

FOR SALE

± 8,571 SF | Miramar | Flex Building

8430

JUNIPER CREEK LN
SAN DIEGO, CA 92126



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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CalDRE Lic#: 01495432



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PREMISES OVERVIEW

8430 JUNIPER CREEK LN

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features:

2006 Construction

One grade level door (with option for 2nd)

±24' Clear Height in the Warehouse

Approximately 400 Amps, 110/208V, 3 Phase (Buyer to verify)

Quiet Professional Atmosphere

Solar Powered 130 Panels

Abundant Parking

sale price:

\$3,600,000.00 or \$420/SF

Monthly Association Fee: \$1,125 per month (\$0.13 per SF)

(Association expense includes trash, fire sprinkler certificate maintenance of building exterior, commercial property insurance coverage for building shell, landscaping and parking lot.)

apn: 341-480-03-16

[zoning:](#)

currently, IL-2-1 [click here to view zoning](#)

pending approval, CO-1-1 [click here to view zoning](#)

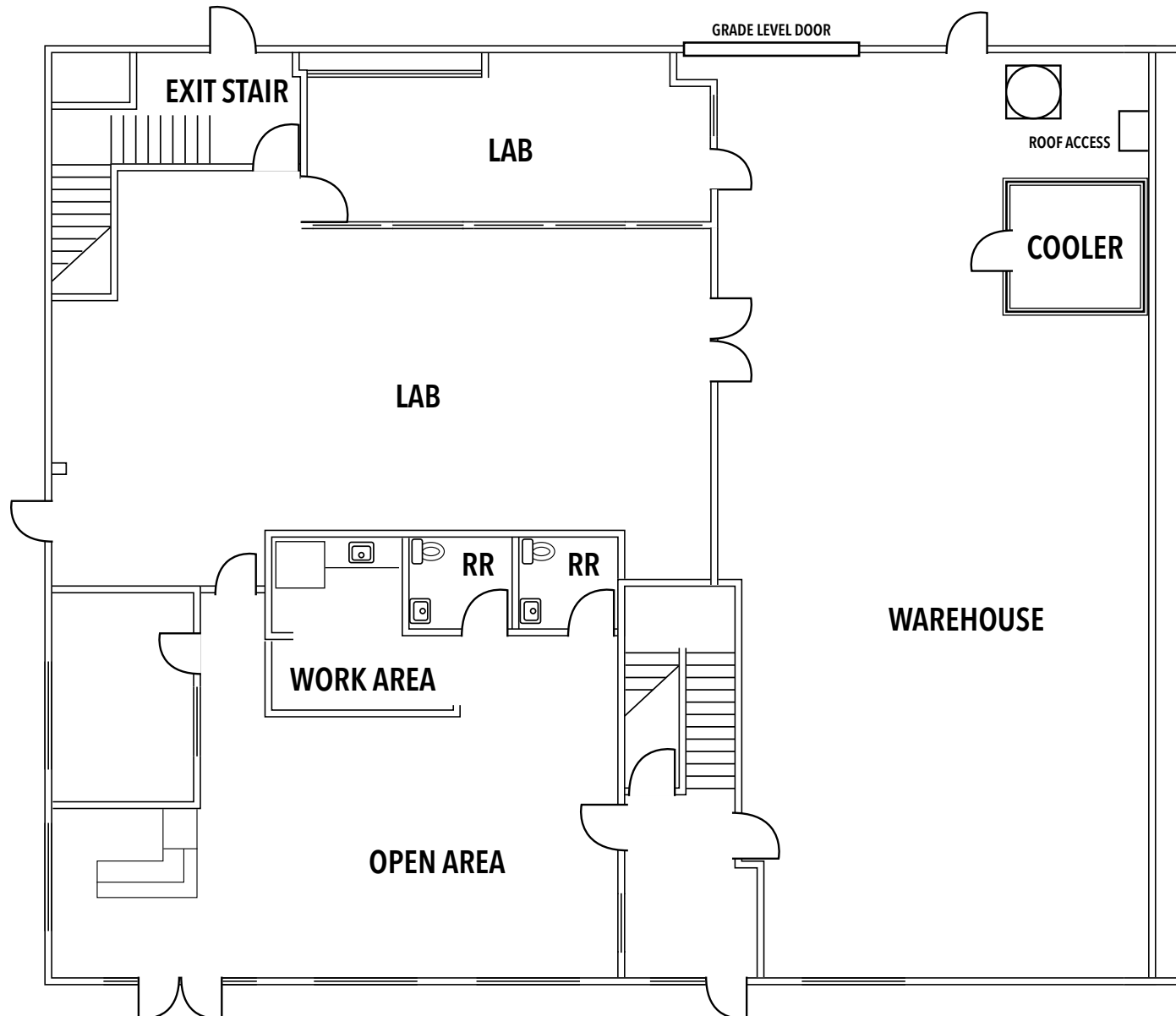


FIRST FLOOR FLOOR PLAN

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[VIEW PROPERTY VIDEO](#)



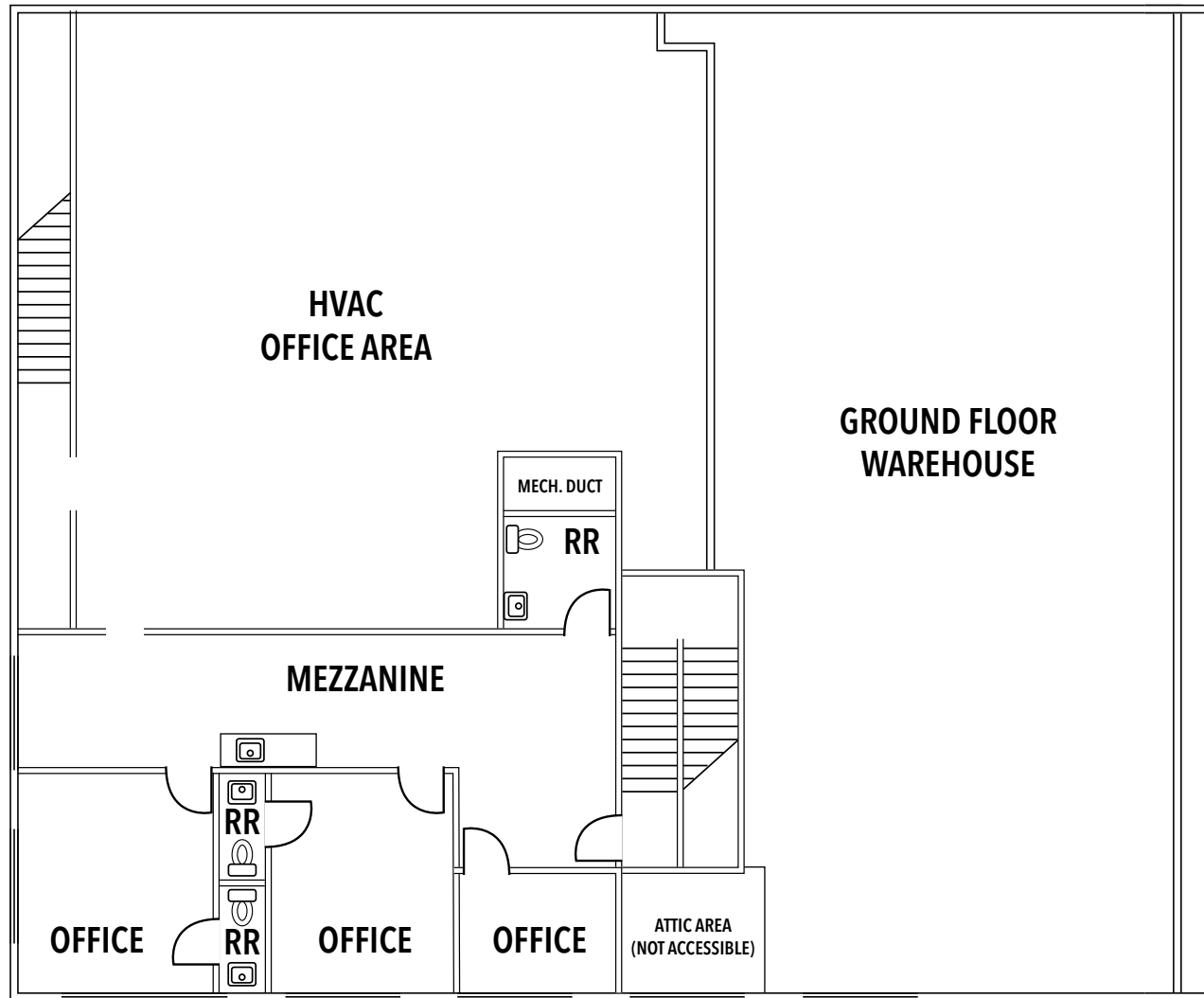
The floor plans are not to scale and may be inaccurate. Buyer to verify.

8430 JUNIPER CREEK LN | 4

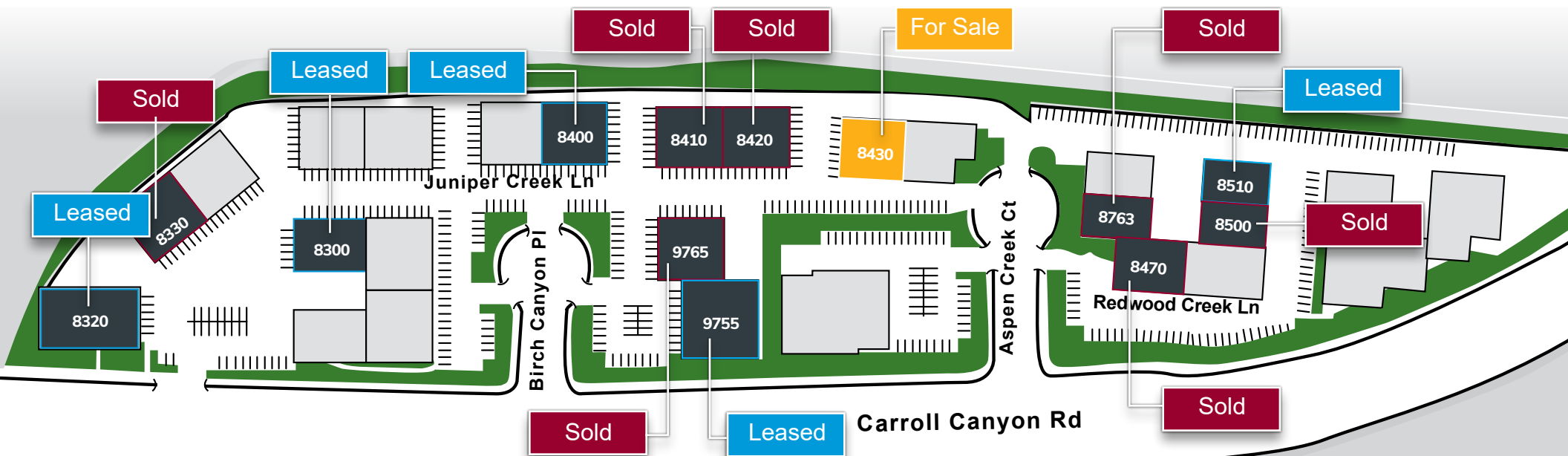
SECOND FLOOR FLOOR PLAN

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Are you looking to sell or lease your property?
Put Tim's 19 years of experience to work for you.

CARROLL CANYON BUSINESS PARK

For more information, please contact:

TIM GOSSELIN, CCIM

Principal

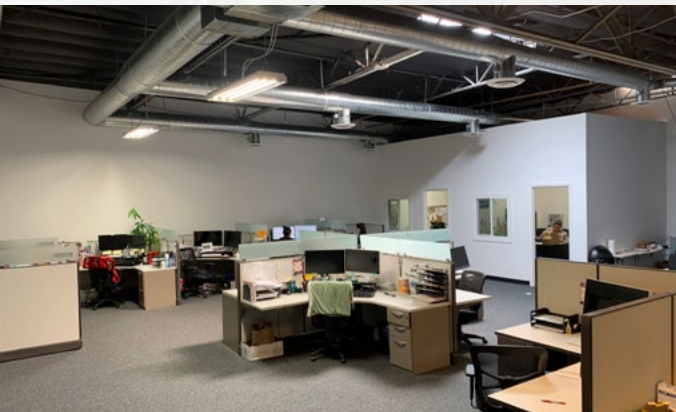
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INTERIOR & EXTERIOR PHOTOS

8430 JUNIPER CREEK LN

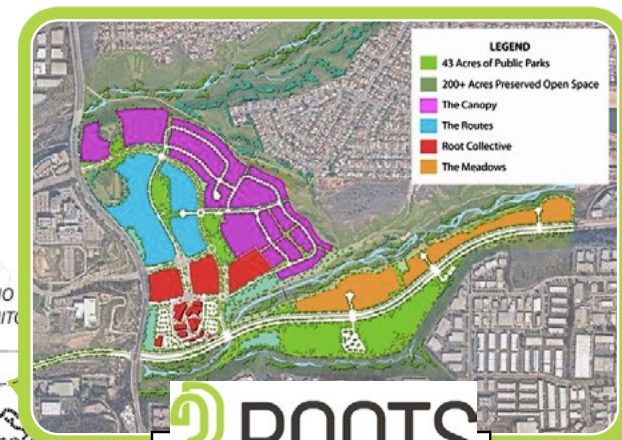
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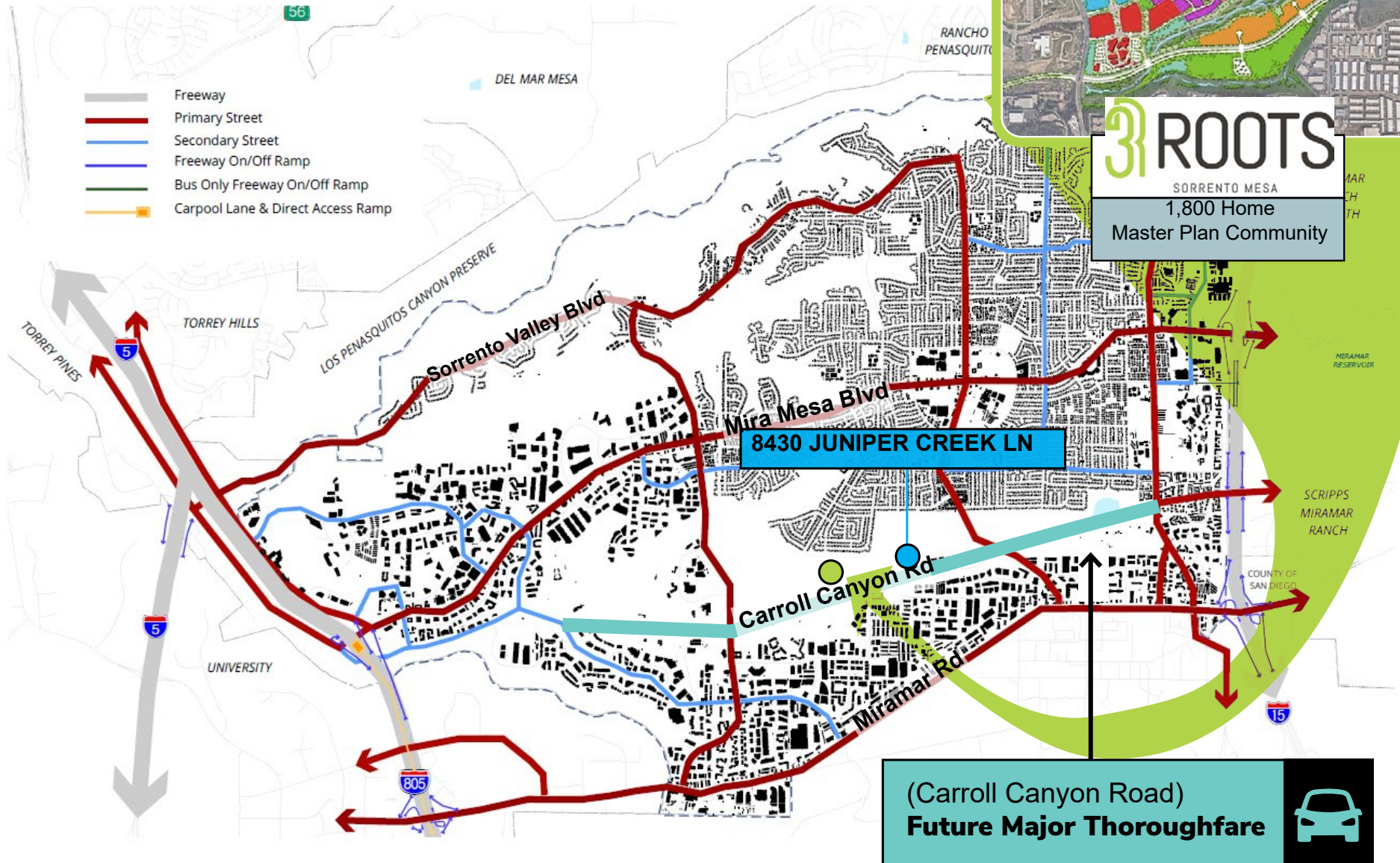
STREET NETWORK

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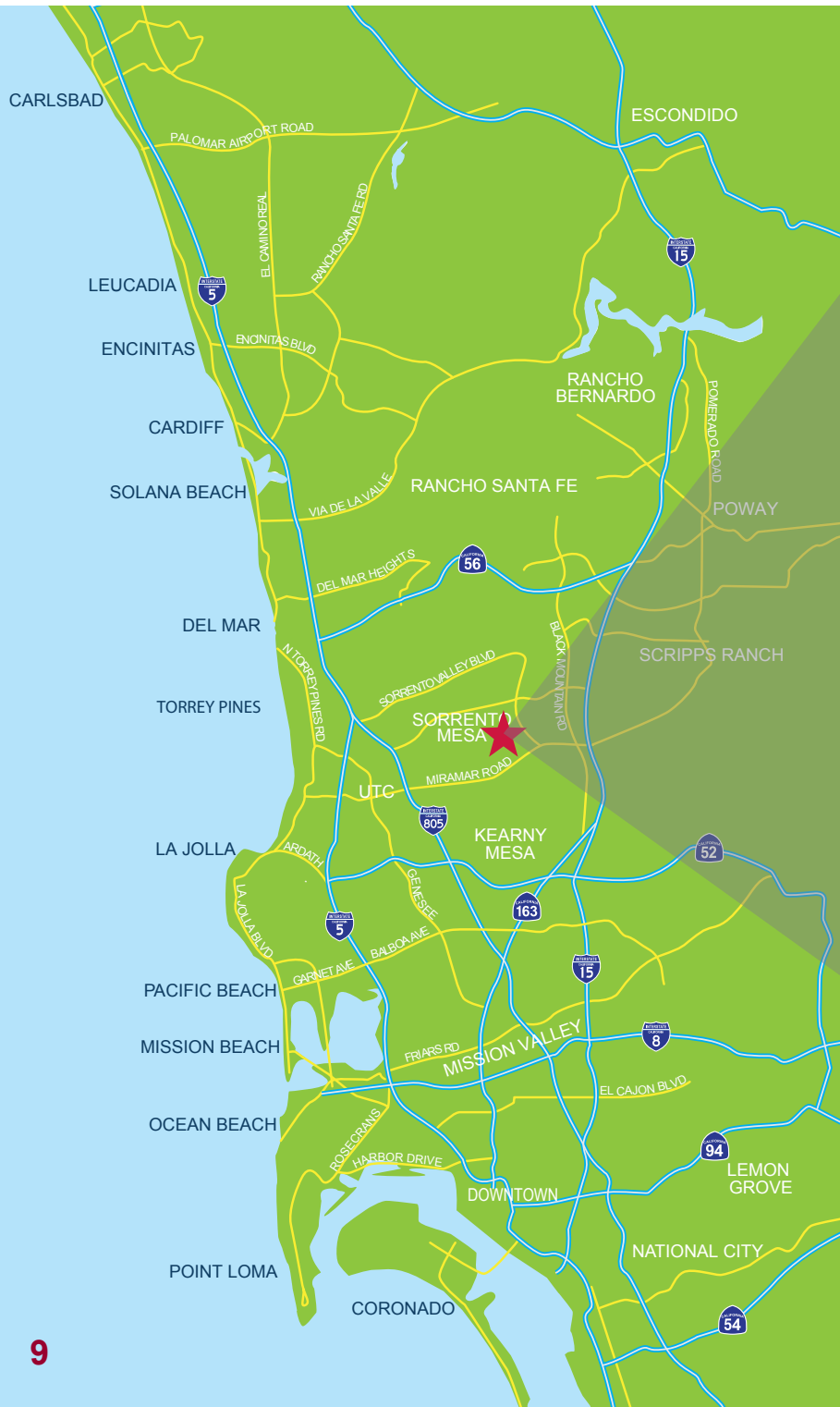
3 ROOTS
SORRENTO MESA
1,800 Home
Master Plan Community



*information courtesy of the City of San Diego

AERIAL MAP

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