

8320 Miramar Mall, San Diego, CA 92121

# MIRAMAR WEST

## 8,943 SF INDUSTRIAL/FLEX SPACE

### FOR LEASE

**Bo Gibbons**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



## Property Features

- Approx. 57,107 SF Industrial/Flex Project
- Building Signage Available
- Reserved On-Site Parking
- Prime Western Miramar Locale Provides Many Area Amenities
- Two Minutes to Interstate 805

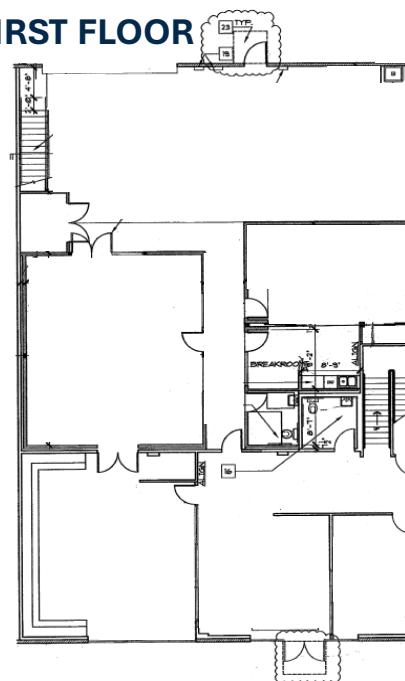


8320 Miramar Mall

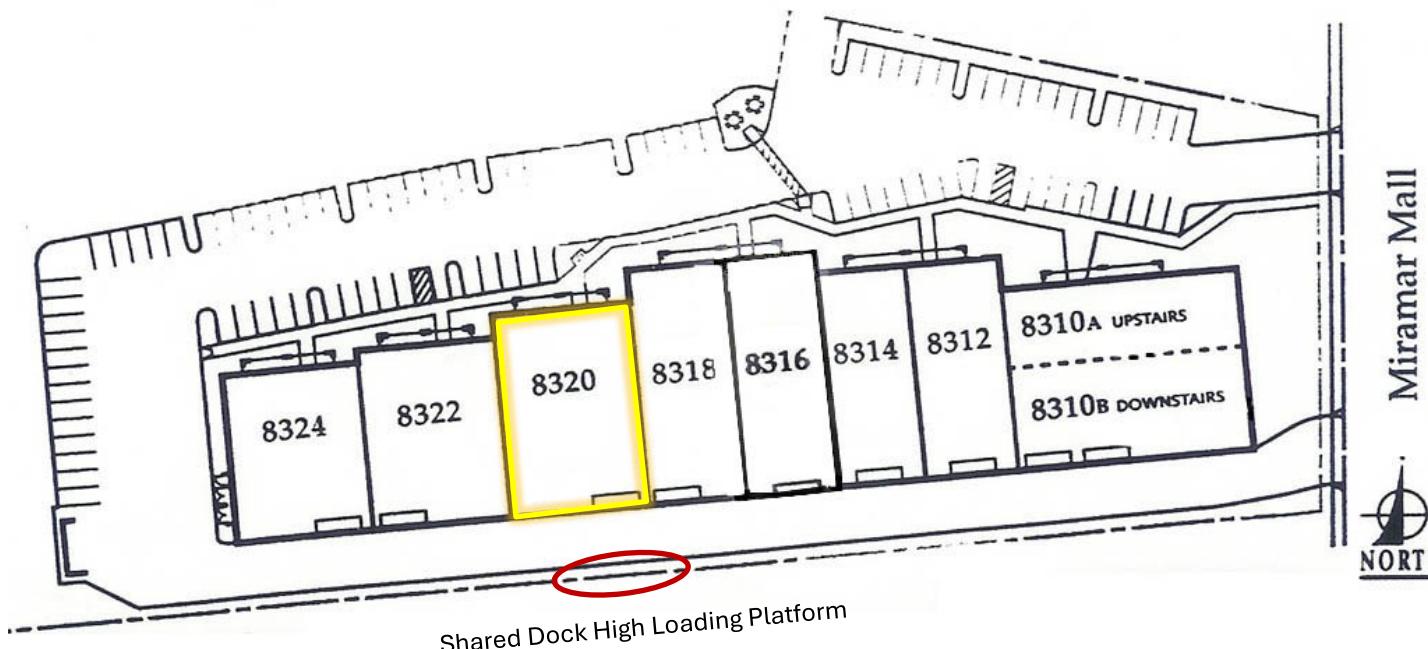
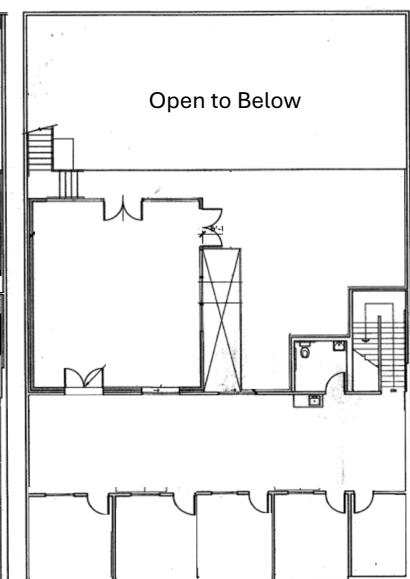
- +/- 8,943 SF flex space
  - +/- 3,800 SF of first floor office and flex space
  - +/- 1,359 SF warehouse with 21'+ clear height
  - +/- 3,784 SF of mezzanine office and storage space
- One (1) - 20'w x 14't grade level roll up door
- Shared dock high loading
- Three (3) restrooms
- Break room
- Heavy power
- Shop sink in warehouse
- Call Agent for pricing guidelines and to schedule a tour
- +/- 7,530 Sq. Ft. fenced yard located within 400 feet of building space available for Lease for secure fleet or equipment storage\*

\*Yard only leased in conjunction with building space lease

FIRST FLOOR

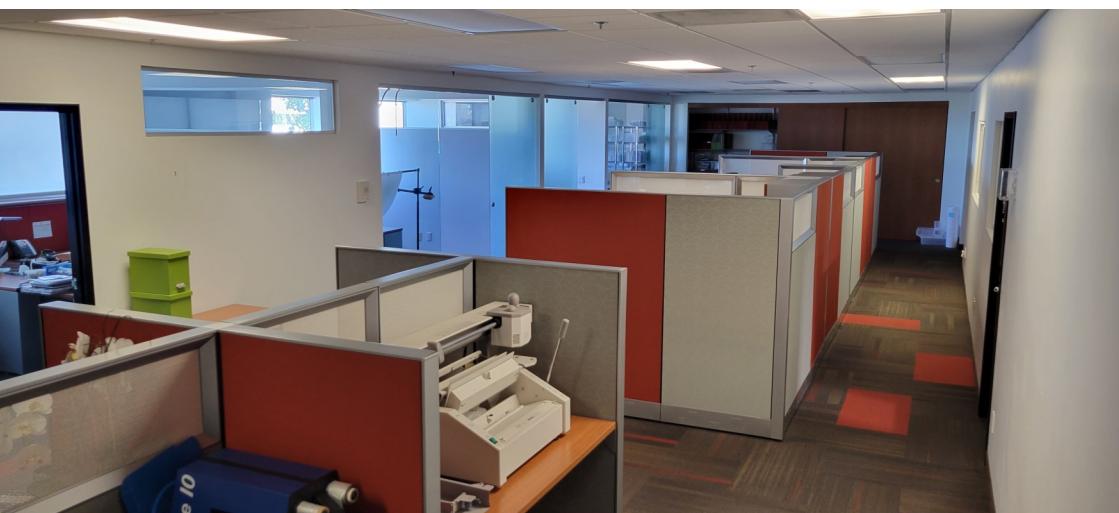
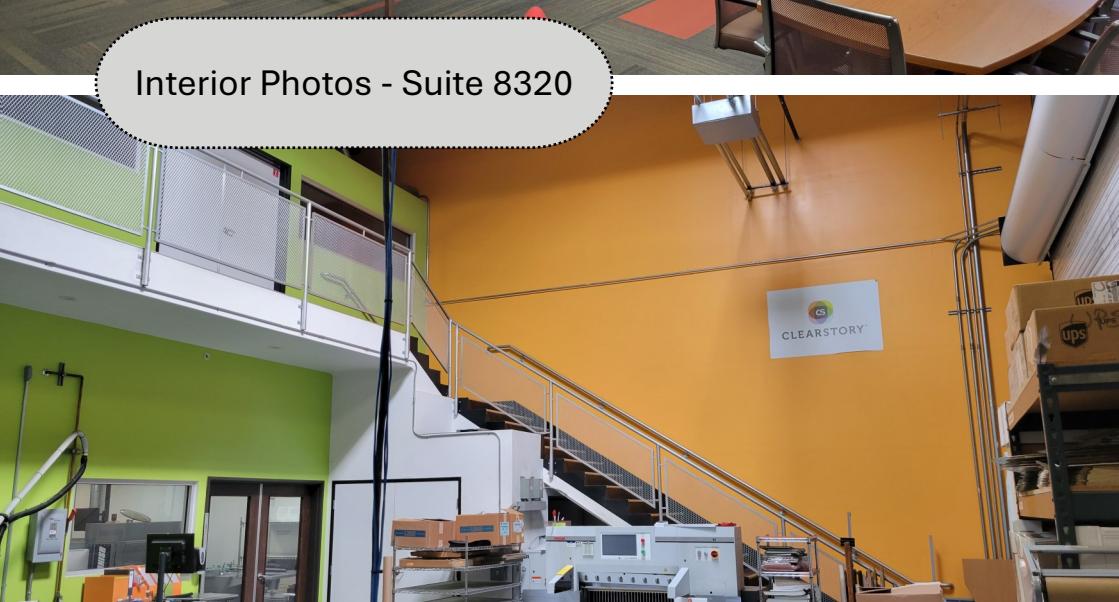


SECOND FLOOR



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SALES - MANAGEMENT - LEASING

**TCN**  
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REAL ESTATE SERVICES



  
**PACIFIC COAST  
COMMERCIAL**  
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Site Plan



## Map

