



**MEISSNER**  
Commercial Real Estate Services

## Available Land for Lease

Outdoor Storage Facility or  
Custom Building Approx.  
35,000 Sq Ft

**+/- 2 Acres**



Trade Pl.

Trade St.

TRADE  
PLACE

**Trepte Industrial Park | Miramar**



# Property Highlights



**Miramar**  
SUBMARKET



**IL-2-1**  
ZONE



**+/- 2 AC**  
LAND AREA



**Storage or  
Build-to-Suit**



**I-15 & I-805**  
NEAREST FREEWAYS



**Trepte  
Industrial Park**

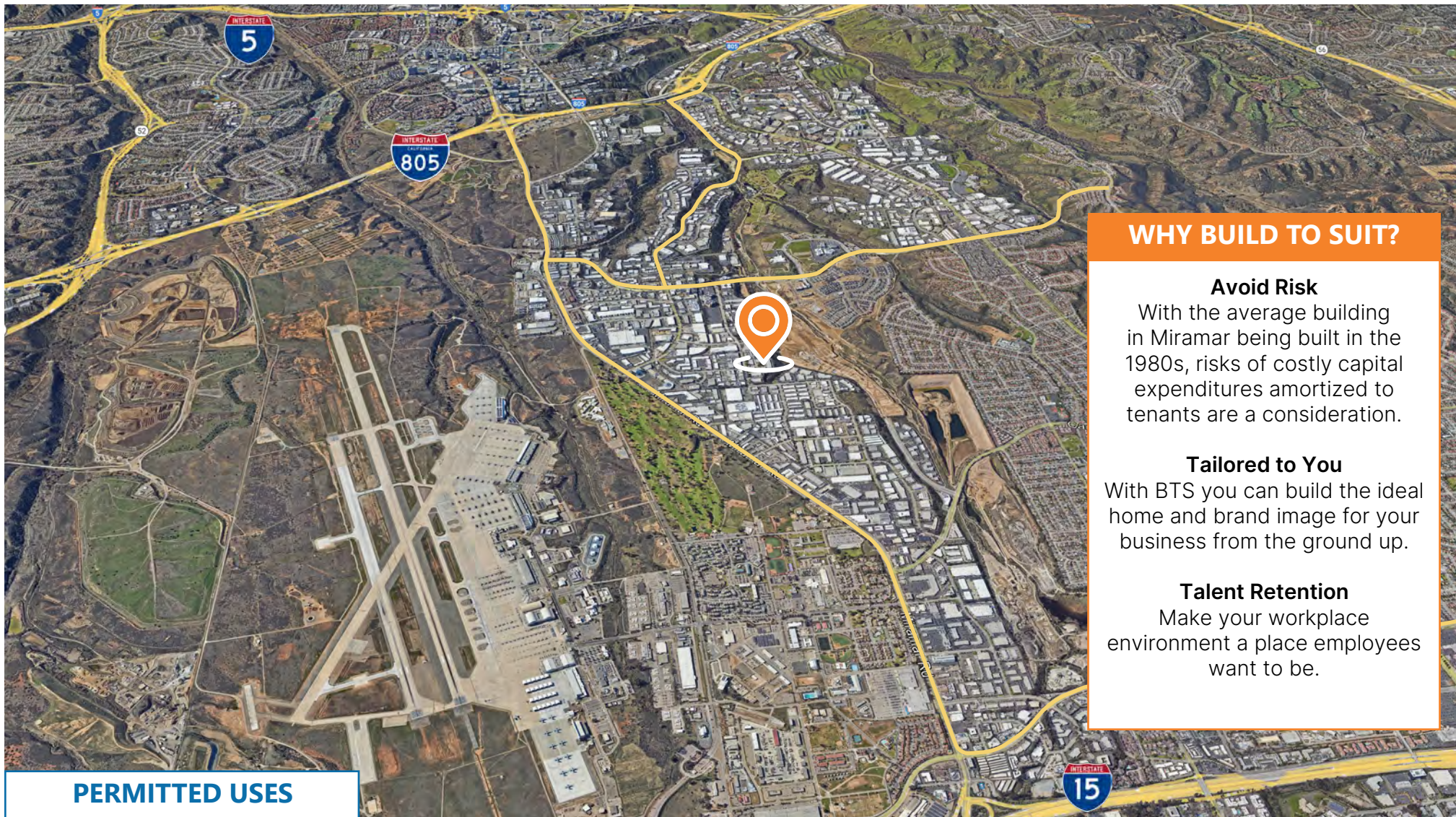
**Grading  
in Progress**

Trade St.

Trade Pl.

Trade St.





## WHY BUILD TO SUIT?

### Avoid Risk

With the average building in Miramar being built in the 1980s, risks of costly capital expenditures amortized to tenants are a consideration.

### Tailored to You

With BTS you can build the ideal home and brand image for your business from the ground up.

### Talent Retention

Make your workplace environment a place employees want to be.

## PERMITTED USES



Business Office &  
Professional Office



Equipment & Materials  
Storage Yard



Distribution Facility



Light Manufacturing



Research &  
Development



Retail Related Uses



# Corporate Neighbors





# Nearby Retail

**natsumi**

**ARCO**

**Carl's Jr.**

**BETTER  
BUZZ**  
...coffee...

**Jersey  
Mikes**  
SUBS

**ABBEY'S**  
BAR-B-Q

**Starbucks**

**Jack  
in the box**

**BREWSKIS**  
BAR & ARCADE

**HARBOR FREIGHT**

**petco**

**Chevron**

**Target**

**SPROUTS**  
FARMERS MARKET

**WELLS  
FARGO**

**CHIPOTLE**  
MEXICAN GRILL

**McDonald's**

**Raising  
Cane's**  
CHICKEN FINGERES

**Walgreens**

**crumbl**  
cookies

**VONS**

**Chick-fil-A**



# Location Highlights

## OVERVIEW

Miramar serves as a key logistics hub within the San Diego region, offering unparalleled connectivity for industrial operations. Its strategic location near major highways, including Interstates 5, 15, and 805, provides businesses with seamless access to regional and national markets, making it a cornerstone of San Diego's industrial sector.

## DRIVE TIMES

SUBMARKET	MILES	MINs
Del Mar	7	12
Mira Mesa	3	10
Kearny Mesa	3	10
La Jolla	8	13
Downtown	9	15
San Diego Int. Airport	16	16
Naval Shipyards	17	18

DEL MAR

CARMEL VALLEY

SORRENTO VALLEY

TORREY PINES

MIRAMAR

UNIVERSITY CITY

LA JOLLA

KEARNY MESA

CLAIREMONT

MISSION BEACH

MISSION VALLEY

SD INT. AIRPORT

PORT OF SD

NAVAL SHIPYARDS

5 MILES





# Contact

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