

Seller Financing Available



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FOR SALE OR LEASE

7544 Trade St

San Diego, CA 92121

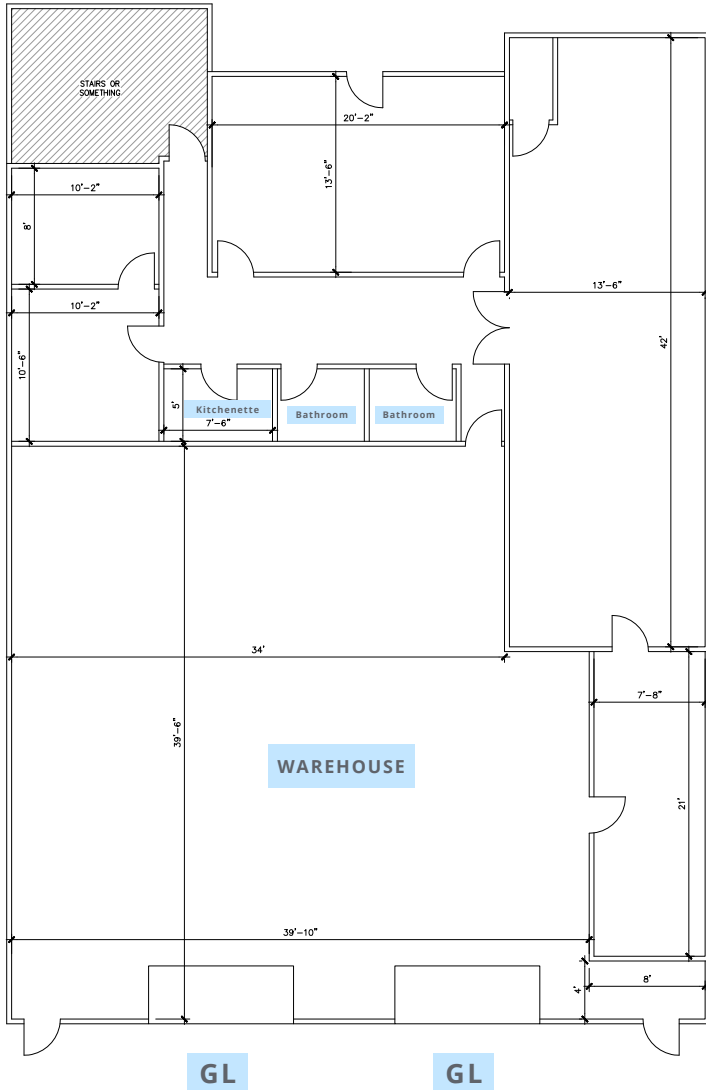
Central San Diego – Miramar

Property Highlights

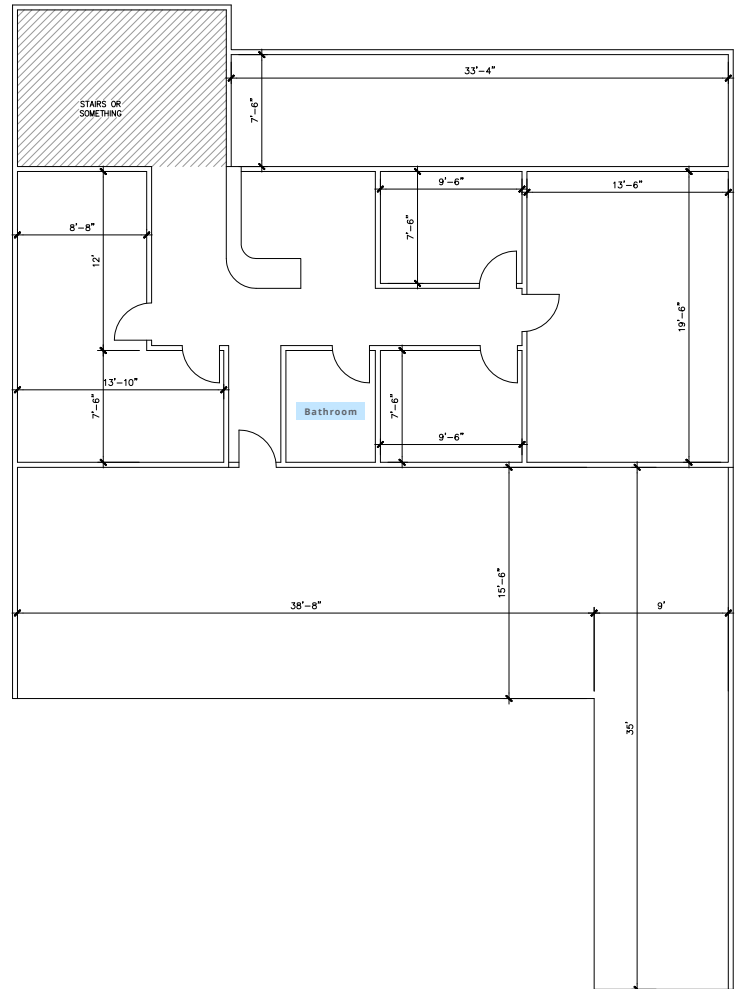
- ±4,781 SF Industrial PID Building
- 60% Warehouse / 40% Office
- Two (2) Grade Level doors
- 16' - 18' Clear Height
- Central San Diego Location – Western Miramar
- City of San Diego IL-2-1 Zoning
- Excellent Access to Miramar Rd, I-15, I-805, & I-5
- Enclosed Patio/Break Area
- Convenient Truck Access
- Lease Rate: Contact Broker
- Sale Price: \$1,800,000 (\$376/SF)

Floor Plan

First Floor



Second Floor



Property Highlights

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±4,781 SF Industrial PID Building

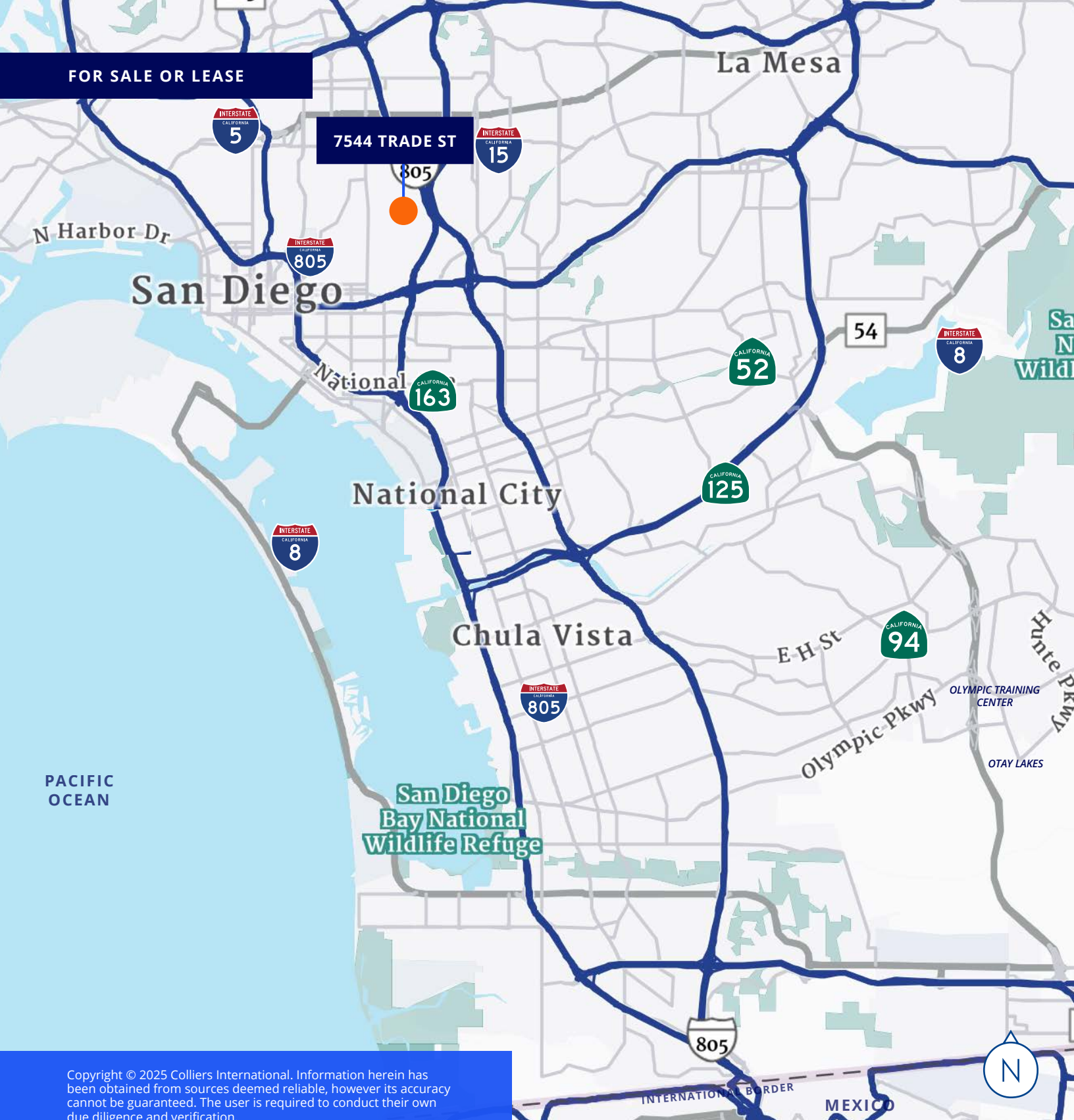


PROPERTY PHOTOS



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