

FOR SALE

**6361 - 6365
NANCY RIDGE DRIVE
SAN DIEGO, CA 92121**

TWO INDUSTRIAL BUILDINGS | AVAILABLE JOINTLY OR SEPARATELY

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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6361 - 6365 NANCY RIDGE DRIVE | 3

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FEATURES: (subject to errors)

- Two (2) 10' x 10' Grade-Level Loading Door per building.
- Approximately $\pm 22'$ Warehouse Height
- Power
 - 6361 - One SDG&E meter
 - 6365 - Two SDG&E meters ± 600 AMPS (Buyer to Verify)
- Water/Sewer - One meter per building
- High Speed Internet
- Professional Atmosphere Canyon Views
- Fence Secured Loading Area

SIZE & APN:

6361 - $\pm 5,788$ SF	343-311-12
6365 - $\pm 6,015$ SF	343-311-13
Total - $\pm 11,803$ SF	both buildings

ASSOCIATION:

\$625 per building per month

(association expense includes trash, landscaping, parking lot and rear fenced gate)

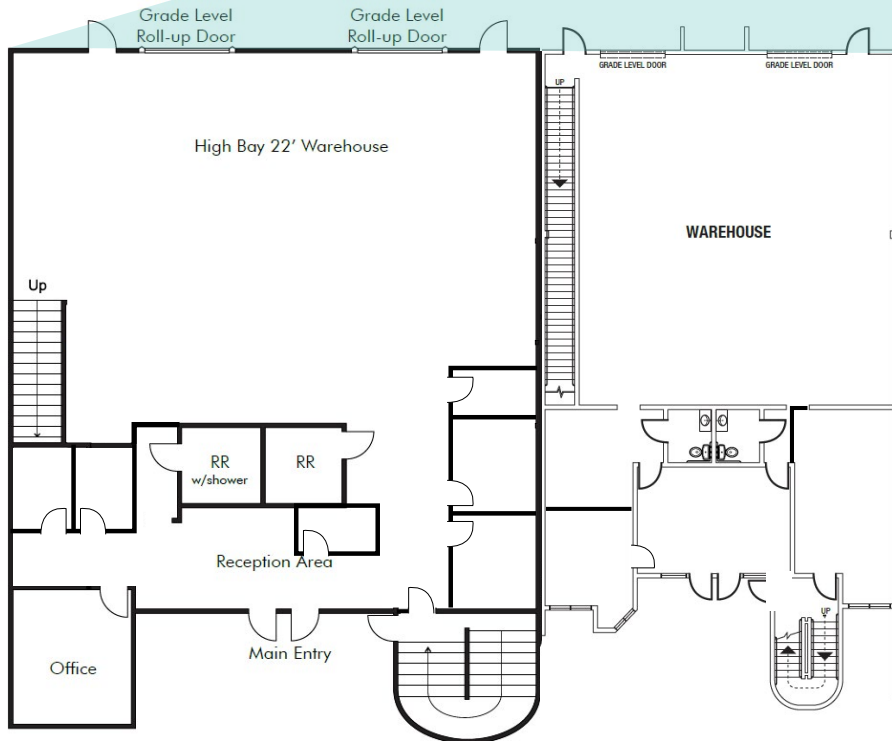
PRICE: \$460 Per Square Foot Per Building

FLOOR PLAN

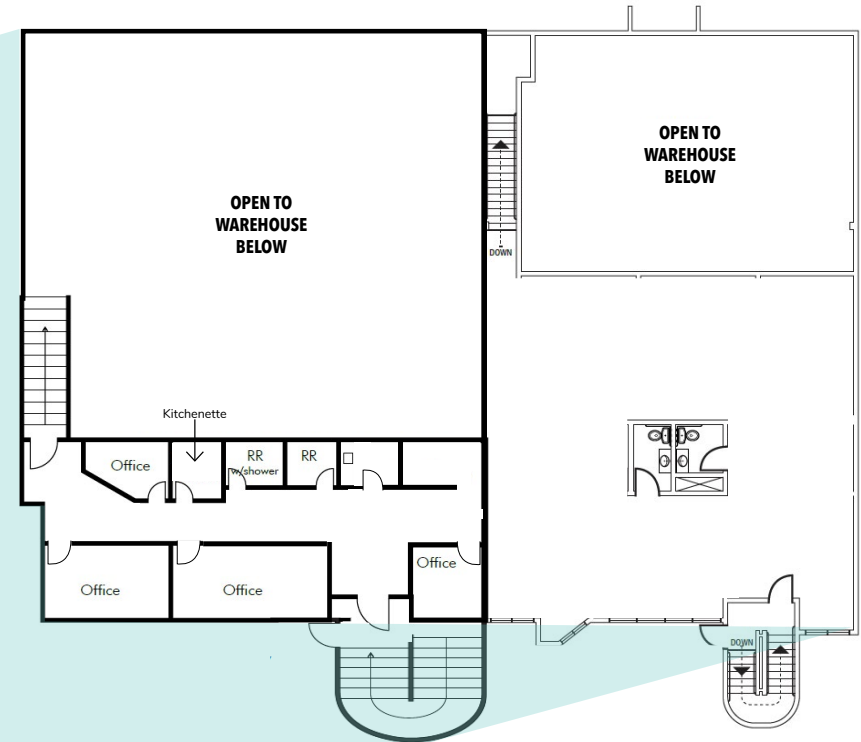
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**Not to scale, may not be accurate and
should be independently verified.*

SECOND FLOOR



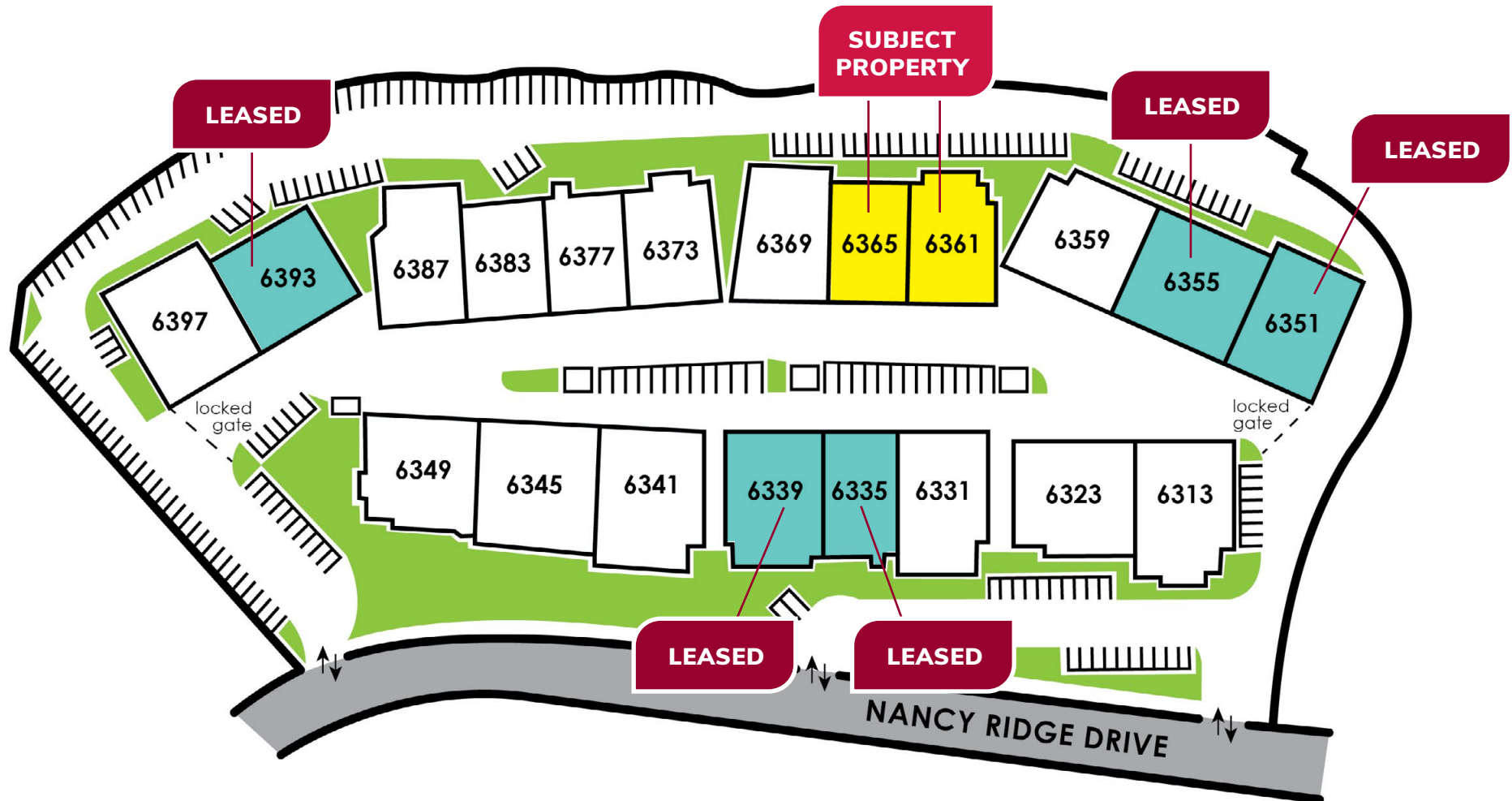
FIRST FLOOR



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**OVER THE LAST 18 YEARS NO ONE HAS BEEN
MORE ACTIVE IN THE EL CAMINO BUSINESS PARK**



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