

FOR SALE OR LEASE

4,994 SF | 100% HVAC FLEX/LIGHT LAB BUILDING



7758 ARJONS DRIVE

SAN DIEGO, CA 92126

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FEATURES

- » 4,994 SF 2-Story Light Lab/Flex Building Available for Sale or Lease
- » 100% HVAC Throughout
- » Approximately 50% HVAC Office
- » 50% HVAC Production/Assembly/Lab Area
- » Benching can be Included or Removed (Approx. 48 Linear Feet)
- » Cold Refrigerator Room Available (or can be Removed)
- » 2 Grade Level Doors
- » Divisible
- » Outstanding Central Miramar Location
- » Good Freeway access to Interstates 5, 15 and Highway 805
- » Association Dues \$350.00/Month

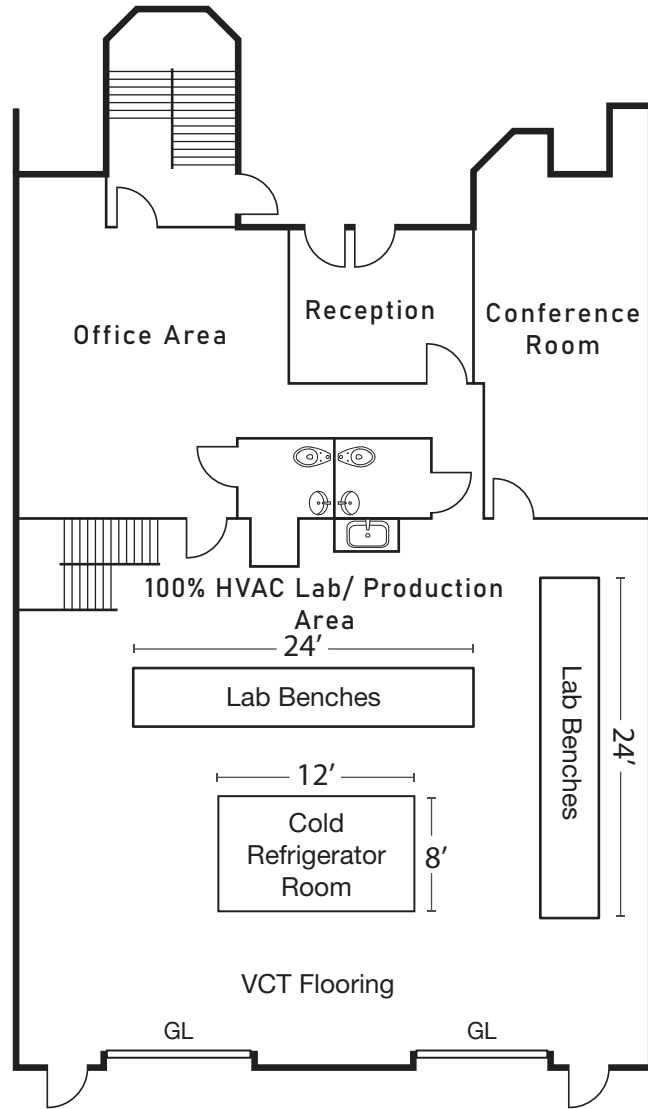
LEASE RATE: \$1.60 NNN

SALE PRICE: \$2,025,000

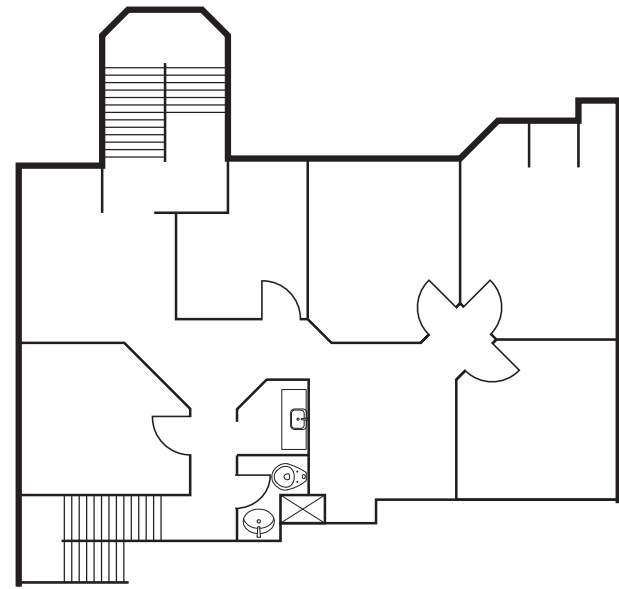


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



SITE PLAN



LIFE SCIENCE - AREA MAP



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