



Miramar Industrial & Retail

8400 Miramar Rd, San Diego, CA 92126



Justin Mandelbaum
MIRA C.R.E.
License #02148140,,
justin@miracre.com
(858) 433-0311



Miramar Center for Lease

Rates Upon Request

- *Prime location along high-traffic Miramar Road – excellent visibility and access
- *Industrial showroom space ideal for retail, light industrial, distribution, or specialty use
- *Open floor plan with high ceilings and a mix of showroom, office, and warehouse areas
- *Variety of loading dock configurations and truck access:
 - Circulation for large trucks
 - Loading dock wells for large trucks
 - Dock-high loading
 - At-grade loading docks
- *Ample on-site parking
- *HVAC-equipped showroom and office areas
- *Zoned IL-2-1 – flexible zoning allows for a wide variety of commercial uses
- *Located near the I-15 and I-805 freeways for easy regional access
- *Surrounded by national retailers, wholesalers, and a vibrant commercial community

>>>Broker compensation offered



Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Showroom
Rentable Building Area:	143,158 SF
Year Built:	1980
Rental Rate Mo:	Upon Request

1st Floor Ste H

Space Available	9,500 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

*Prime location along high-traffic Miramar Road – excellent visibility and access*Industrial showroom space ideal for retail, light industrial, distribution, or specialty use*Open floor plan with high ceilings and a mix of showroom, office, and warehouse areas*At-grade loading dock with roll-up door *Ample on-site parking*HVAC-equipped showroom and office areas*Zoned IL-2-1 – flexible zoning allows for a wide variety of commercial uses*Located near the I-15 and I-805 freeways for easy regional access*Surrounded by national retailers, wholesalers, and a vibrant commercial community

1st Floor Ste I

Space Available	6,500 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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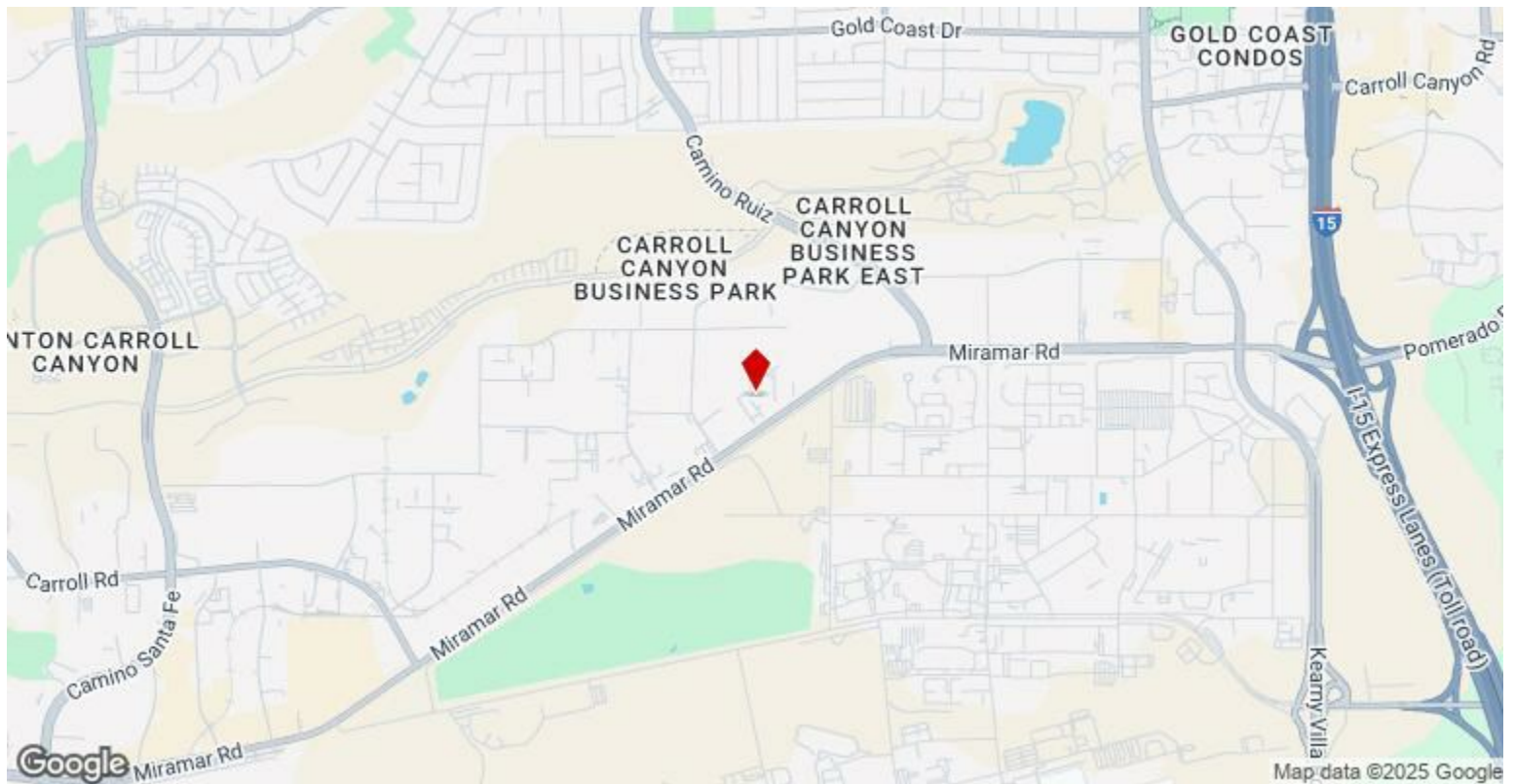
1st Floor Ste K

Space Available	24,000 SF
Rental Rate	Upon Request
Date Available	December 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

*Large warehouse with open floor plan*Three dock-high loading wells for simultaneous shipments*One drive-up ramp for at-grade loading and equipment access*High ceilings, ideal for racking and bulk storage*Excellent truck access and maneuverability*Secure and well-lit rear yard area*Zoned IL-2-1 for a wide range of industrial uses*Convenient access to I-15, I-805, and I-5 freeways*Ample parking on-site

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dunn-Edwards Paints	-	
Harbor Freight Tools	-	
Prefab Granite Depot	-	
Teak Warehouse	-	



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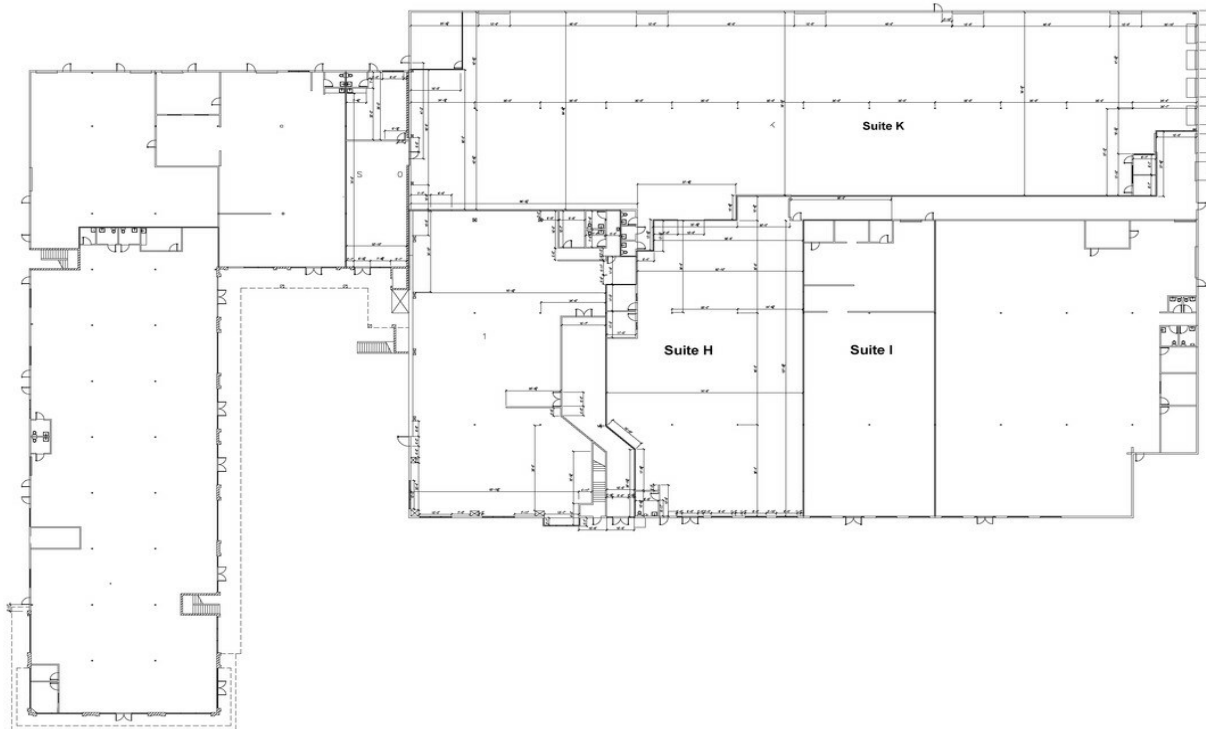
Property Photos



Property Photos



Building Photo



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