

±7,365 SF / 14,515 SF / 21,880 SF INDUSTRIAL / R&D SPACE FOR LEASE

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



*Renovations
Complete!*

Property Features

Availability: 7,365 SF / 14,515 SF / 21,880 SF

Located in the central San Diego area of Sorrento Mesa

Loading doors: Up to 2 dock doors & up to 2 grade doors

Walking distance to retail amenities

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

Clear height: ±24' min. in warehouse

Approx. 40% office/R&D, 60% 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: Negotiable

*Tenant to verify

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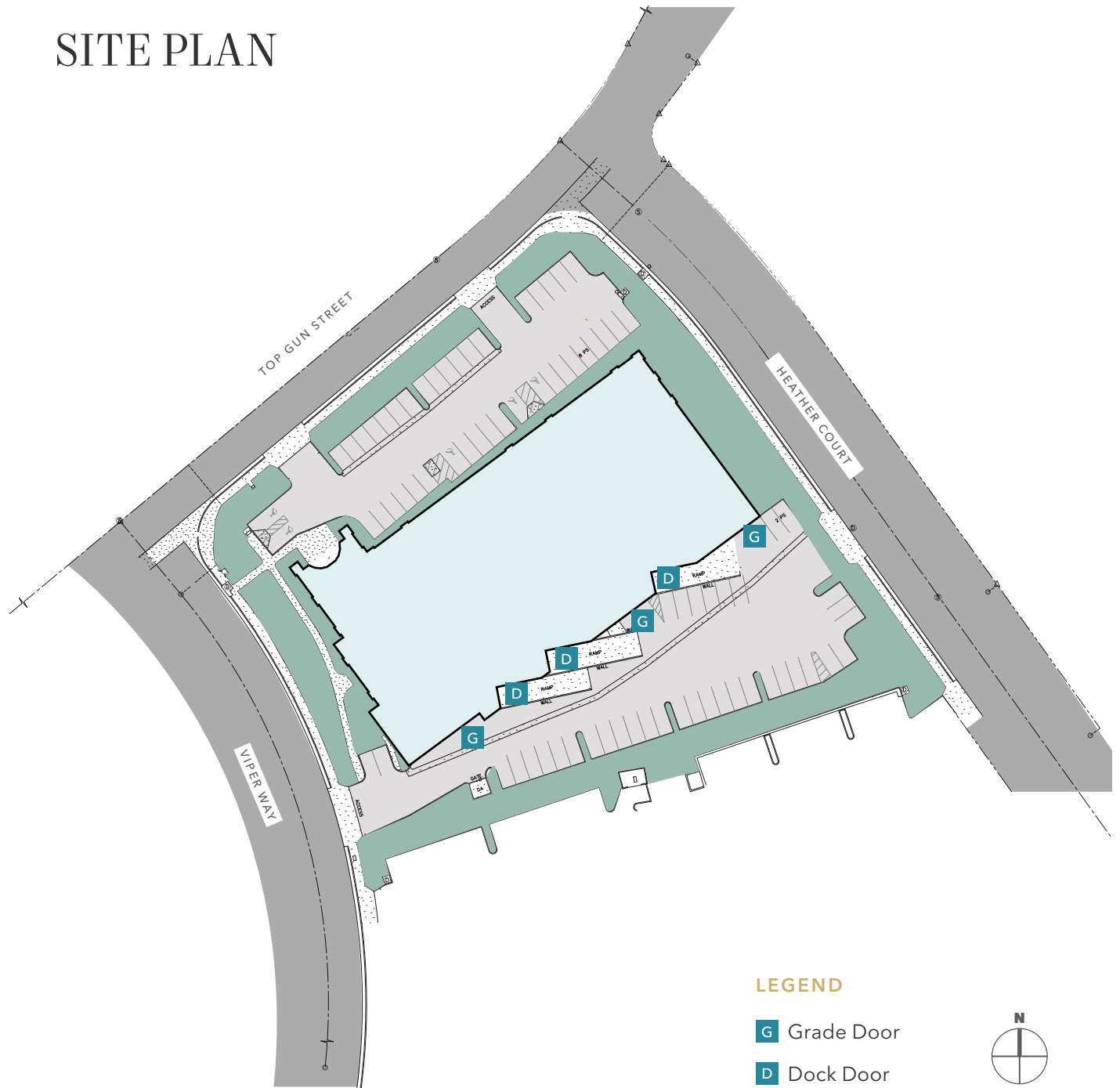
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SITE PLAN



LEGEND

- G Grade Door
- D Dock Door



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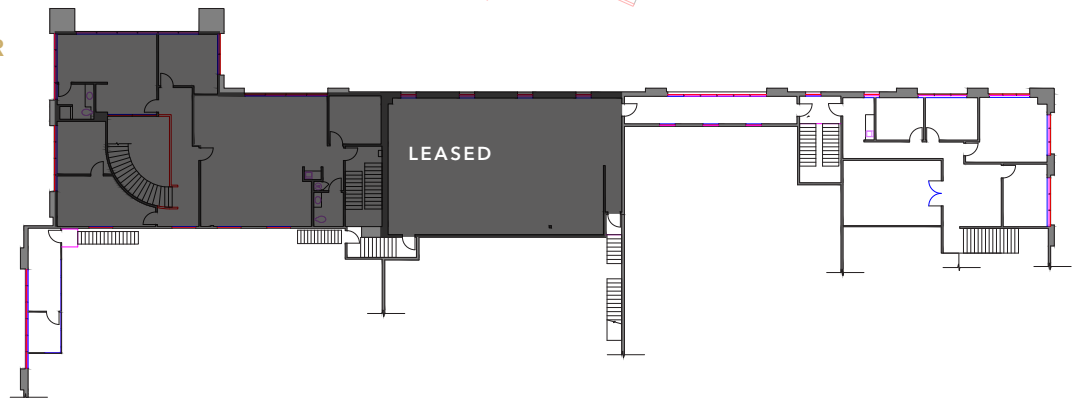


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



LEGEND

- G Grade Door
- D Dock Door



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CORPORATE NEIGHBORS AND NEARBY AMENITIES



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