KEARNY MESA COMPLEX
8939 Complex Drive, San Diego, CA 92123

±6,058 SF INDUSTRIAL CONDOMINIUM AVAILABLE FOR SALE

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Highlights

» Property is located in Kearny Mesa Complex in the center of Fiber Alley, San Diego’s largest concentration of diverse fiber optic feeds in the entire county

» Additional direct (on-net) fiber and data providers include Zayo, Spectrum, COX, XO Communications and others

» Corporate data center tenants within the complex include AT&T, Verizon, Level 3 (Century Link), TPx, Cogent, and Fiber Alley

» Central San Diego location just east of Highway 163 at Clairemont Mesa Boulevard

» Located in a well-maintained, well-occupied ± 155,000 SF business park

Property Features:

» **Available:** ± 6,058 Square Feet

» **Price:** $1,910,000.00 (± $315 PSF)

» **Power:** Power source 480V. The transformer outside is 750 KVA. SDG&E 480V via 750 KVA transformer.

» **Loading:** Pop outs for 2 grade level doors (currently filled in).

» **Description:** This corner unit has been used as a data center, with raised floor, heavy AC, heavy power, and back up generator. Can easily be converted to creative office with ± 14’ ceilings, flex, manufacturing, or warehouse space
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Floor Plan

P = ±(2) potential grade level doors
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Site Plan

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