

FOR LEASE

±1,529 SF INDUSTRIAL SPACE

**8008 MIRMAR ROAD #E
SAN DIEGO, CA 92126**



TIM GOSSELIN, CCIM

DRE Lic # 01495432

(760) 822-3730

tgosselin@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the premises, or verified the floor plans. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential occupiers must take appropriate measures to verify all of the information set forth herein.

PROPERTY HIGHLIGHTS

8008-8010 MIRAMAR RD

1 Lobby Reception Area

2 Private Office

1 Bathroom

1 Roll Up Door \pm 14' x 18'

Warehouse Size \pm 21' x 40.25'

\pm 20' Warehouse Ceiling Clear Height

4 Parking Spaces

Traffic Counts:
46,720 VPD @ Miramar Rd

Zoning: [IL-3-1](#)

APN: 343-082-26



SIZE:

\pm 1,529 SF



RATE:

\$2.05 NNN
+ \$.57 Expenses PSF



ZONING:

IL-3-1



FLOOR PLAN

8008-8010 MIRAMAR RD

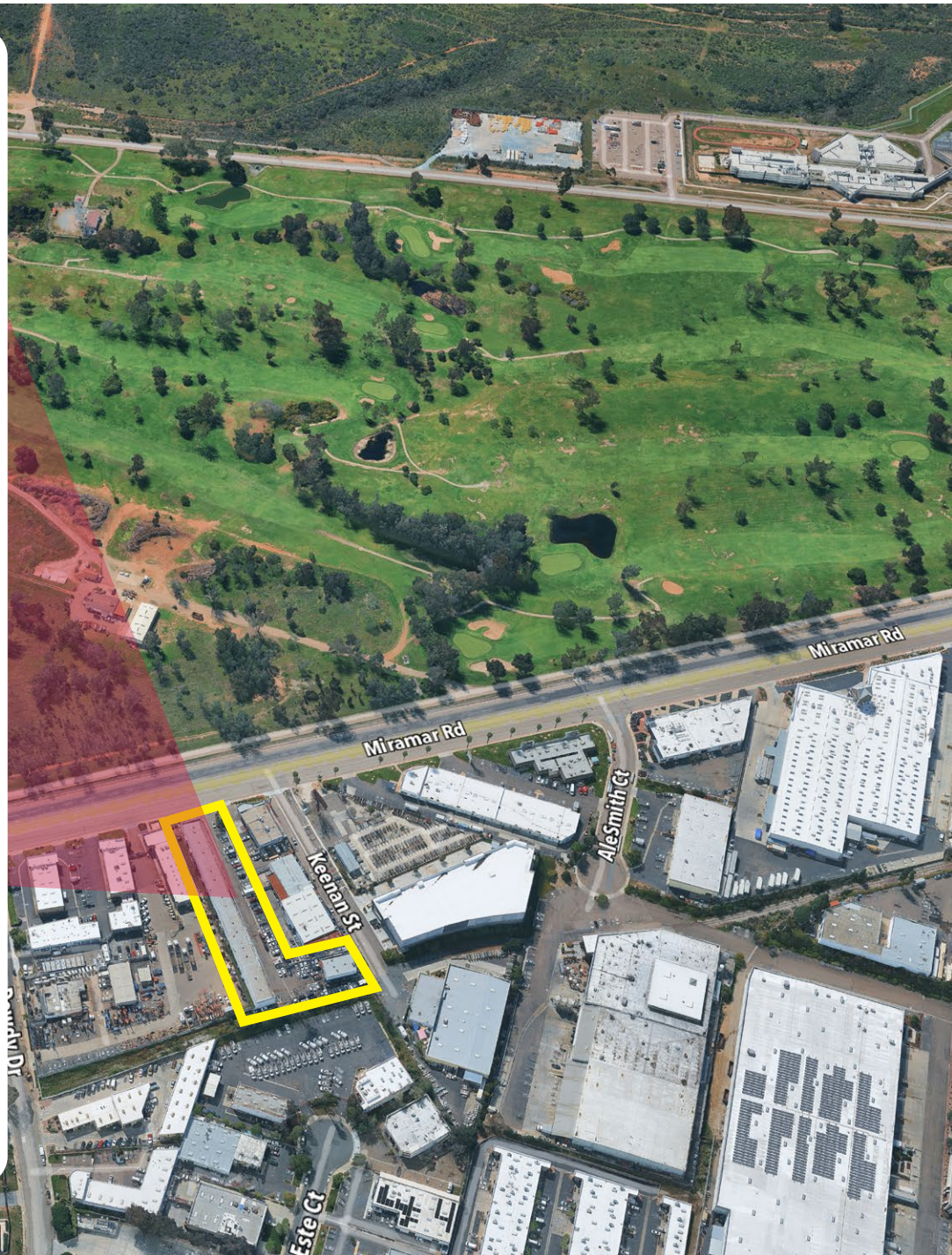
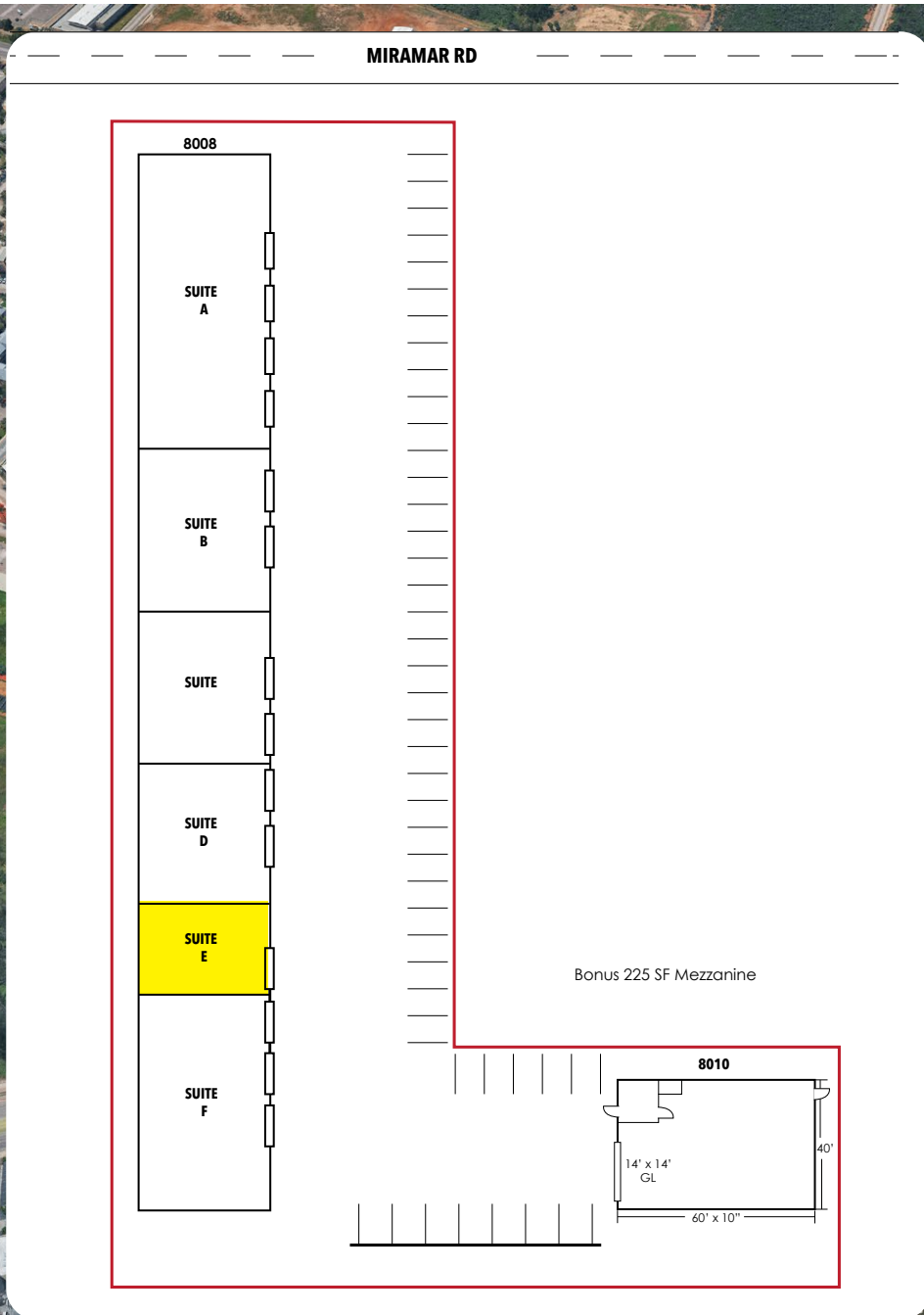


Mezzanine - ±640 SF

Ground Floor - ±1,529 SF

SITE PLAN

8008-8010 MIRAMAR RD





TIM GOSSELIN, CCIM
(760) 822-3730
tgosselin@lee-associates.com
DRE Lic # 01495432



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | Corporate Lic. 01096996

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.