

FOR LEASE

± 48,853 SF INDUSTRIAL MANUFACTURING BUILDING IN MIRAMAR



5660 EASTGATE DRIVE
SAN DIEGO, CA 92121

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MIRAMAR

5660 EASTGATE DRIVE

- ± 48,853 SF Industrial Building
- Private offices, open work space and assembly areas
- 24'-30' clear height warehouse
- Dock high, grade level and step van loading
- Large secure fenced yard
- Concrete driveways and yard
- Heavy power 4,000a/277-480v
- High speed fiber to building
- Ten-ton crane available
- Natural Gas Service
- Building can be 100% climate controlled
- Building has 4,258 SF bonus storage mezzanine

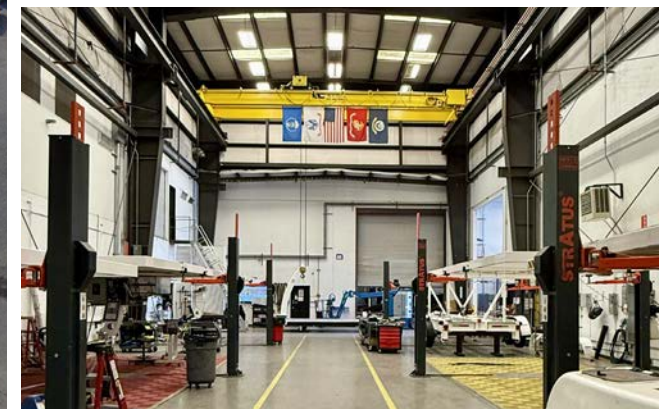
Great Central San Diego Location

Lease Rate: \$1.49 PSF NNN Estimated Nets: \$0.27



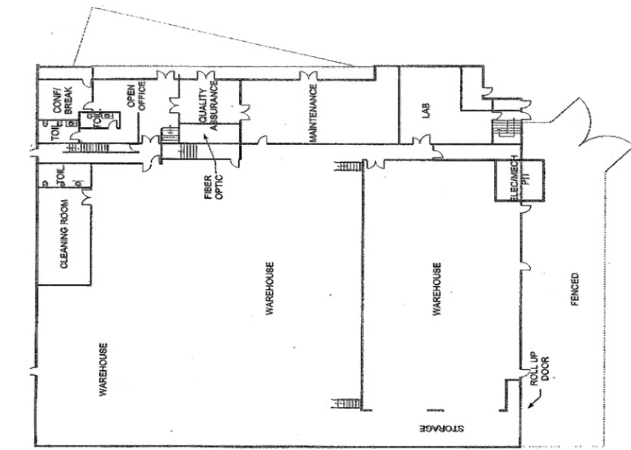
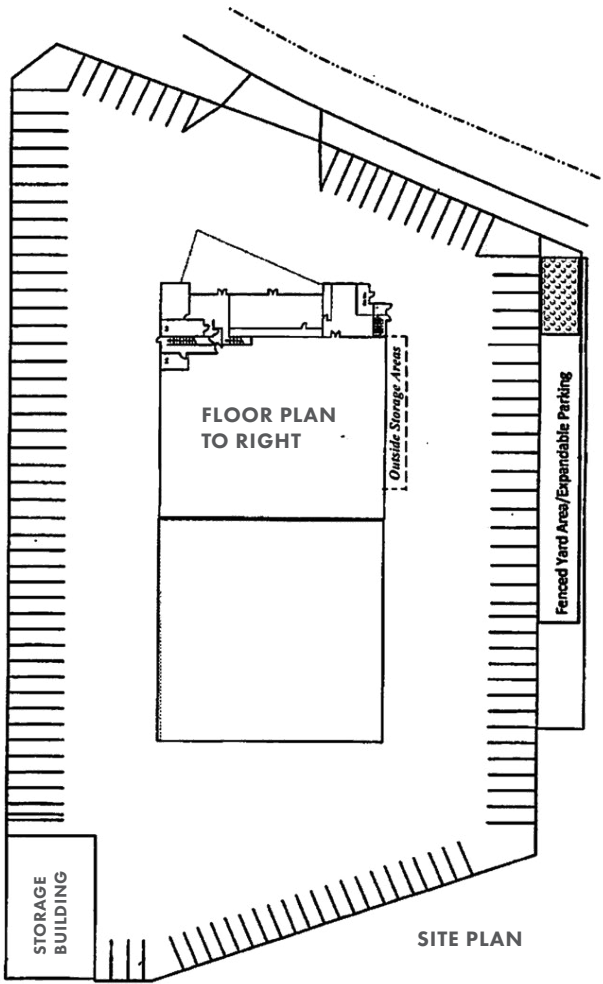


5660 EASTGATE DRIVE

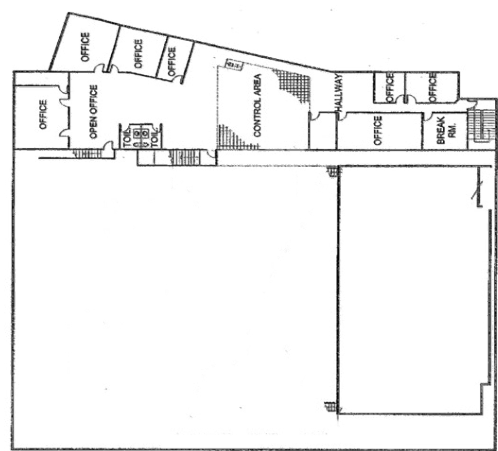


5660 EASTGATE DRIVE

SITE PLAN /
FLOOR PLAN



1ST FLOOR:



2ND FLOOR:



LA JOLLA UTC

VA MEDICAL CENTER

UCSD

**SCRIPPS MEMORIAL
HOSPITAL**

ABBOTT

**APPLE
SAN DIEGO**

MICROSOFT CORP

ATLAS VAN LINES

**5660 EASTGATE DRIVE
SAN DIEGO, CA 92121**

GREAT CENTRAL LOCATION | EASY ACCESS TO I-5, I-805, CA-56, AND CA-52



Planet Fitness
FedEx Ship Center
Daru Indian Gastropub
Fiesta Mexican Grille
Dot & Dough Donuts
Ike's Love & Sandwiches
McDonald's

Gravity Heights
Mada-Sao
Madras Cafe
Hanaya Sushi
The Grill & Deli

LA Fitness
FedEx Ship Center

Michaels Sprouts Marshalls Panda Express Manna BBQ Red Lobster	Crab Hut Little Sakana Sushi L&L Hawaiian BBQ Chipotle Cotixan Mexican Robeks Smoothies
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Target
Broken Yolk Cafe
Sayulitas Mexican
Max's Restaurant
Pizza Hut

Walgreens
99 Cents Store
Jollibee
Carl's Jr
IHOP
Starbucks

Urbane Cafe
KFC
Burger King
Pho Kitchen
Kotija Jr Taco Shop
Nanay's Best BBQ

• Home Depot • Best Buy • Barnes & Noble • CVS • Starbucks • On The Border	• Dave's Hot Chicken • Islands Restaurant • In-N-Out Burger • Jack In The Box • Panera Bread
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Chick-fil-A
On A Roll Cafe
Croutons
Rubios
Mirch Masala 2 Go
bb.q Chicken

Carl's Jr
Denny's
Better Buzz Coffee
Natsumi Sushi and Seafood
Saint Archer Brewing Co.
Cutwater Spirits
McDonald's
Taco Bell
Dixieline Lumber

Thyme for Lunch Cafe & Grill
Duck Foot Brewing
Pure Project
Ballast Point Brewing

MCAS
MIRAMAR



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For more information or tours, please contact:

BRENT BOHLKEN

Senior Vice President / Principal

t 858.395.8053

bbohlken@lee-associates.com

CA RE Lic. #01022607

PAUL BRITVAR

First Vice President

t 858.230.1166

pbritvar@lee-associates.com

CA RE Lic. #01949354

