

SCRIPPS RANCH

Business Center



10103-10123 CARROLL CANYON ROAD
SAN DIEGO CALIFORNIA 92131

FOR LEASE

±18,732 SF Freestanding
Industrial/Flex Building

H.G. FENTON COMPANY

CBRE

Project Highlights

High Demand Submarket

Located in a premier submarket that is virtually entirely occupied, Scripps Ranch Business Center is well situated in one of the most attractive business park environments in San Diego County.

Excellent Location

With immediate access to Interstate 15 and Highway 56, Scripps Ranch Business Center is in close proximity to an abundance of business services, retail, restaurants and hotels.

World Class Ownership

Scripps Ranch Business Center is owned by H.G. Fenton Company, a stable and accommodating ownership entity. H.G. Fenton currently owns and self-manages over 4.5 million square feet in San Diego. "Trust, Service and Tradition Since 1906".

**SCRIPPS
RANCH**
Business
Center



Site Plan

10109
Available
18,732 SF



Carroll Canyon Road

10109 Building Features



10109 Carroll Canyon Road, San Diego, CA 92131



±18,732 SF Freestanding, Single Story Building



100% HVAC (roof top package units) - 40% improved space



(3) Grade level loading doors



(2) Balconies and outdoor patio



Warehouse clear height approximately 16'-18'



Fully sprinklered



2,000 Amps @ 120/208 Volt Power



Approximately 3/1,000 parking ratio



Premier Central San Diego location with immediate access to Interstate 15



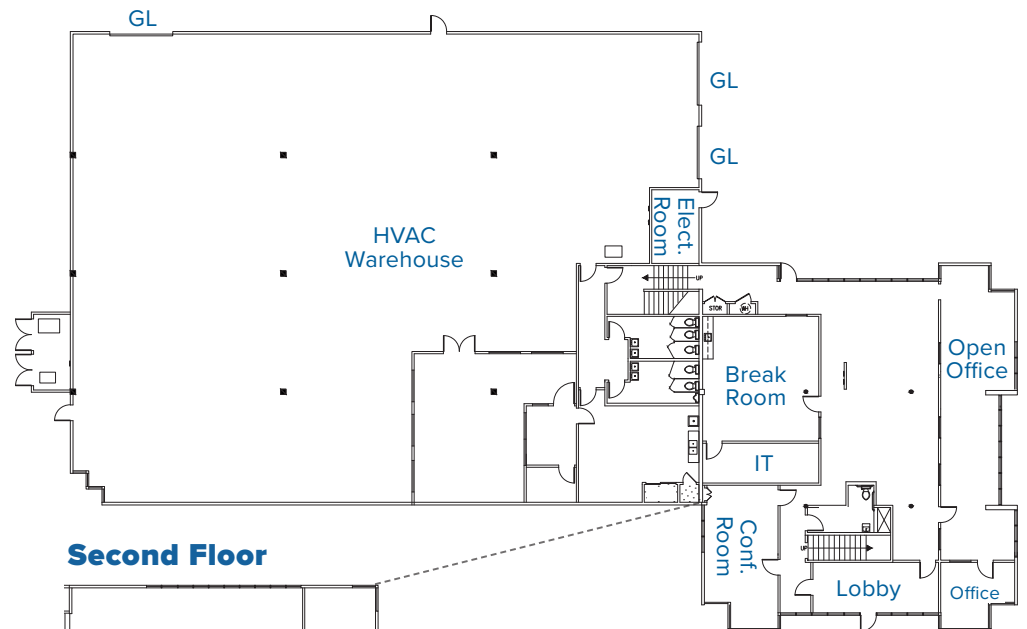
Available March 1, 2027



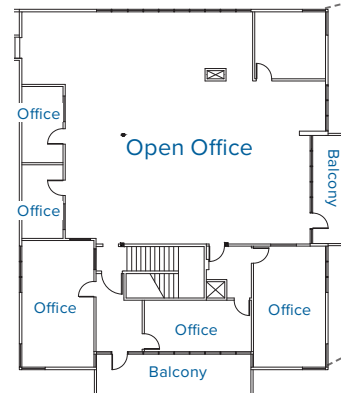
Lease Rate: \$1.70/SF/Mo. Net of Expenses (NNN's = ±\$0.30/SF/Mo.)



First Floor



Second Floor



GL - Grade level loading door
*Not to scale

Aerial Locator Map



UTC

MIRAMAR

SORRENTO
MESA

DEL MAR

PACIFIC OCEAN

RANCHO
BERNARDO

SCRIPPS RANCH
Business Center

← KEARNY
MESA

WILLOW CREEK RD

CARROLL CANYON RD

APPALOOSA RD



Drive Time Map

CENTRAL CONVENIENCE DRIVE TIMES:

< 5 MIN



I-15, Scripps Ranch, & Miramar

< 10 MIN



Hwy 56, Hwy 52 & Hwy 163,
Mira Mesa, & Kearny Mesa

< 15 MIN



I-5, I-805, Mission Gorge, Poway,
Rancho Bernardo, Carmel Mountain
Ranch, Sorrento Mesa, Sorrento Valley,
UTC, Mission Valley

< 30 MIN



Hwy 78, Escondido, San Marcos, Del Mar,
Morena, La Jolla, Sports Arena, San Diego
Int'l Airport, La Mesa, Santee, El Cajon,
National City, Chula Vista, US-Mexico border

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