

8080 MIRAMAR ROAD

San Diego, CA 92126

36,705 SF LOT
INCLUDES ± 3,000 SF
STRUCTURE ON SITE

**FOR LEASE
OR SALE**



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PROPERTY HIGHLIGHTS



36,705 SF LOT
FENCED & SECURED YARD



3 POINTS OF
INGRESS/EGRESS



IL-3-1 CITY OF SAN DIEGO ZONING
CITY OF SAN DIEGO
[INDUSTRIAL BASE ZONE LINK](#)



STRUCTURE ON SITE:
3,000 SF WAREHOUSE



PERMITTED TRAILER YARD
OUTDOOR STORAGE



ALLOWED USES: EQUIPMENT
AND MATERIALS STORAGE
YARDS AND SALES, TRUCKING/
TRANSPORTATION, PARTIAL
RETAIL SALES, & DRIVE-THROUGH
COMPONENT



HARD CORNER
MIRAMAR RD & DOWDY DR



ADJACENT PROPERTY
EXPANSION POTENTIAL



MIRAMAR ROAD FRONTAGE
52,411 CARS PER DAY (ADT)
MIRAMAR ROAD

AVAILABLE 8/1/2024

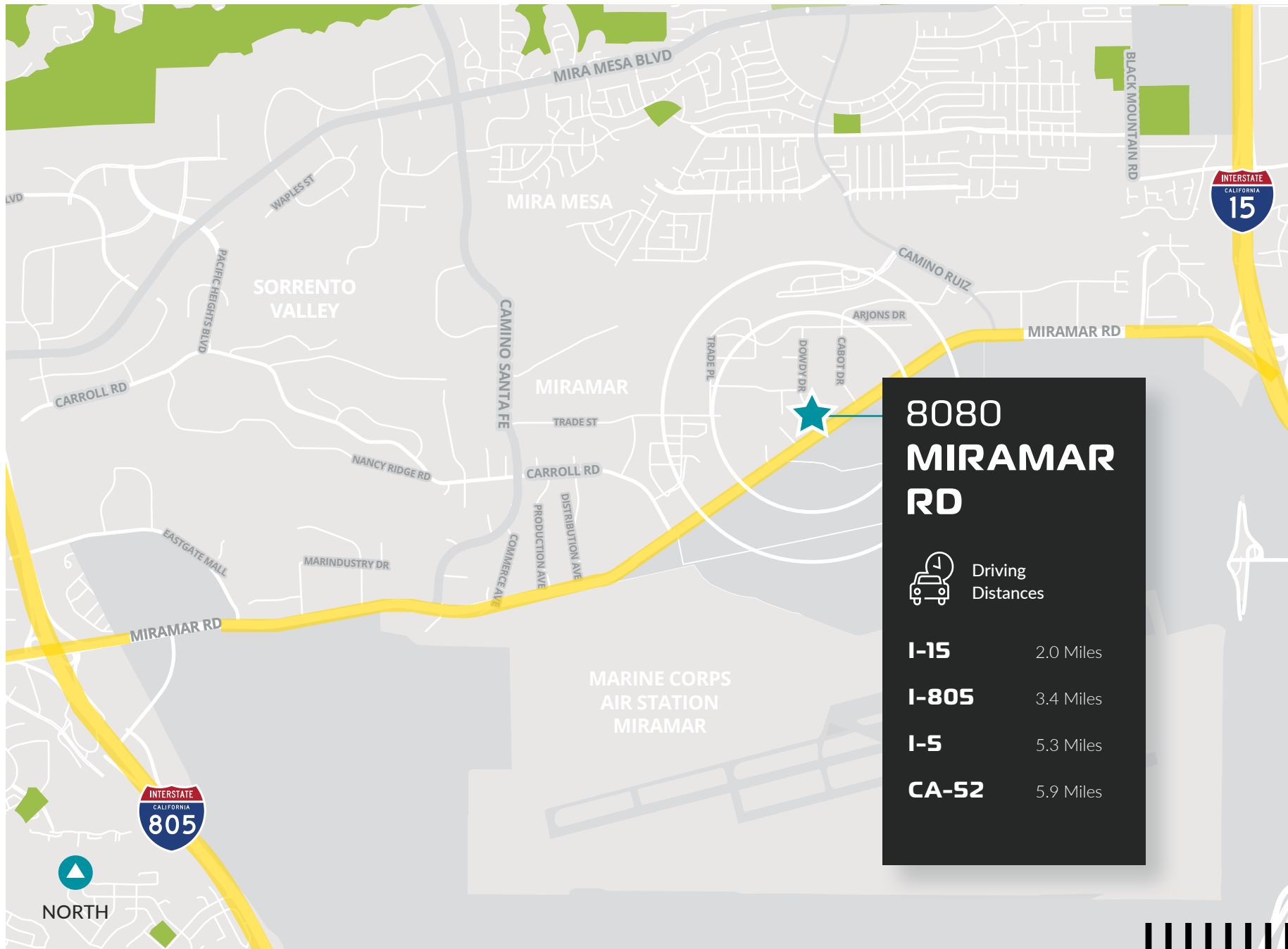


DIRECT ACCESS TO
I-805, I-15, & I-5


LEASE RATE // SALES PRICE: CONTACT BROKER







**8080
MIRAMAR
RD**

 Driving Distances

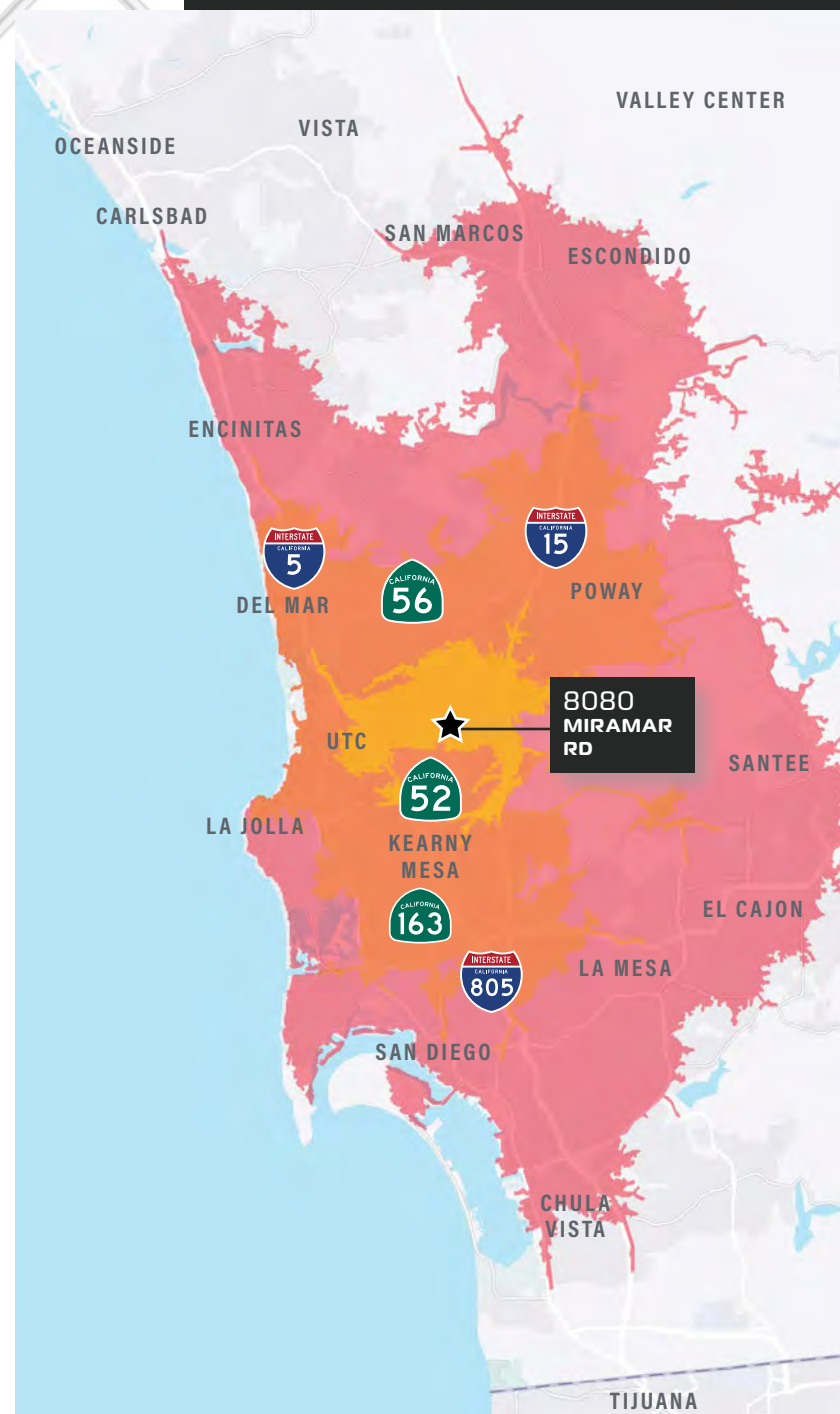
I-15	2.0 Miles
I-805	3.4 Miles
I-5	5.3 Miles
CA-52	5.9 Miles



DRIVE TIMES

	Drive Time	Daytime Population
■	10 Minutes	165,148
■	20 Minutes	998,277
■	30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120



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MIRAMAR STORAGE YARD

CONTACT

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