



FOR LEASE OR SALE
+2.72 ACRE SITE AVAILABLE

8088 - 8096 MIRAMAR ROAD
San Diego, CA 92126



DOWDY DR

MIRAMAR ROAD



RARE IOS OPPORTUNITY IN CENTRAL SAN DIEGO - INCLUDES STRUCTURES ON SITE

PROPERTY HIGHLIGHTS



+2.72 ACRES TOTAL



MIRAMAR RD ADDRESS
+52,411 CARS PER DAY (ADT)
MIRAMAR RD



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



+1.25 AC / +1.47 AC / +2.72 AC
MULTIPLE PARCELS/CONFIGURATIONS
AVAILABLE



PERMITTED TRAILER YARD
OUTDOOR STORAGE



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



STRUCTURES ON SITE



MIRAMAR RD FRONTAGE



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

LEASE RATE // SALES PRICE: CONTACT BROKER



8088 - 8096 MIRAMAR ROAD

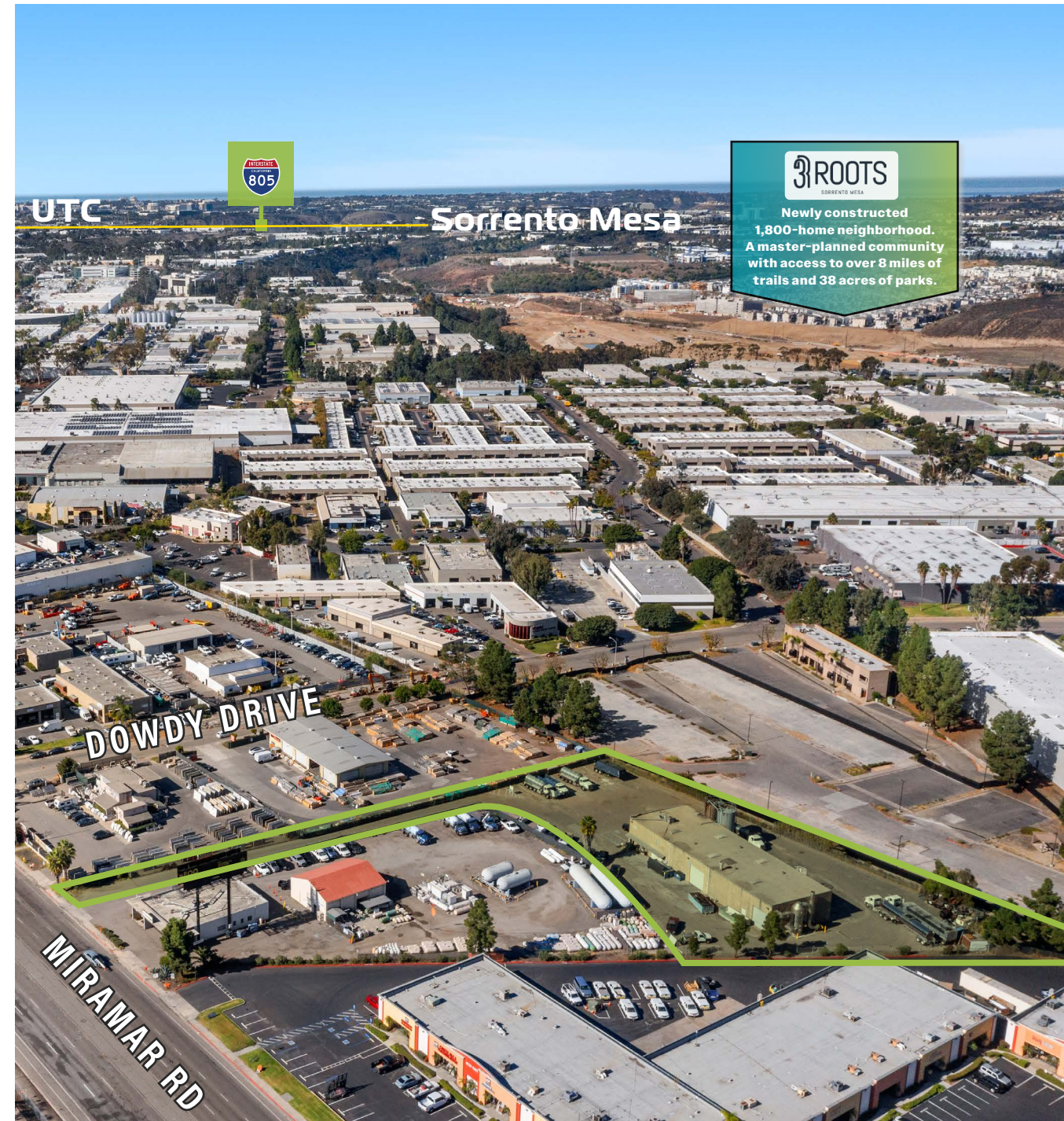
San Diego, CA 92126





8088 MIRAMAR RD PROPERTY FEATURES

- +1.25 Acre (+54,750 SF) Lot - Fenced & Secured Yard
- 2 Structures on Site: +2,000 SF Warehouse, and +3,000 SF Office / Warehouse
- 2 Points Of Ingress/Egress
- Permitted Trailer Yard Outdoor Storage
- Adjacent Property Expansion Potential
- IL-3-1 City of San Diego Zoning
- City of San Diego
[INDUSTRIAL BASE ZONE LINK](#)
- Allowed Uses: Equipment and Materials Storage Yards and Sales, Trucking/Transportation, Partial Retail Sales, & Drive-Through Component
- Miramar Road Frontage
- +52,411 Cars Per Day (ADT) Miramar Road
- Direct Access to I-805, I-15, & I-5
- Billboard income on site
- Lease Rate and Sales price: Contact Broker



8096 MIRAMAR RD PROPERTY FEATURES

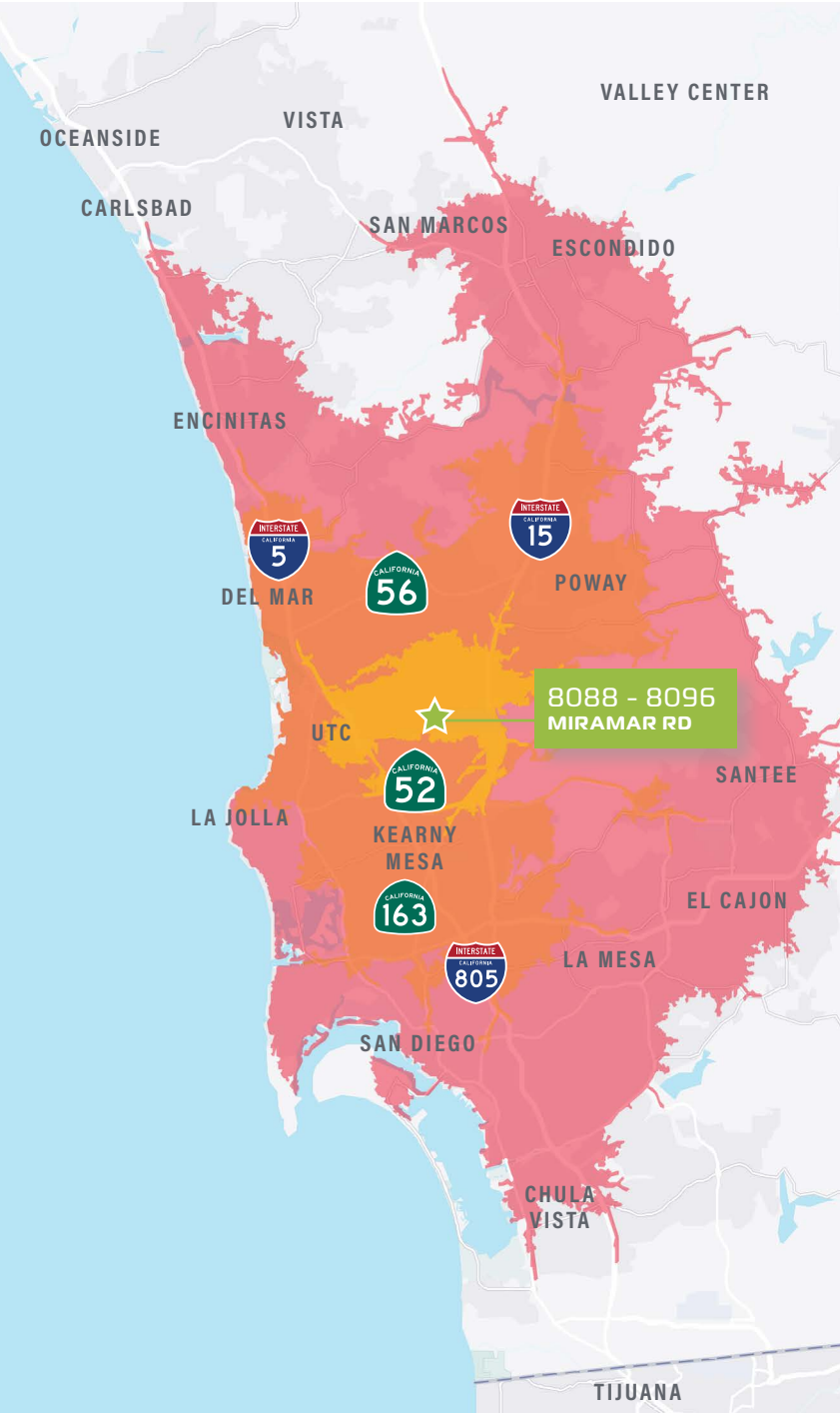
- +1.47 Acre (+64,033 SF) Lot - Fenced & Secured Yard
- Structure on site: +7,200 SF Warehouse
- 4 Grade Level Doors
- Permitted Trailer Yard Outdoor Storage
- Adjacent Property Expansion Potential
- Permitted Trailer Yard Outdoor Storage
- Adjacent Property expansion potential
- IL-3-1 City of San Diego Zoning
- City of San Diego
[INDUSTRIAL BASE ZONE LINK](#)
- Allowed Uses: Equipment and Materials Storage Yards and Sales, Trucking/Transportation, Partial Retail Sales, & Drive-Through Component
- Miramar Road Frontage
- 52,411 Cars Per Day (ADT) Miramar Road
- Direct Access to I-805, I-15, & I-5
- Lease Rate and Sales price: Contact Broker



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





8088 & 8096 MIRAMAR RD

FOR LEASE OR SALE

MIRAMAR IOS YARDS

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