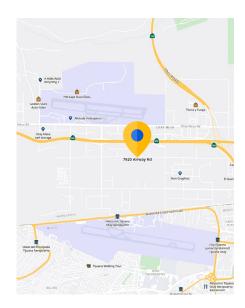


Overview

Premises:	Suite A-8
Rentable SF:	6,031 SF
Use:	Flex 500 SF Office / 5,531 SF Warehouse
Available:	December 1, 2025
Sublease Term:	Through February 2027
Loading:	Three (3) Dock High Doors
Clear Height:	24'
Parking:	2.20 / 1,000 SF
Rental Rate:	\$1.25 PSF NNN

Space Specs

- Industrial warehouse space
- Excellent dock/SF ratio
- Turn-Key office space
- Truck access
- Short or long term lease available
- NEW ingress/egress via La Media Rd (Airway bridge complete)
- Access to 905 via Britannia Blvd OR La Media



For more information:

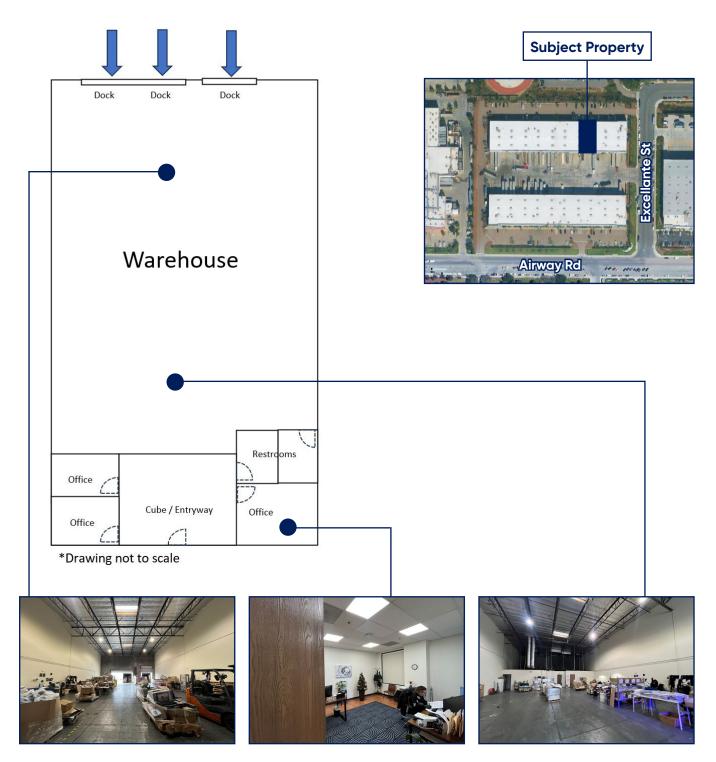
Justin Walseth

858.531.5699 mobile jwalseth@cresa.com DRE#: 01713915



7920 Airway Road, Suite A-8

San Diego, CA 92154



Cresa © 2025. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.