

±15,303 SF INDUSTRIAL/R&D SPACE FOR LEASE

6749 TOP GUN ST, SORRENTO MESA, SAN DIEGO, CA 92121



NEW PROPERTY OWNERSHIP COMPLETING EXTENSIVE RENOVATIONS!

Availability: Up to ±15,303 sf available now

Located in the central San Diego area of Sorrento Mesa

Loading doors: 1 dock door & 1 grade door

Walking distance to retail amenities

Zoning: IL-2-1 (allows for a variety of uses)

Clear height: ±24' min. in warehouse

Approx. 50% office/R&D, 50% high bay warehouse

Signage: Building top available

Abundant onsite and street parking

Power: Up to 2,000 Amps, 277/480 Volts

Fully sprinklered: .33/3,000 & .39/3,000

Lease rate: Contact brokers

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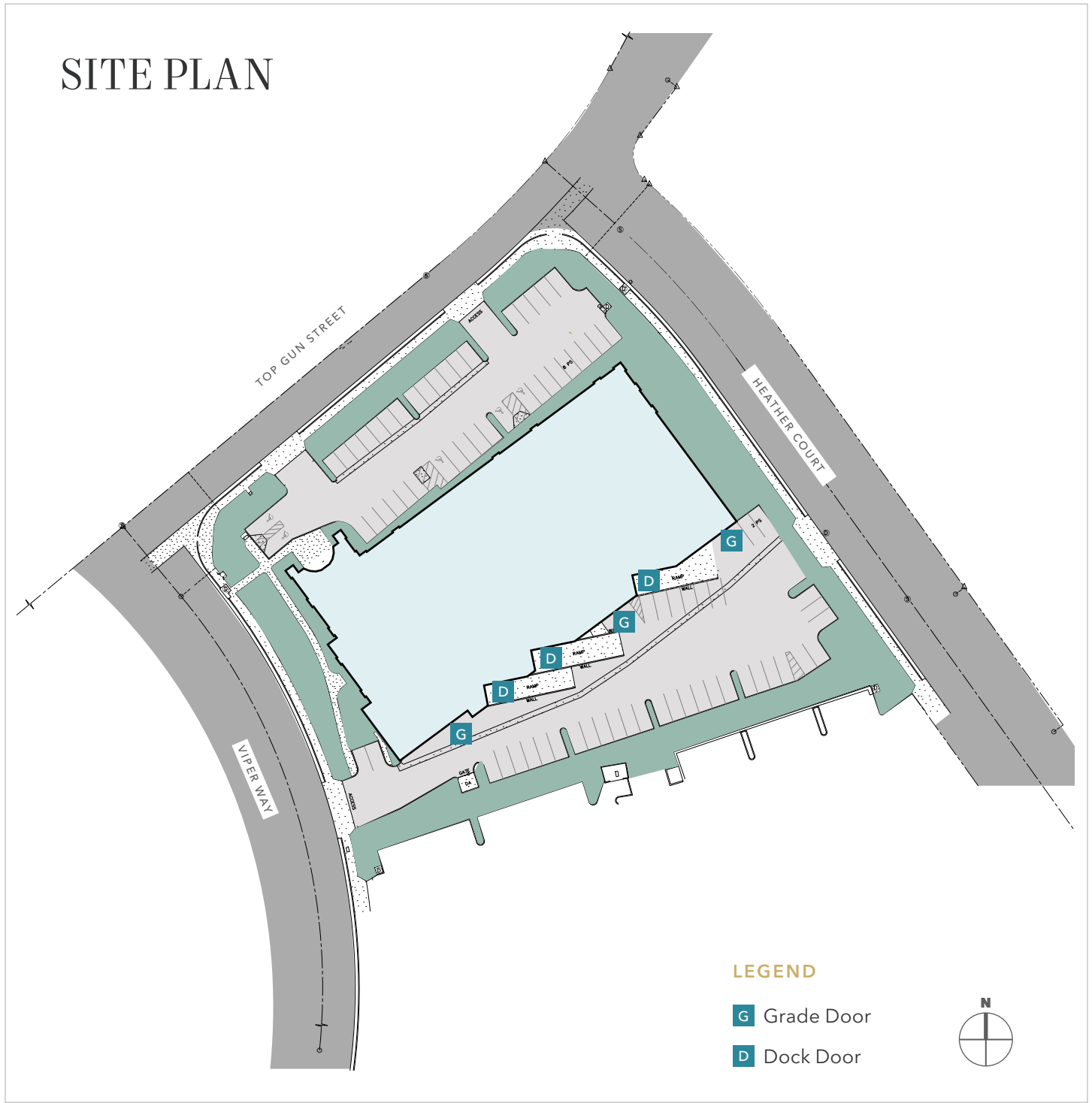
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SITE PLAN



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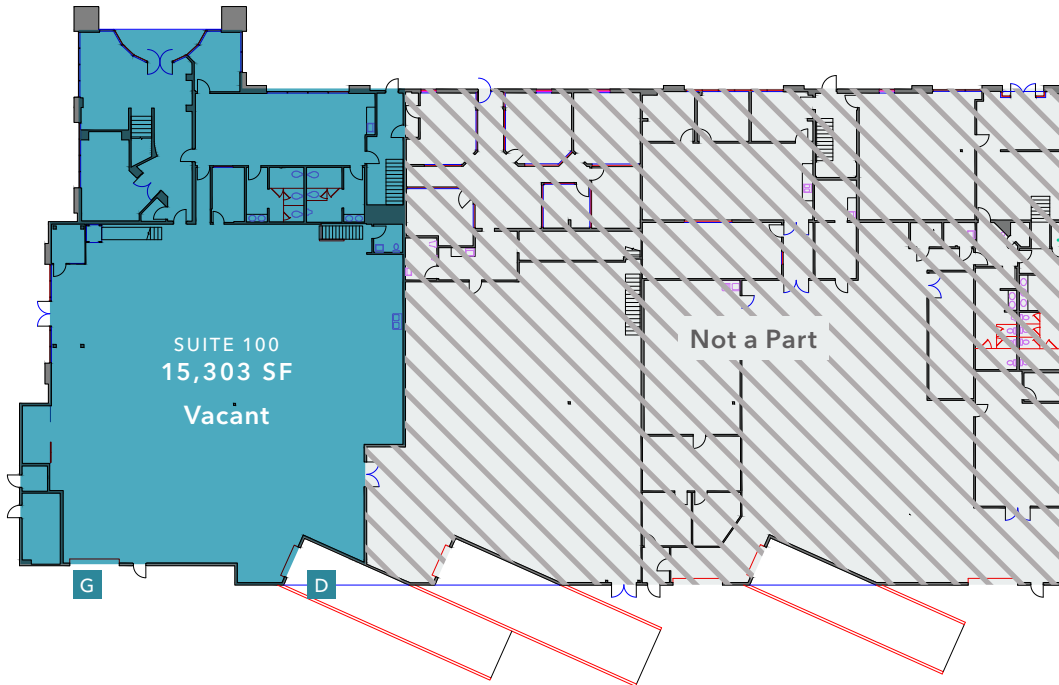
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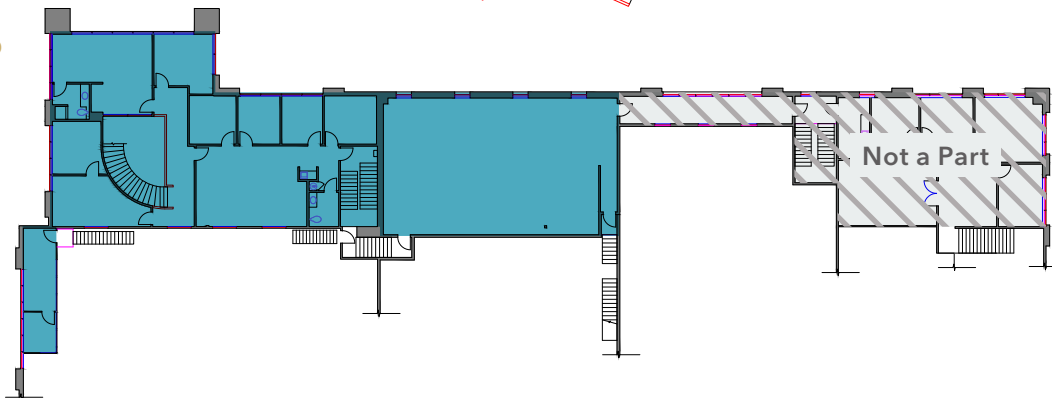


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



LEGEND

- G** Grade Door
- D** Dock Door



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CORPORATE NEIGHBORS AND NEARBY AMENITIES



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