

# MIRAMAR INDUSTRIAL WAREHOUSE

Colliers

**FOR LEASE**

±12,060 SF Industrial Warehouse

7485 Trade St | San Diego CA 92121 | Miramar Submarket

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# Property Highlights



33,701 SF building



High visibility, great street frontage



Zoned: IL-2-1, City of San Diego



Large fenced & secured yard



Fully sprinklered



Miramar Industrial Submarket



Grade and dock doors



Concrete lot



Local and responsive ownership



±20' clear height in warehouse



New skylights throughout



Available immediately

# Availability

**Size Available:**  $\pm 12,060$  SF

- 95% Warehouse, 5% Office
- 2 Oversized grade level doors
- Large fenced and secured yard

**Asking Rate:** \$1.95/SF NNN  
(Nets:  $\pm \$0.35$ /SF)

Available Immediately



**$\pm 12,060$  SF**

Warehouse  
8,948 Sq Ft

Office  
393 Sq Ft

**Fenced Yard Area**

N



# 7485 Trade Street

## Industrial Warehouse Miramar Submarket

08

minutes to  
I-805



12

minutes to  
I-15



08

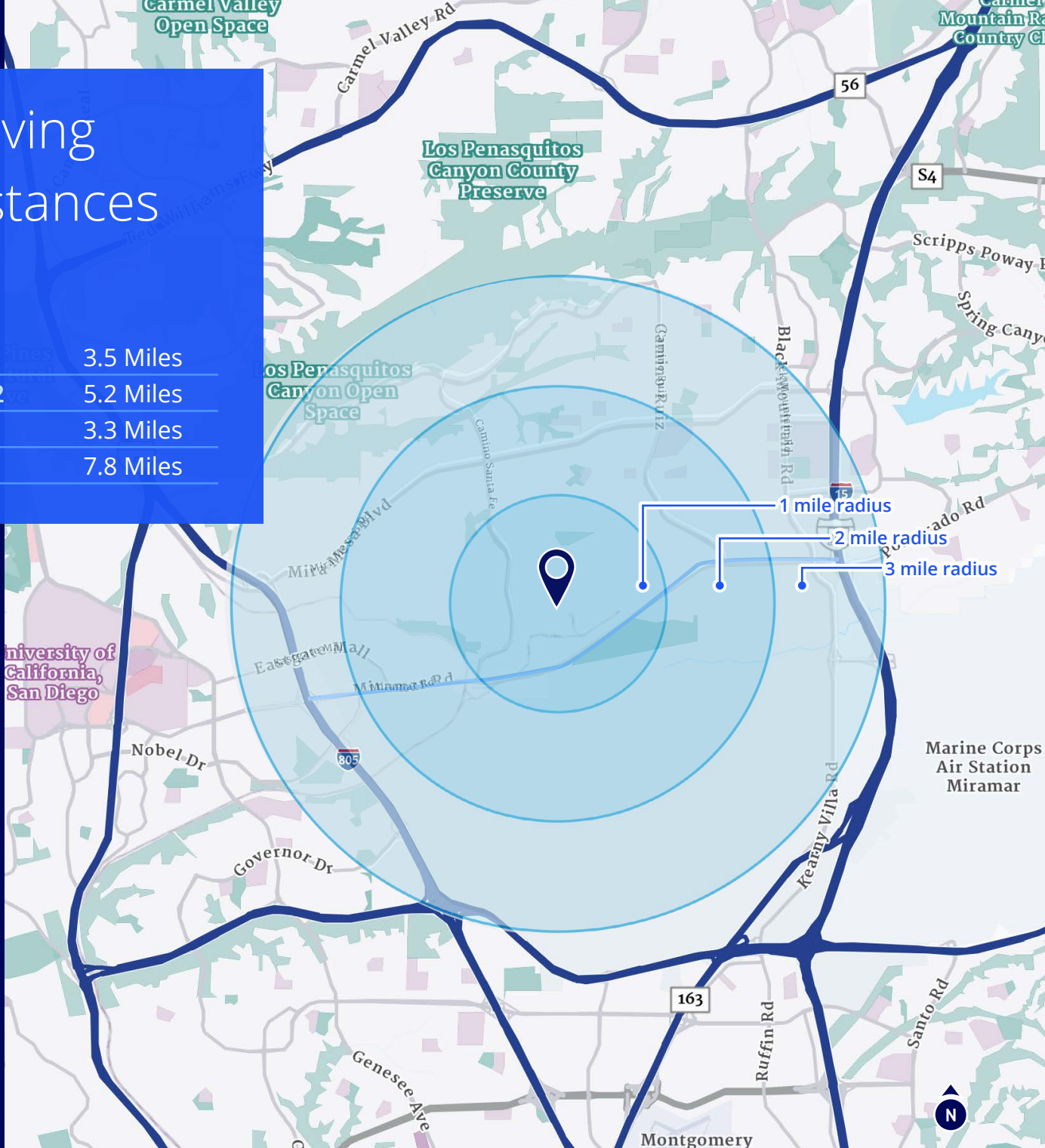
minutes to  
I-5



## Driving Distances



I-15	3.5 Miles
SR-52	5.2 Miles
I-805	3.3 Miles
I-5	7.8 Miles



# Driving Times



Minutes to San Ysidro Border Crossing	44 Min
Minutes to Otay Mesa Port of Entry	43 Min
Minutes to Chula Vista	27 Min
Minutes to Port of San Diego	22 Min
Minutes to Orange County	78 Min
Minutes to Los Angeles	113 Min





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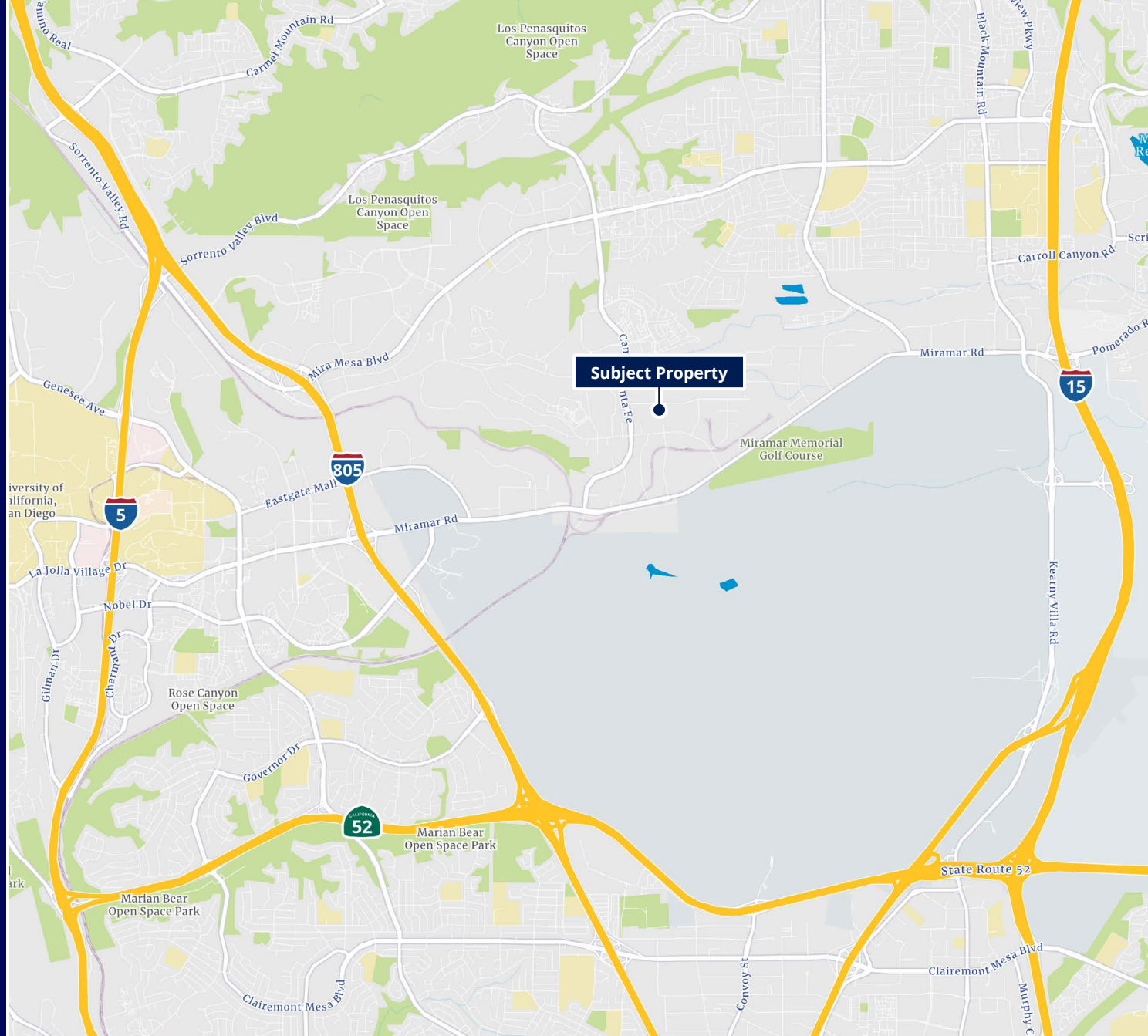
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