

FOR LEASE

7546 Trade Street, San Diego, CA 92121



**BERKSHIRE
HATHAWAY**
HomeServices

California Properties
Commercial Division



Flex Warehouse Office

Miramar Point 1 Business Park

- +/- 4,781 Square Feet
- Plus apx 600 SF Bonus Mezzanine
- 5 Offices
- 5 Work Stations
- 4 Restrooms
- Well Maintained Business Park
- 2 Large Warehouses
- Roll Up Truck Doors
- 2 Electric Meters
- Gas serviced
- 2 Reserved Parking Spaces
- Ample Free Parking



Gary Losey
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Berkshire Hathaway HomeServices CA Properties
Commercial Division
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

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- Price: \$1.55 per square foot
- CAM: \$0.13 per square foot
- Lease: Modified Gross

- Building: +/- 4,781 Square Feet
- Bonus Mezzanine: +/- 600 Square Feet
- Warehouse: 2 - Clear Height +/- 18'
- Divisible: Yes
- Stories: 2
- HVAC: Yes
- Offices: 5
- Lobby: 1
- Work Stations: 5
- Restrooms: 4
- Balcony: 2nd Story
- Computer Network: Wired
- Electric Vehicle: Charging Station On-Site

CMA Includes:

- Water
- Trash
- Landscape Maintenance
- Electric Security Gate (Auto Closed at Night—24hr Access)
- All New Exterior Paint



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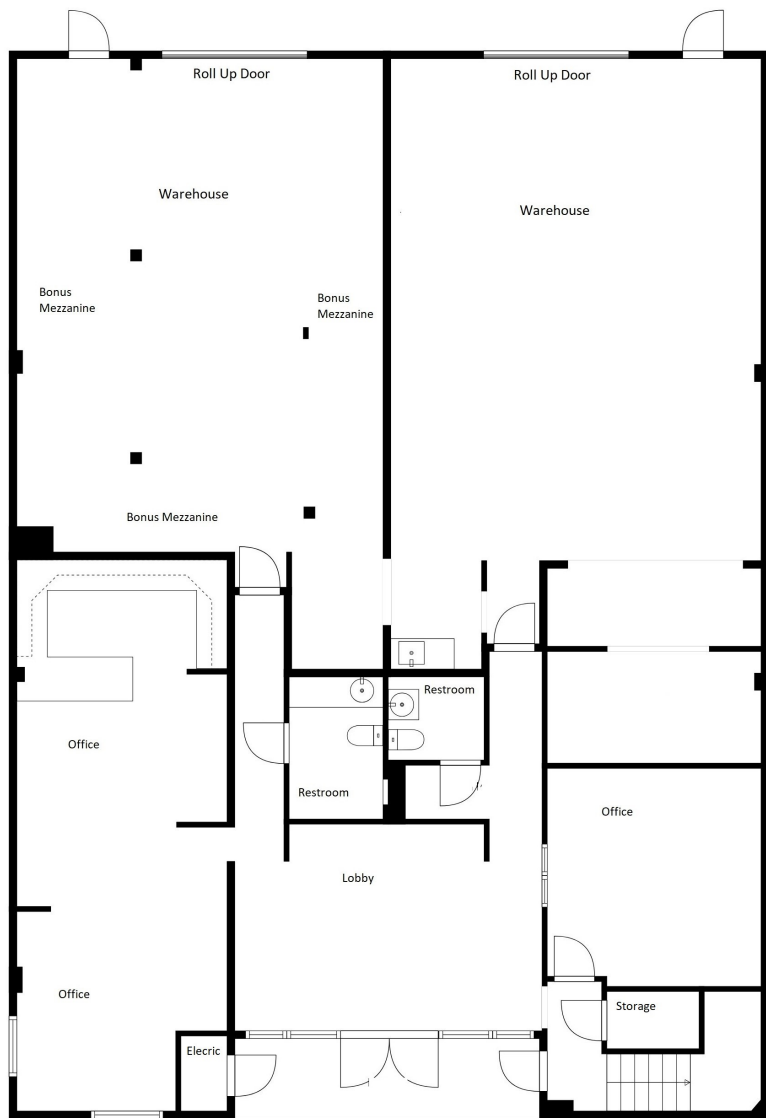
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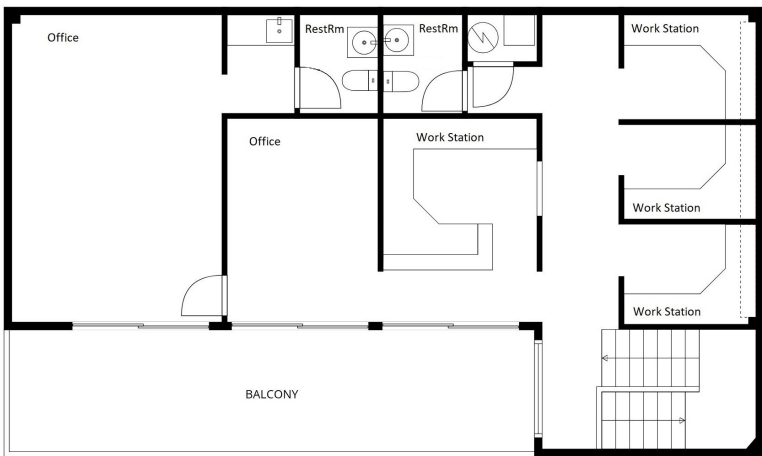
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FLOOR 1



FLOOR 2

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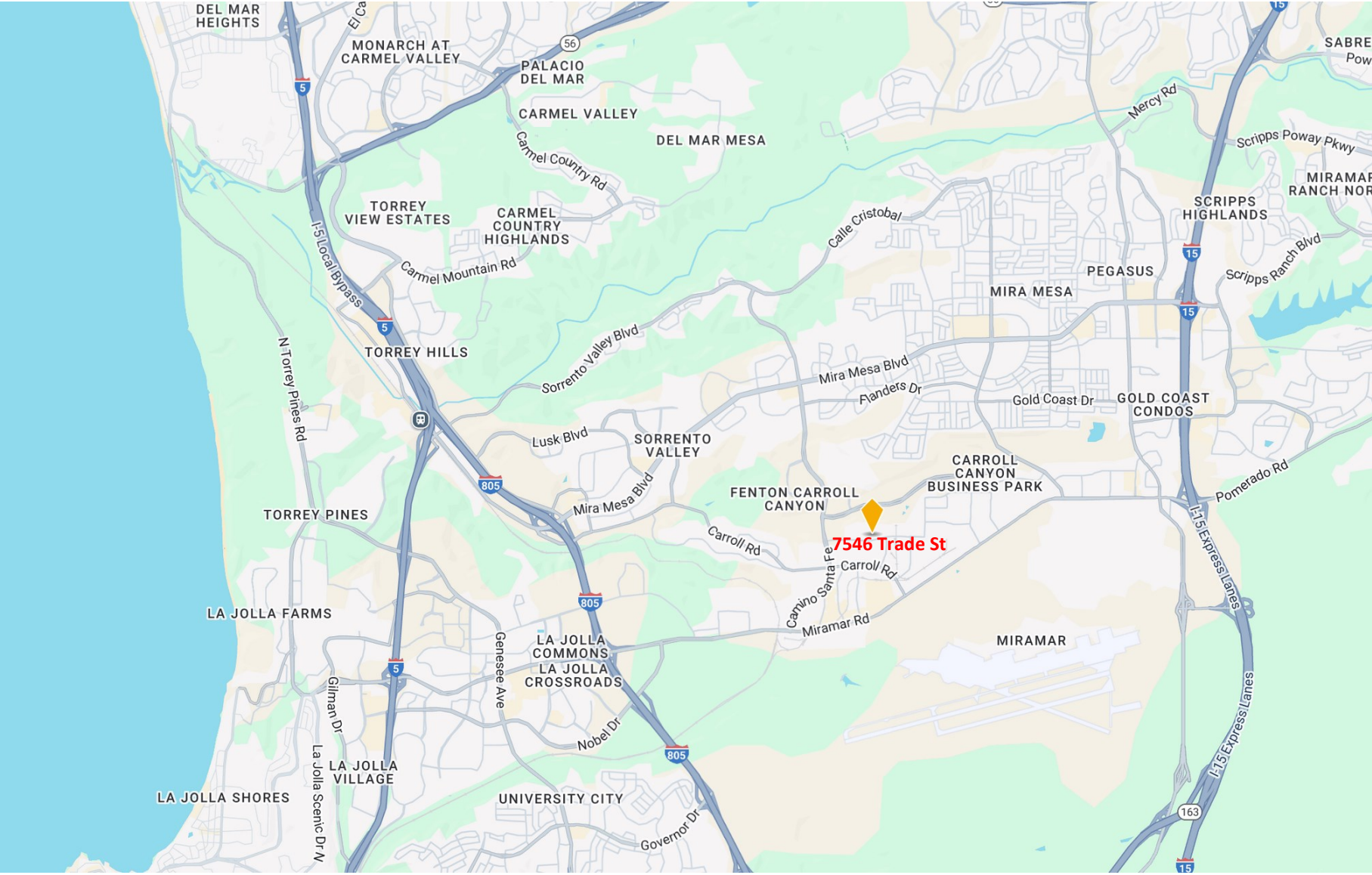
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