



INNOVATION
PROPERTIES
GROUP

/ COMPASS

9565 Heinrich Hertz Dr

San Diego, CA

Suites 6 and 7



Manufacturing and Distribution Facility

15,517 SF Lease Term: 3-5 years Lease rate: \$1.39/SF Gross*

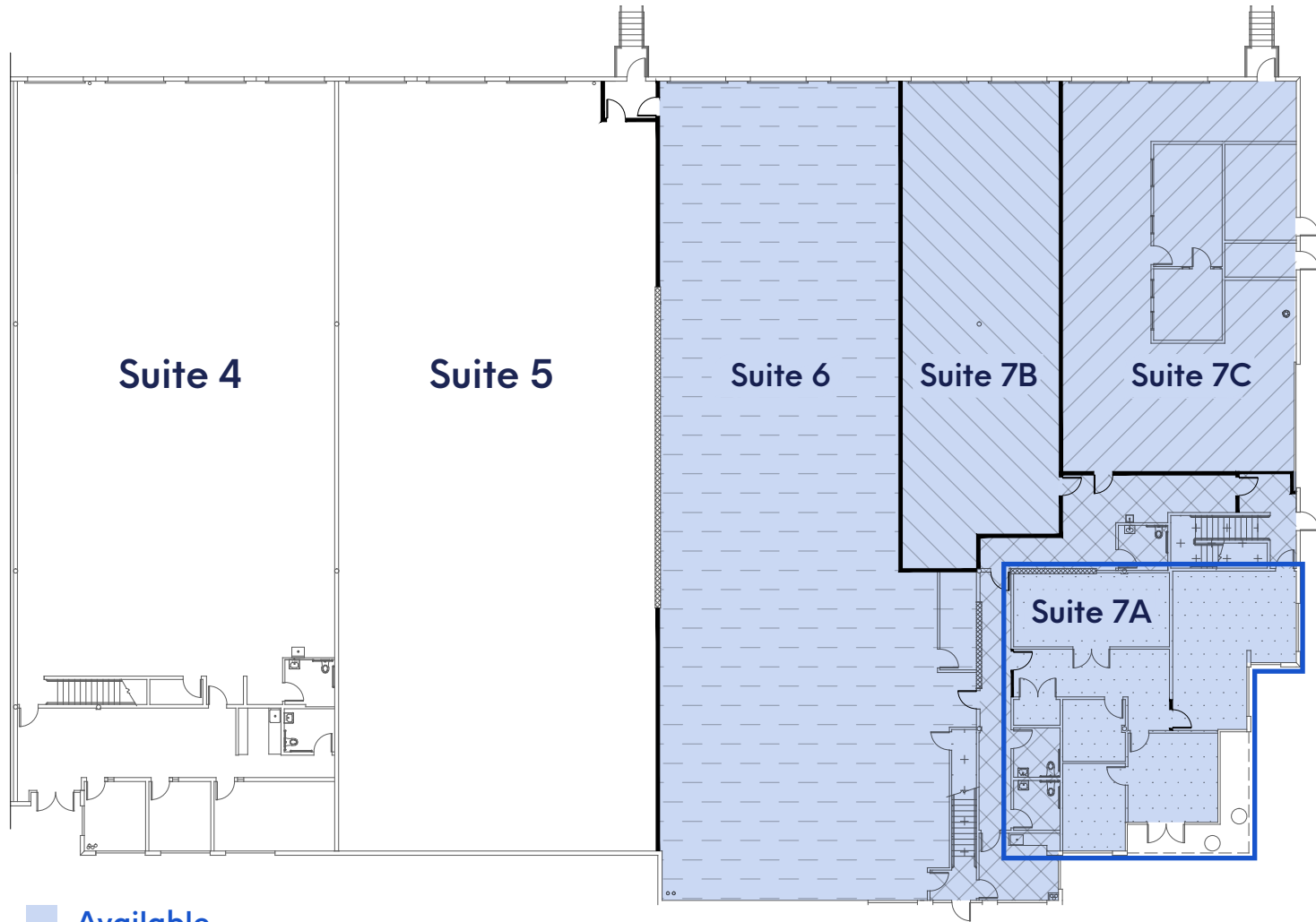
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*Subject to change for cannabis-related tenants

Space Features & Property Highlights:

- Approx. 11,085 SF warehouse
- 4,111 SF quality 2-story office
- 26' Clear Height
- 7 Docks, 1 Grade-Level Door (20x14ft)
- Licensed Cannabis Facility
- ESFR Sprinkler System
- Direct Access to SR-905
- Corporate Image and Freeway Visibility
- Security Cameras and Recording Equipment Installed
- 2,500a / 480V 3p 4w Heavy Power





- Available
- Office Area





CUBIC
resideo
Steelcase
MAN ULTRATEK
The Product Exchange
Kraft Heinz
POWER SONIC
Parker

THE SAFFORD PART
Mor
NAPA
GENERAL DYNAMICS
STERIS

Master Touch
LIMBACH
UPS
BD
NAPA
BOSE
HOLOGIC
MAD ENGINE
ROYAL FLAVOR
FedEx
GENERAL DYNAMICS

PENSKE
EXPO FRESH
ATLAS

Logitrans360
LABOY

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Andrew Williamson



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