

8164-8166 MIRAMAR ROAD

SAN DIEGO, CA



BROKER BONUS

**\$1.00 PER SQFT
TO PROCURING
BROKER(S)**

TENANT INCENTIVE

**TWO (2) MONTHS
OF FREE RENT FOR
INCOMING SUBTENANT**

FOR SUBLEASE

INDUSTRIAL SUITE

3,200 RSF AVAILABLE



PROPERTY HIGHLIGHTS



OVERHEAD SIGNAGE WITH
DIRECT VISIBILITY TO
MIRAMAR ROAD



AMPLE PARKING
4.0/1,000 SF



CLEAR HEIGHT:
APPROX. 16'



TWO (2) GRADE LEVEL
ROLL-UP DOORS



LOCATED CENTRALLY
WITHIN THE MIRAMAR
CORRIDOR



LEASE RATE:
NEGOTIABLE

FLOOR PLAN

3,200

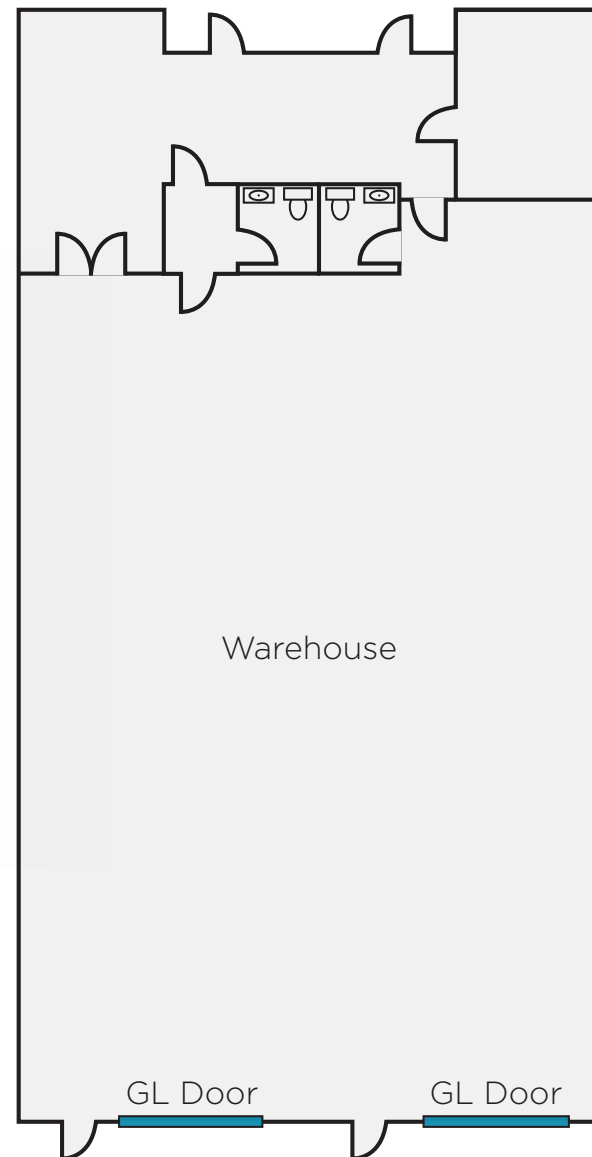
TOTAL SQUARE FEET

NEGOTIABLE

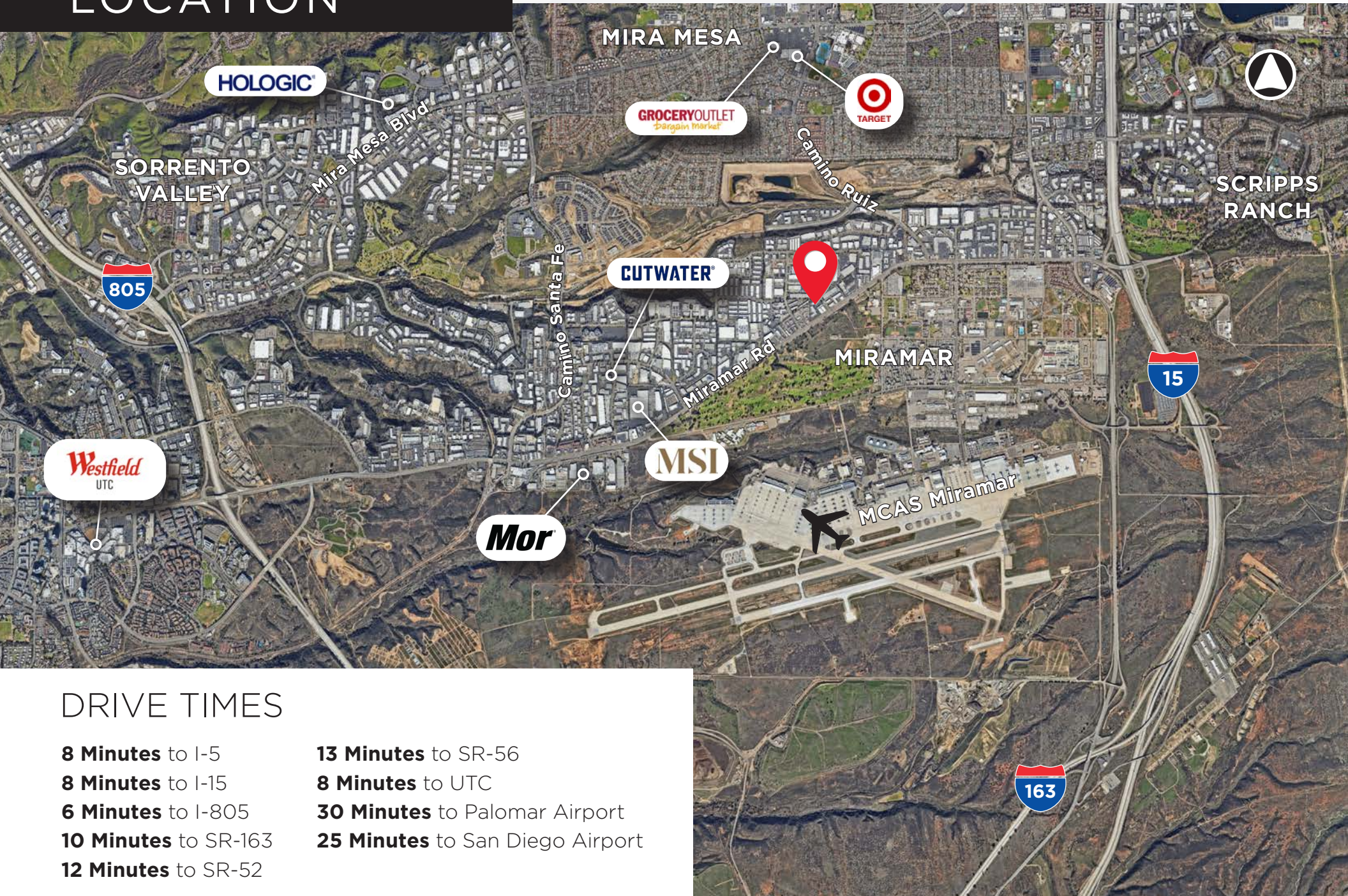
SUBLEASE RATE

NOW

DATE AVAILABLE



LOCATION



DRIVE TIMES

- 8 Minutes** to I-5
- 8 Minutes** to I-15
- 6 Minutes** to I-805
- 10 Minutes** to SR-163
- 12 Minutes** to SR-52
- 13 Minutes** to SR-56
- 8 Minutes** to UTC
- 30 Minutes** to Palomar Airport
- 25 Minutes** to San Diego Airport

8164-8166 MIRAMAR ROAD //// SAN DIEGO

FOR SUBLEASE



**CONTACT BROKERS
FOR DETAILS:**

TYLER STEMLEY

760.431.3841
tyler.stemley@cushwake.com
Lic. No.02003867

CARSON ODABASHIAN

760.431.3836
carson.odabashian@cushwake.com
Lic. No.02207230

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