

# MIRAMAR POINT 1

7542 TRADE STREET, SAN DIEGO, CA 92121

±7,310 SF INDUSTRIAL/FLEX BUILDING FOR LEASE

**PROMOTIONAL RATE | YEAR 1: \$0.99 + NNN**

DAVID SANTOS | License #02136273  
858.458.3330 | dsantos@voitco.com

CHRIS DURBIN | License #02227661  
858.458.3339 | cdurbin@voitco.com

***Voit***  
REAL ESTATE SERVICES



## PROPERTY SPECIFICATIONS

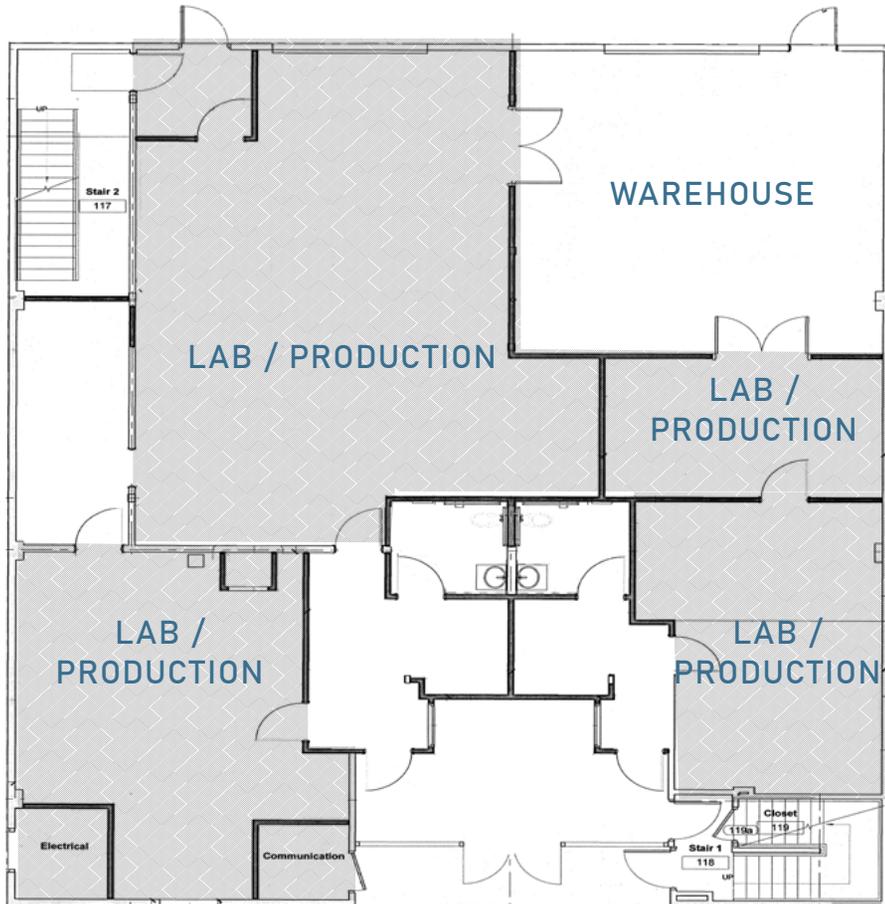
<b>BUILDING SIZE:</b>	±7,310 Square Feet
<b>LAND SIZE:</b>	±0.96 Acres (±41,818 Square Feet)
<b># OF STORIES:</b>	Two (2)
<b>YEAR BUILT:</b>	1970
<b>PARKING:</b>	1.67/1,000 Square Feet
<b>POWER:</b>	400 A (3-Phase , 208/120V)
<b>LEASE RATE:</b>	\$1.65/SF + NNN *NNN estimated to be \$0.42/SF

**PROMOTIONAL RATE | YEAR 1: \$0.99 + NNN**

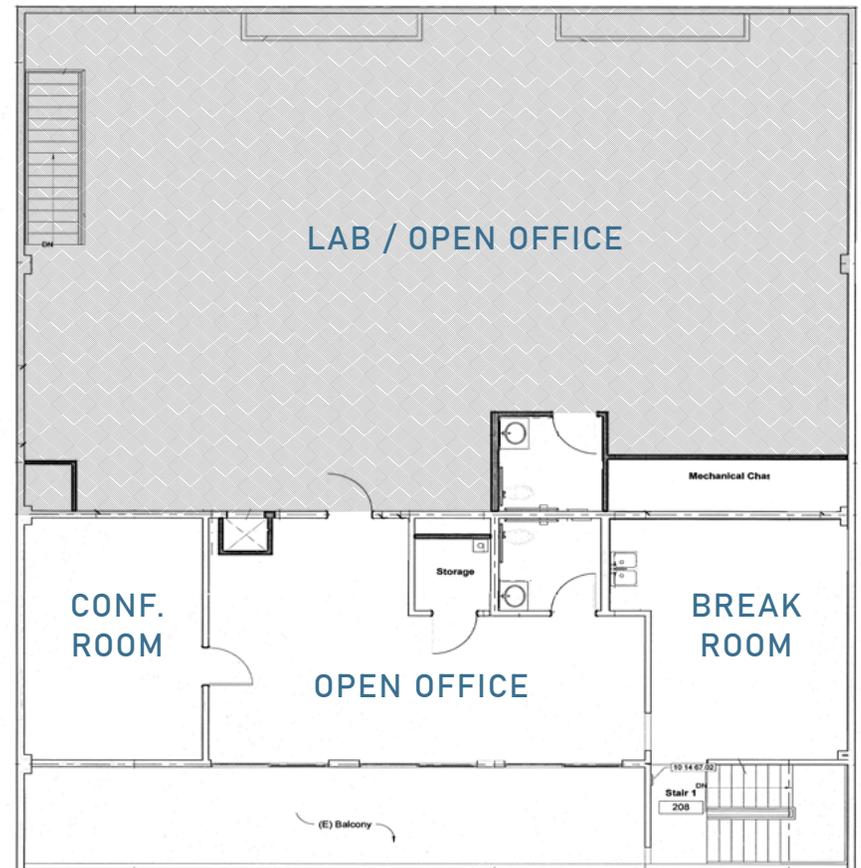
## PROPERTY HIGHLIGHTS

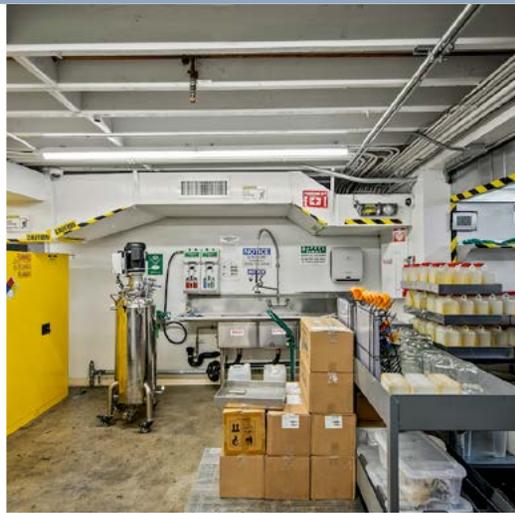
- » 24-Hour Access
- » Car Charging Station
- » 100% HVAC
- » Conferencing Facility
- » Bio-Tech/Lab Space
- » 80% Lab/ 20% Office
- » Second floor production/lab area
- » Service elevator
- » Shower
- » Balcony

FIRST FLOOR PLAN



SECOND FLOOR PLAN





## DAVID SANTOS

License #02136273 | 858.458.3330 | dsantos@voitco.com

## CHRIS DURBIN

License #02227661 | 858.458.3339 | cdurbin@voitco.com

# Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 · 858.453.0505 · Lic #01991785 · www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc.