



FOR SALE
±12,393 SF FREESTANDING INDUSTRIAL BUILDING



MIRAMAR AREA | SAN DIEGO, CA 92126



ARJONS DRIVE

7745

ARJONS DRIVE

MIRAMAR: ONE OF SAN DIEGO COUNTY'S LARGEST AND MOST DIVERSE BUSINESS HUBS

Located in the heart of the Miramar submarket, 7745 Arjons Dr is surrounded by one of the most diverse and established business communities in San Diego County. Comprising over 13.8 million SF of space, Miramar maintains a broad base of businesses primarily concentrated along Miramar Road and its local arteries. On the west end of Miramar Road, Interstate 805 provides major north-south accessibility to the coastal communities and Orange County, while Interstate 15 at the east end of Miramar Road offers convenient access to inland communities and Riverside County. South along Miramar Road lies Marine Corps Air Station (MCAS) Miramar. Over the past decade, Miramar has emerged as a key hub for major industries including defense manufacturing, building materials, equipment rental, energy and utility, construction, and logistics.

FOR SALE
\$4,895,000
~~\$5,200,000~~





12,393 SF

UNIQUE FREESTANDING INDUSTRIAL/FLEX

MCAS
MIRAMAR



TRADE PL

ARJONS DR



← 2.4 MILES EAST



±0.51 Acre Lot
±12,393 SF



Heavy Power
2,000 AMPs 480V



Central San Diego
Location



Approximately 50%
HVAC Office/Showroom



±22' Clear Height



Outside Storage Yard
in Rear of Building



Dock-High (Well)
and Grade-Level Loading



Two (2) 12'x14'
Grade-Level Loading Doors



Immediate access to I-805, I-15 &
SR-52



All-Concrete Yard
& Parking



On-Site Solar Power System



Sale Price: \$4,895,000
~~\$5,200,000~~

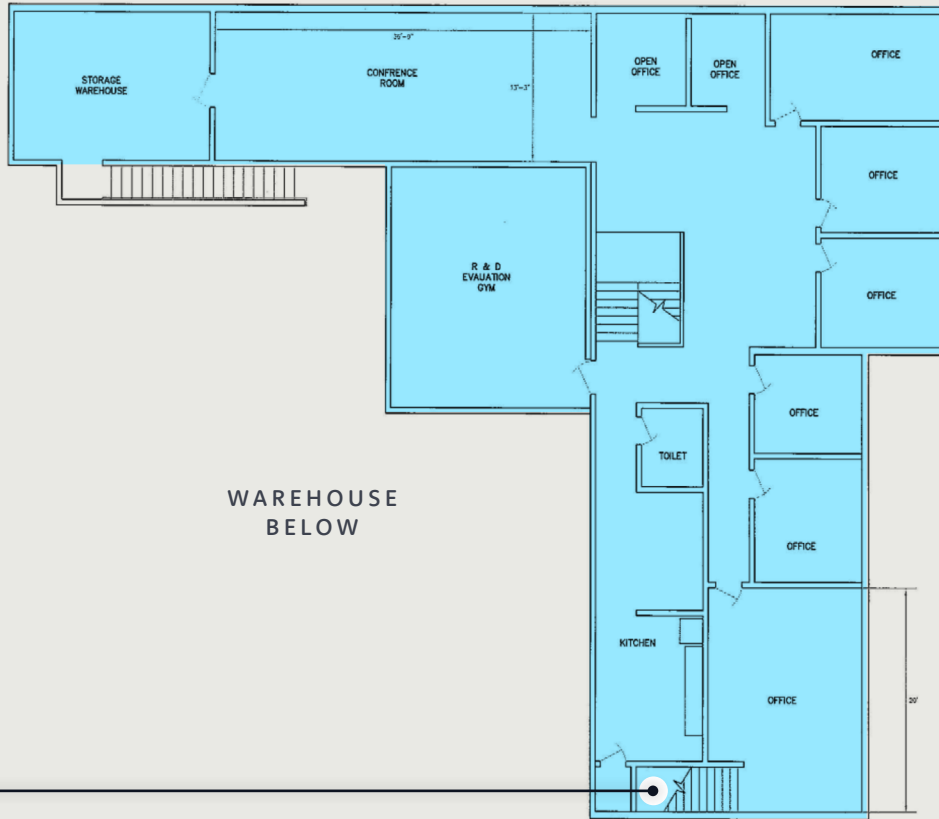
FLOORPLANS

FIRST FLOOR

FIRST FLOOR OFFICES & SHOWROOM



SECOND FLOOR



2ND STORY OFFICE

ARJONS DRIVE



±12,393 SF



7745

ARJONS DRIVE



UNIQUE FREESTANDING INDUSTRIAL BUILDING

LET'S TALK



EVAN MCDONALD, SIOR
Executive Vice President
+1 858 353 8669
evan.mcdonald@colliers.com
CA Lic. # 01813359

MARK LEWKOWITZ, SIOR
Executive Vice President
+1 858 922 8988
mark.lewkowitz@colliers.com
CA Lic. # 01785338

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