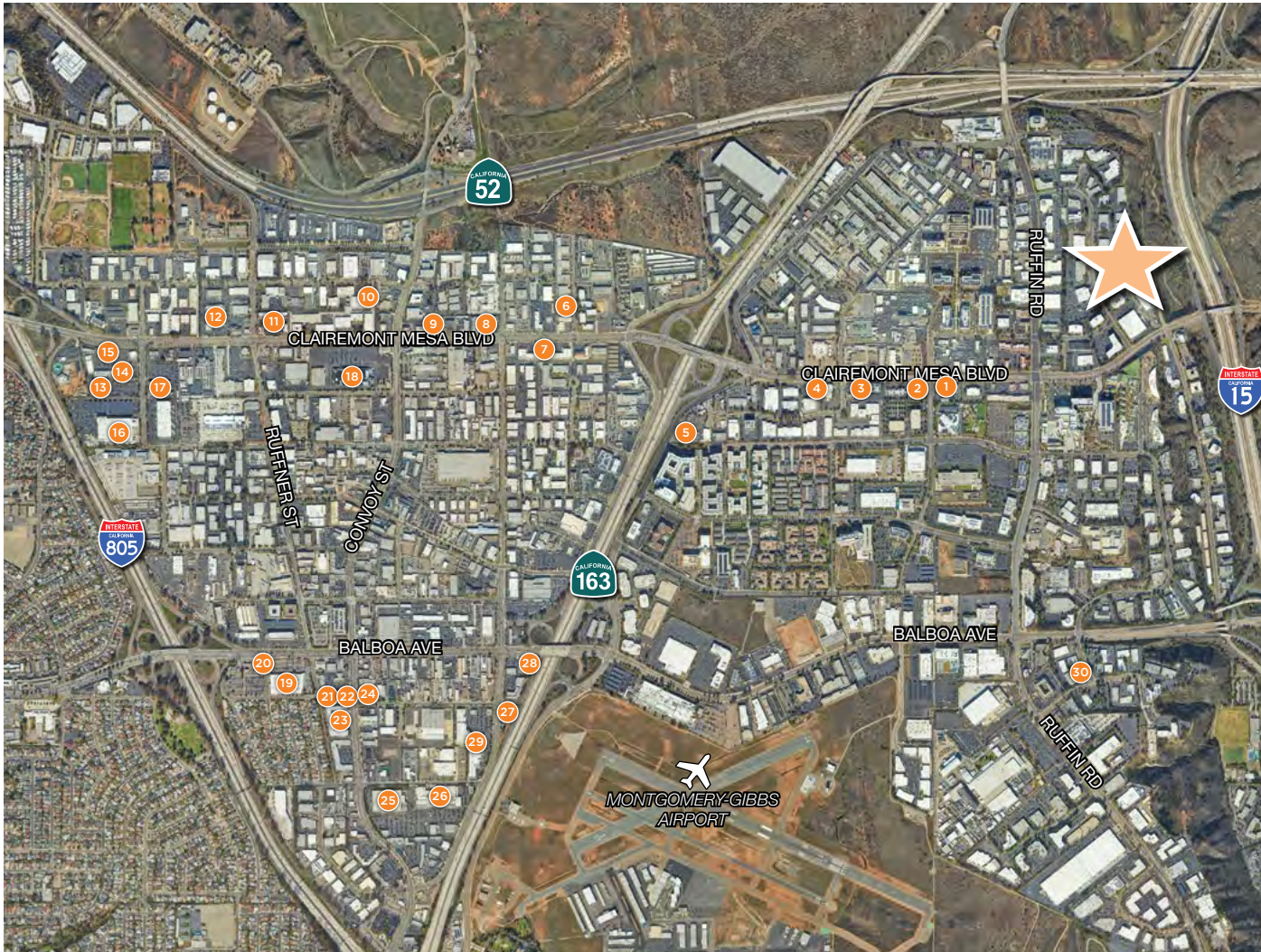
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AMENITIES

UNDER NEW OWNERSHIP



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

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PLANNED IMPROVEMENTS

UNDER NEW OWNERSHIP



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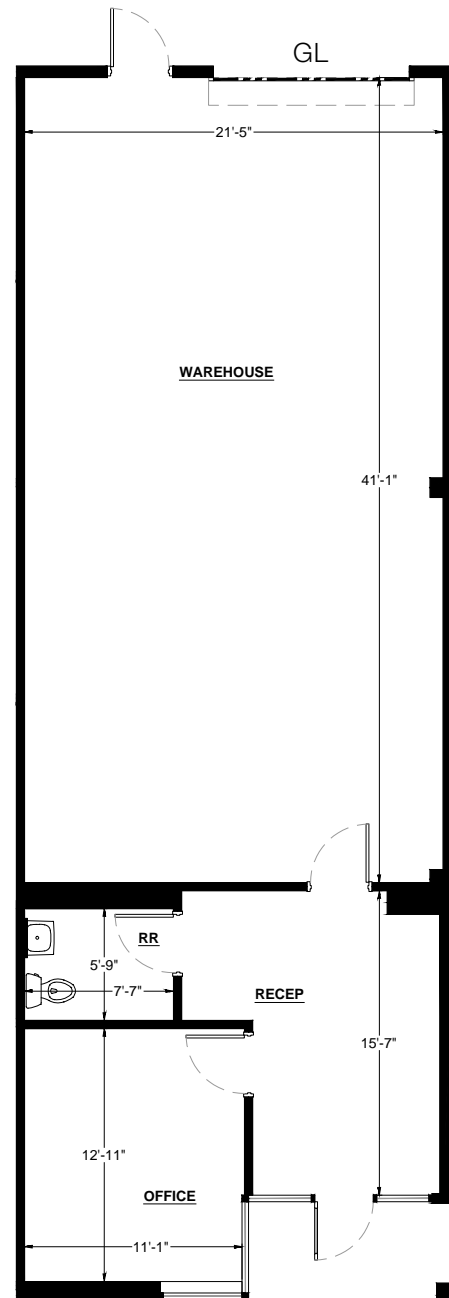
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FLOOR PLAN | BLDG. 9434 | SUITE 1212

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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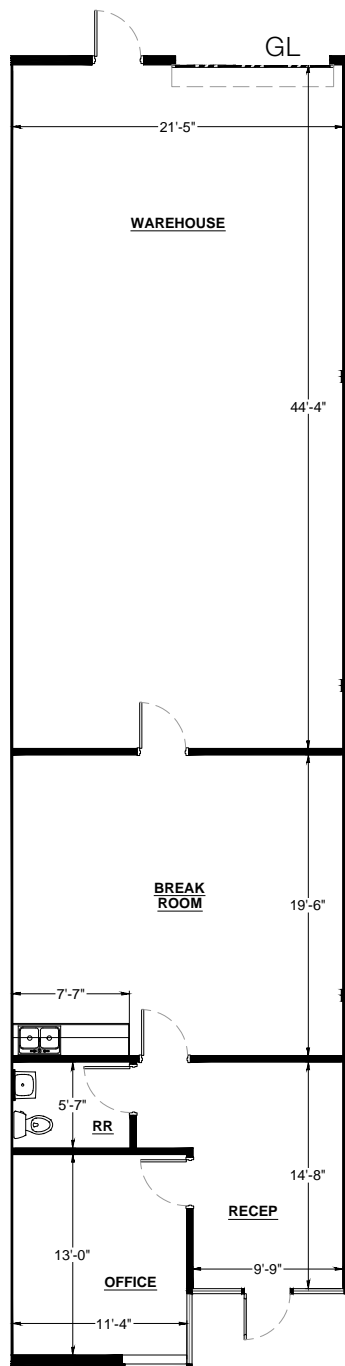
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FLOOR PLAN | BLDG. 9474 | SUITE 904

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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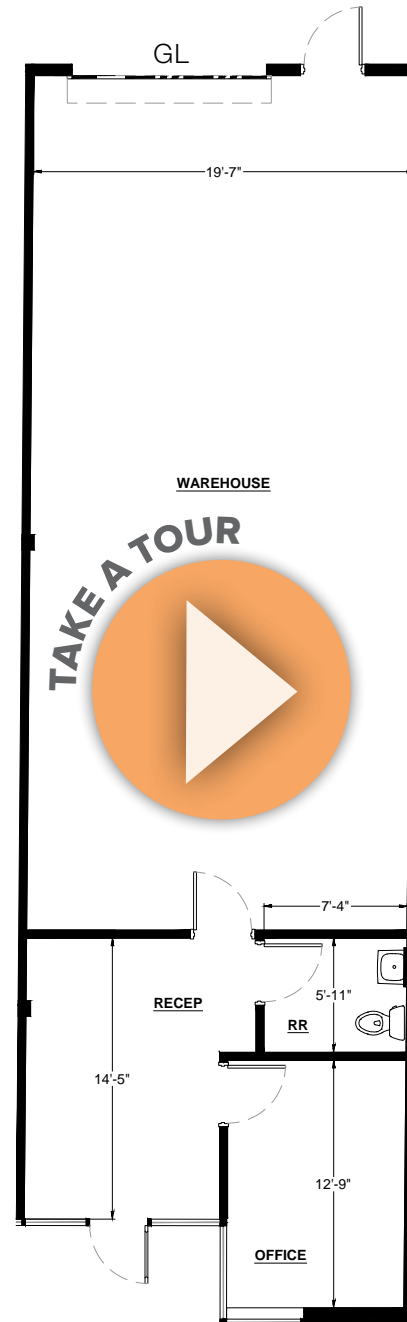
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FLOOR PLAN | BLDG. 9484 | SUITE 804

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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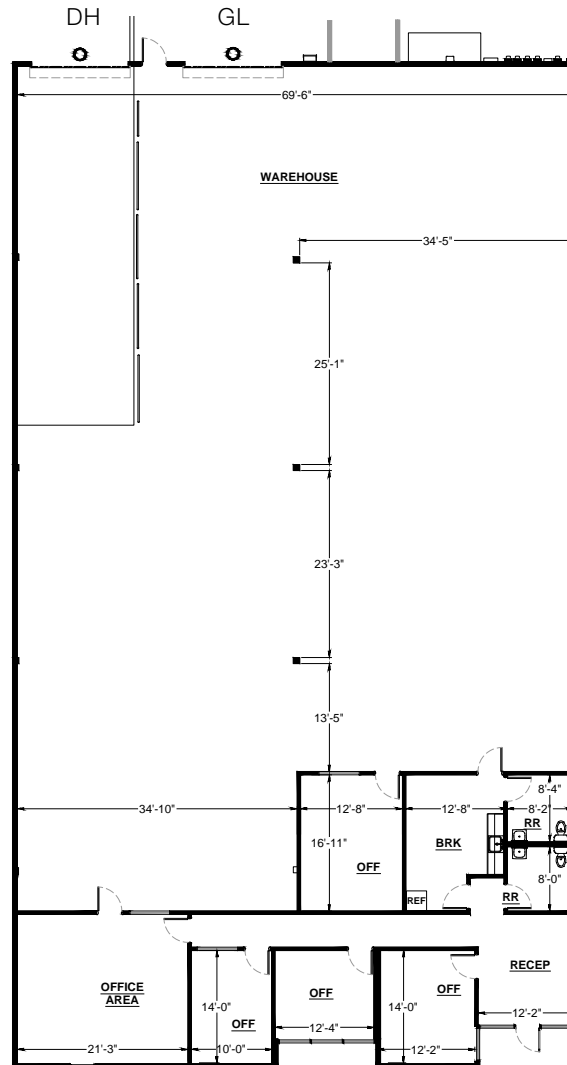
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FLOOR PLAN | BLDG. 9510-9516 | SUITE 402

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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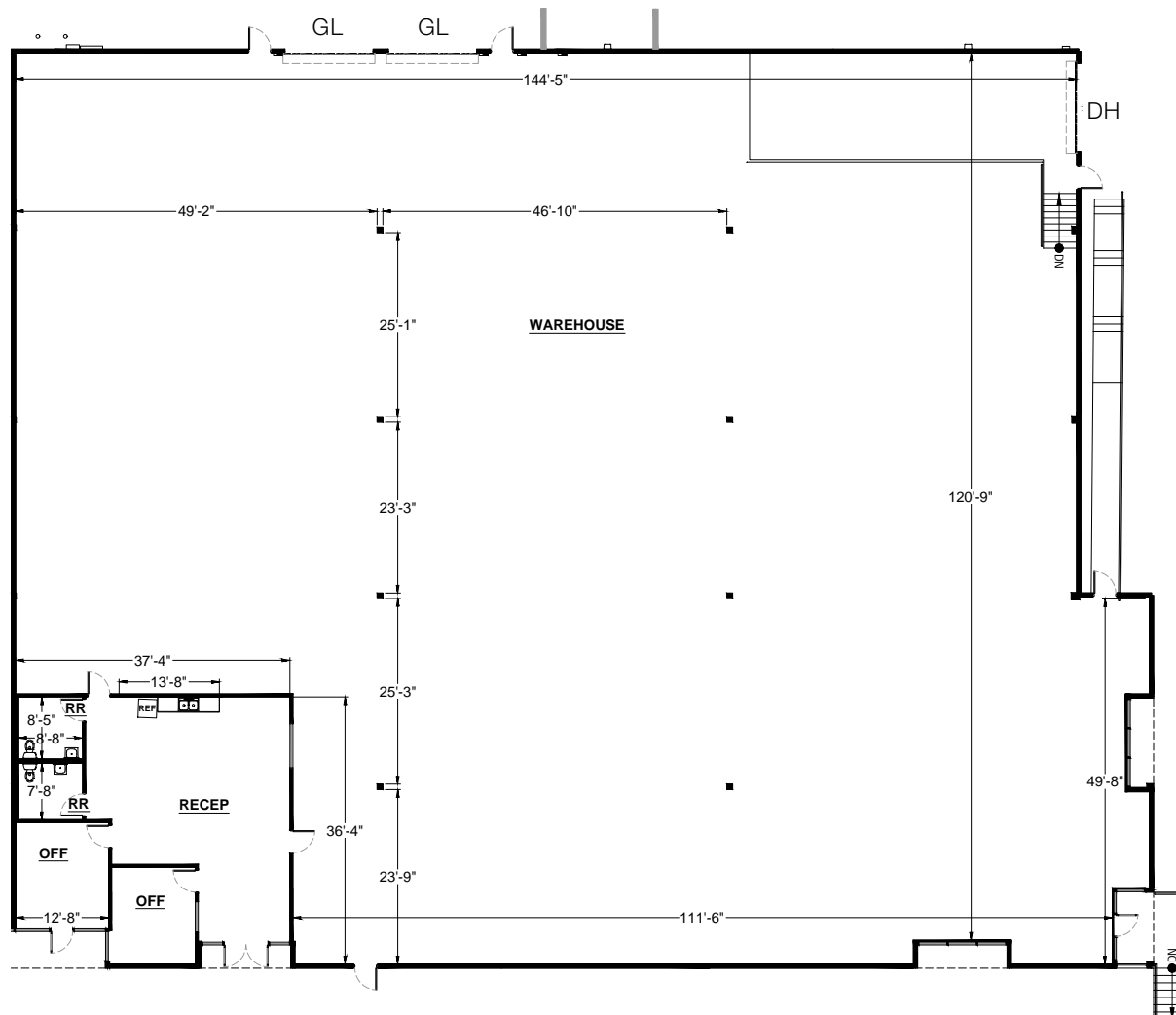
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FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

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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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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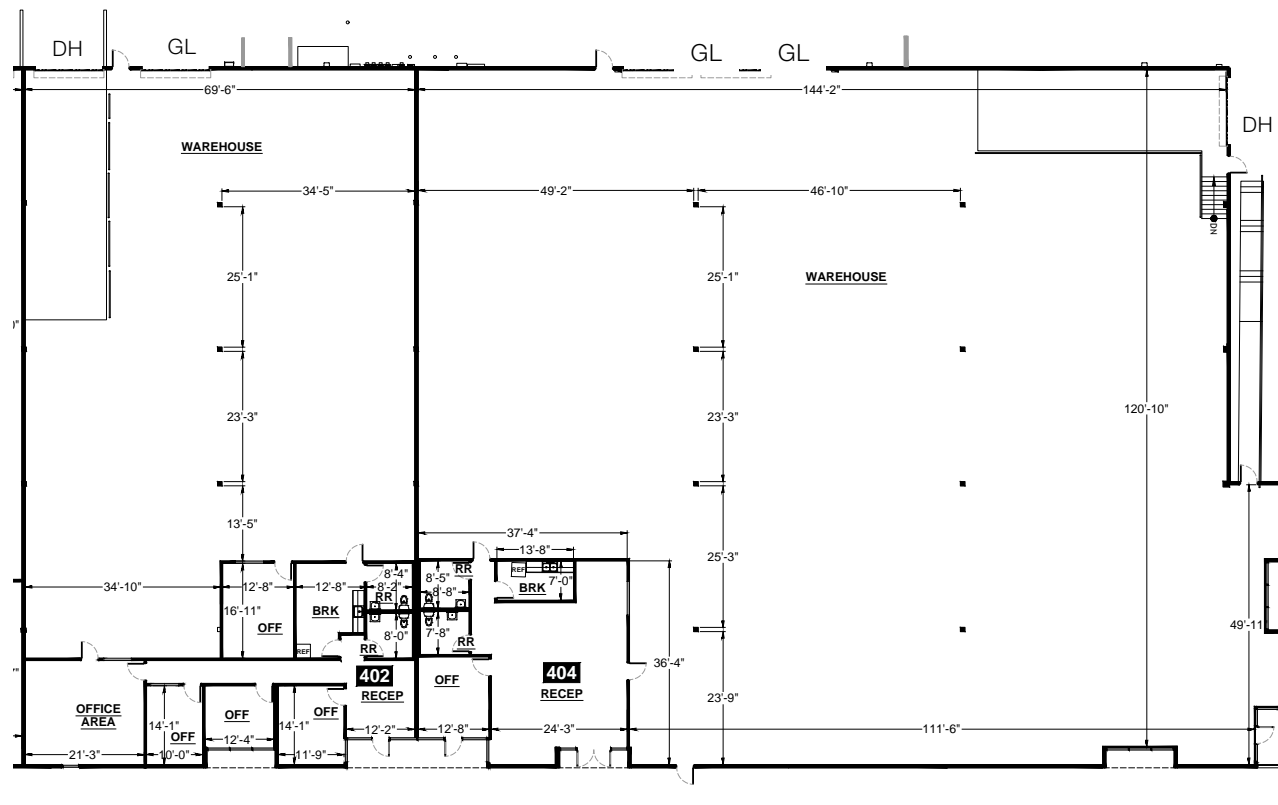
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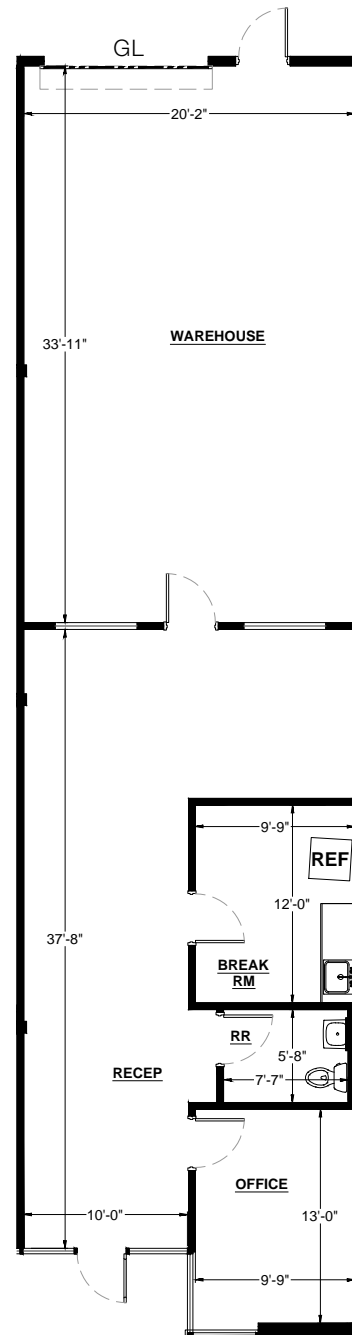
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FLOOR PLAN | BLDG. 9520 | SUITE 603

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
- AVAILABLE 12/1/2024
- CALL BROKER FOR RATE

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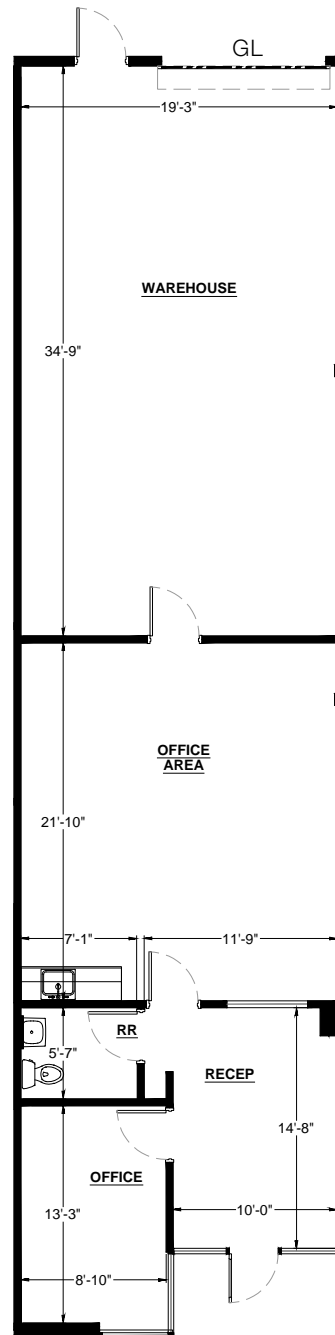
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FLOOR PLAN | BLDG. 9520 | SUITE 604

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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