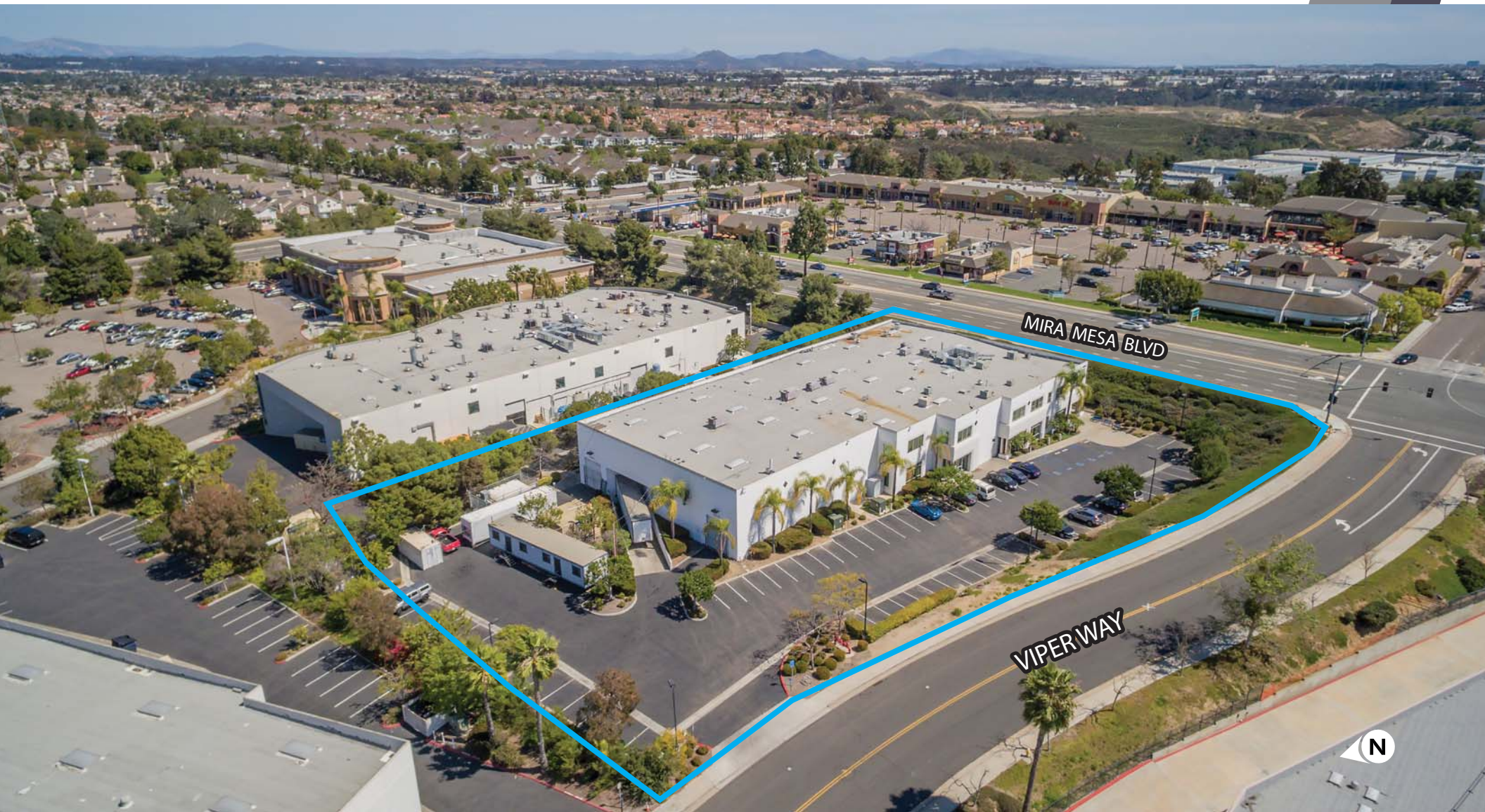


AVAILABLE FOR LEASE: 32,180 SF
CORPORATE HEADQUARTER / MANUFACTURING FACILITY



10547 VIPER WAY

10547 VIPER WAY



PROJECT FEATURES



ADDRESS

10547 Viper Way
San Diego, CA 92121



SQUARE FEET

Approximately 11,133 SF of two-story office space and approximately 21,047 SF of warehouse/ production area



CLEAR HEIGHT

±24' warehouse clearance



ELECTRICAL POWER

Heavy power : 3,200 amps of power -1,600 amps @ 480 volt & 1,600 Amps @ 120/208 volt (Tenant must verify)



SIGNAGE

Building signage and exposure on Mira Mesa Blvd.



FIRE SPRINKLERS

Fully fire sprinklered (.33/3,000 GPM)



PARKING

85 parking spaces



FLEXIBILITY

1 dock-high door (with load leveler) and 3 grade-level loading doors



LOCATION

Central location in Miramar with easy access to both I-805 and I-15 freeways



ONSITE FEATURES

Skylights and showers available on site

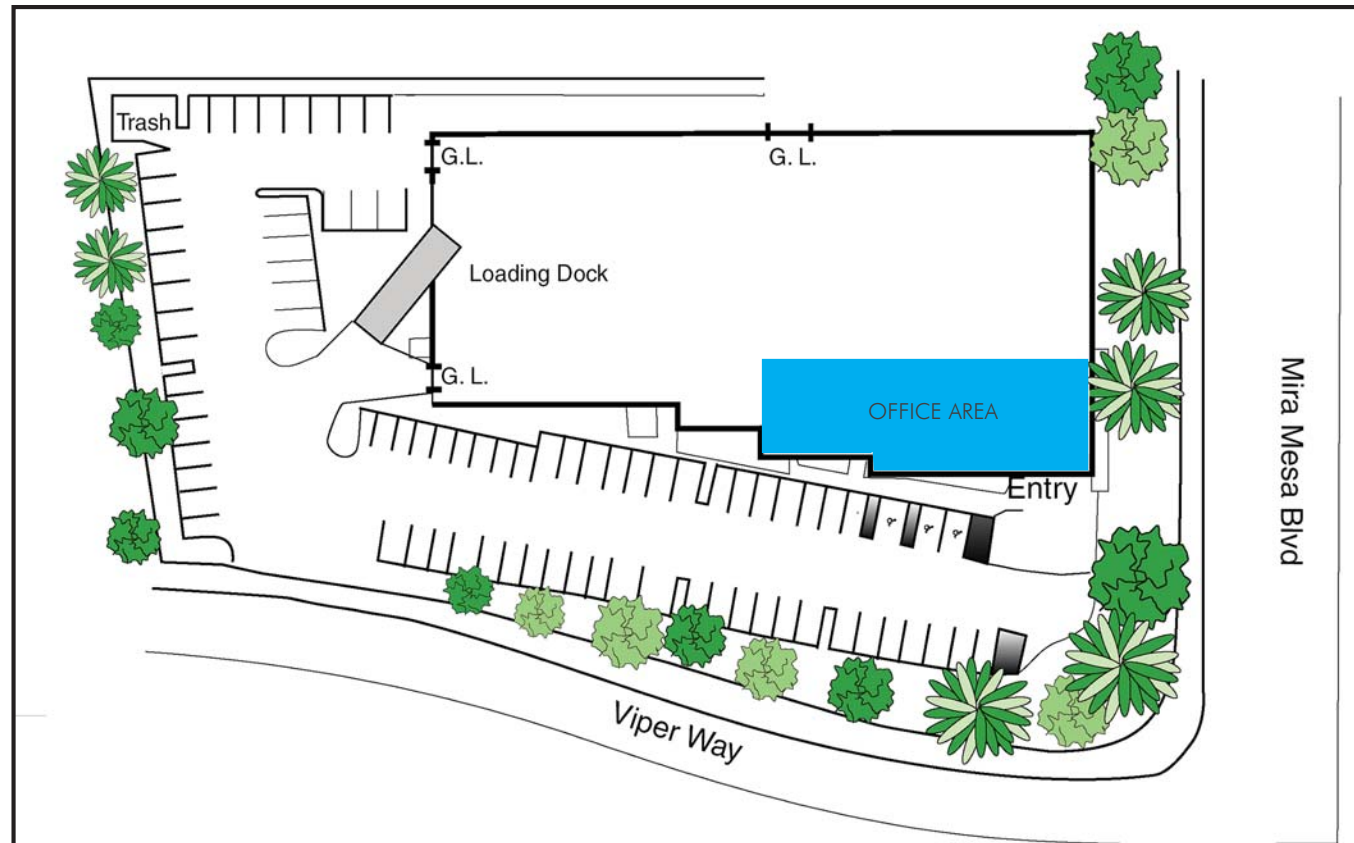


AMENITIES

Located at signalized intersection across the street from LA Fitness, Fresh and Easy Market, Starbucks, restaurants, Staybridge Suites Hotel, the UPS Store, Sorrento Mesa Self Storage, Gas Station and Car Wash



SITE PLAN



ADDRESS 10547 Viper Way
San Diego, CA 92121

SQUARE FEET ±32,180 SF

ASKING RATE: Negotiable

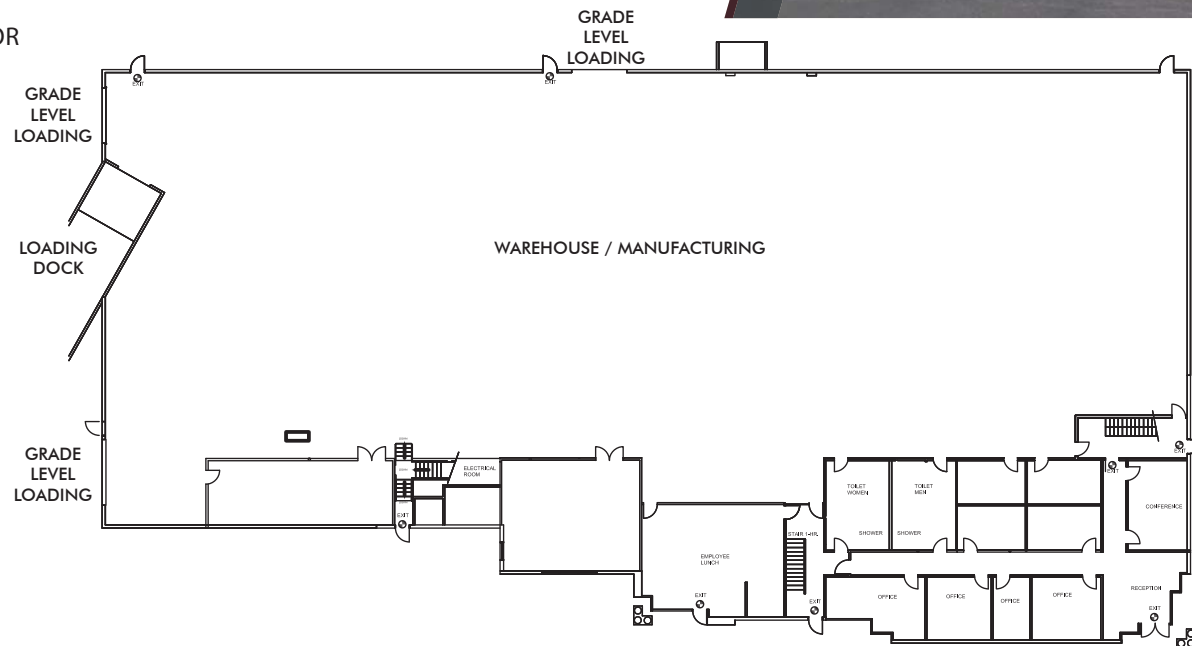
POWER: 1200 Amps, 120/208 Volt
(in entire building)

COMMENTS: *Freestanding building. Approximately 11,133 SF of two-story office space and approximately 21,047 SF of warehouse/production area, (1) dock-high door (with load leveler) and (3) grade-level loading doors.*

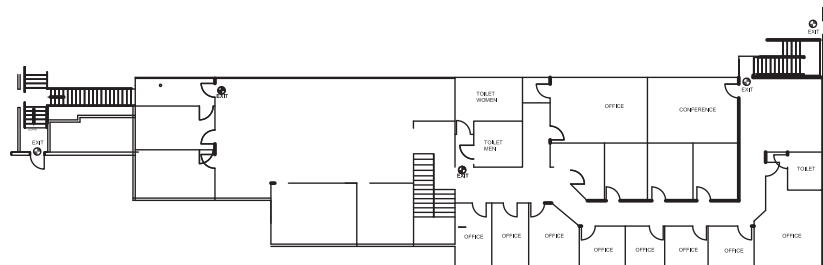
*NNNs = Approx. \$___PSF



FIRST FLOOR

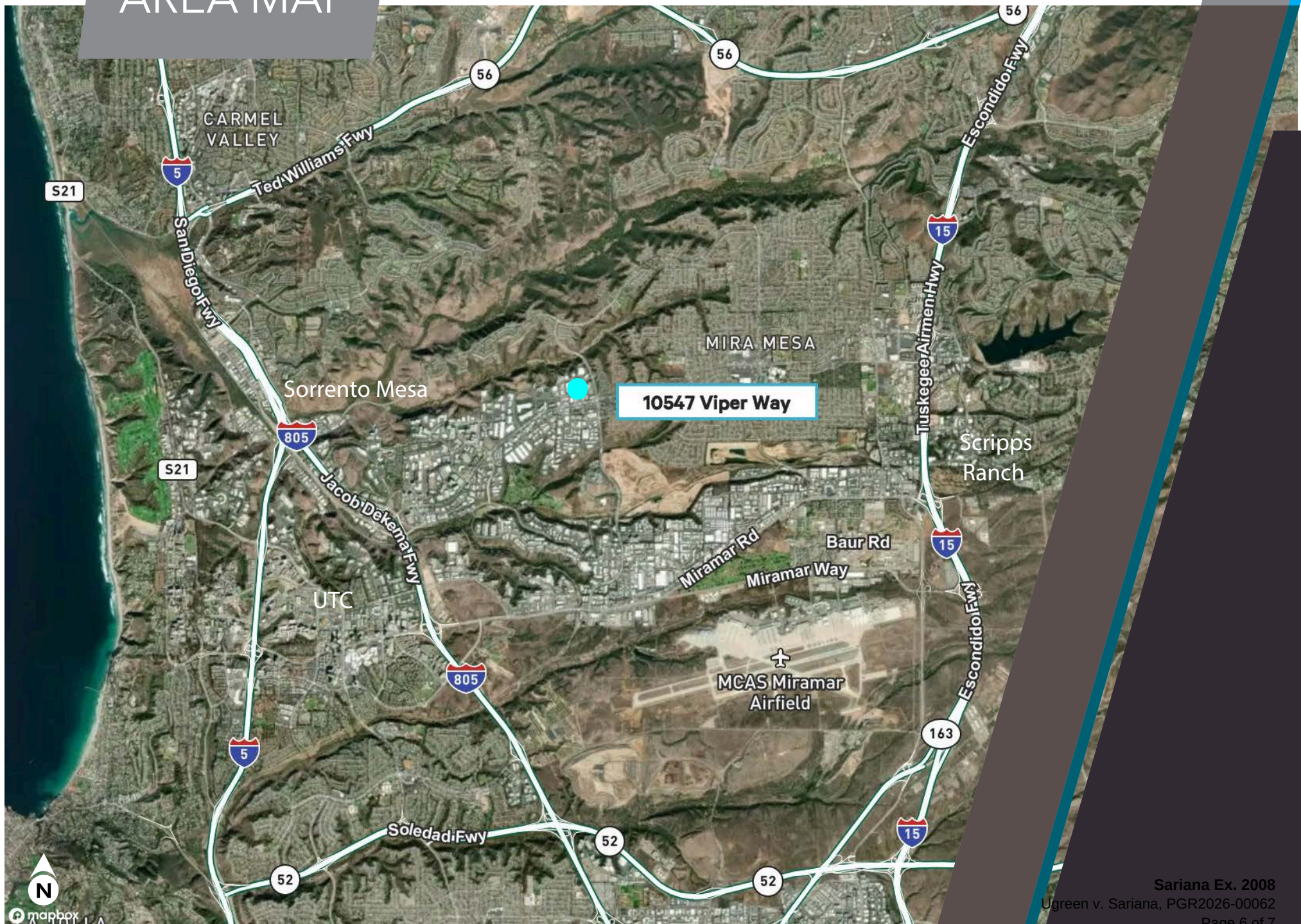


MEZZANINE OFFICE



EXISTING
FLOOR
PLAN

AREA MAP



**10547
VIPER
WAY**



Sariana Ex. 2008

Ugreen v. Sariana, PGR2026-00062

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