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**FLEX INDUSTRIAL BUILDING IN CENTRAL MIRAMAR**  
**9212 MIRA ESTE CT SAN DIEGO, CA 92126**  
**15,950 SF**



### PROPERTY FACTS

Price	\$6,995,000	Rentable Building Area	15,950 SF
Price Per SF	\$439	No. Stories	2
Sale Type	Investment or Owner User	Year Built	1989
Sale Conditions	1031 Exchange	Parking Ratio	1.96/1,000 SF
Property Type	Flex	Clear Ceiling Height	12 FT
Property Subtype	R&D	No. Dock-High Doors/Loading	2
Building Class	B	No. Drive In / Grade-Level Doors	2
Lot Size	0.60 AC		

### AMENITIES

- 24 Hour Access.
- Fenced Lot
- Security System
- Storage Space
- Reception
- Yard

### UTILITIES

Water - City Sewer - City

### INVESTMENT HIGHLIGHTS

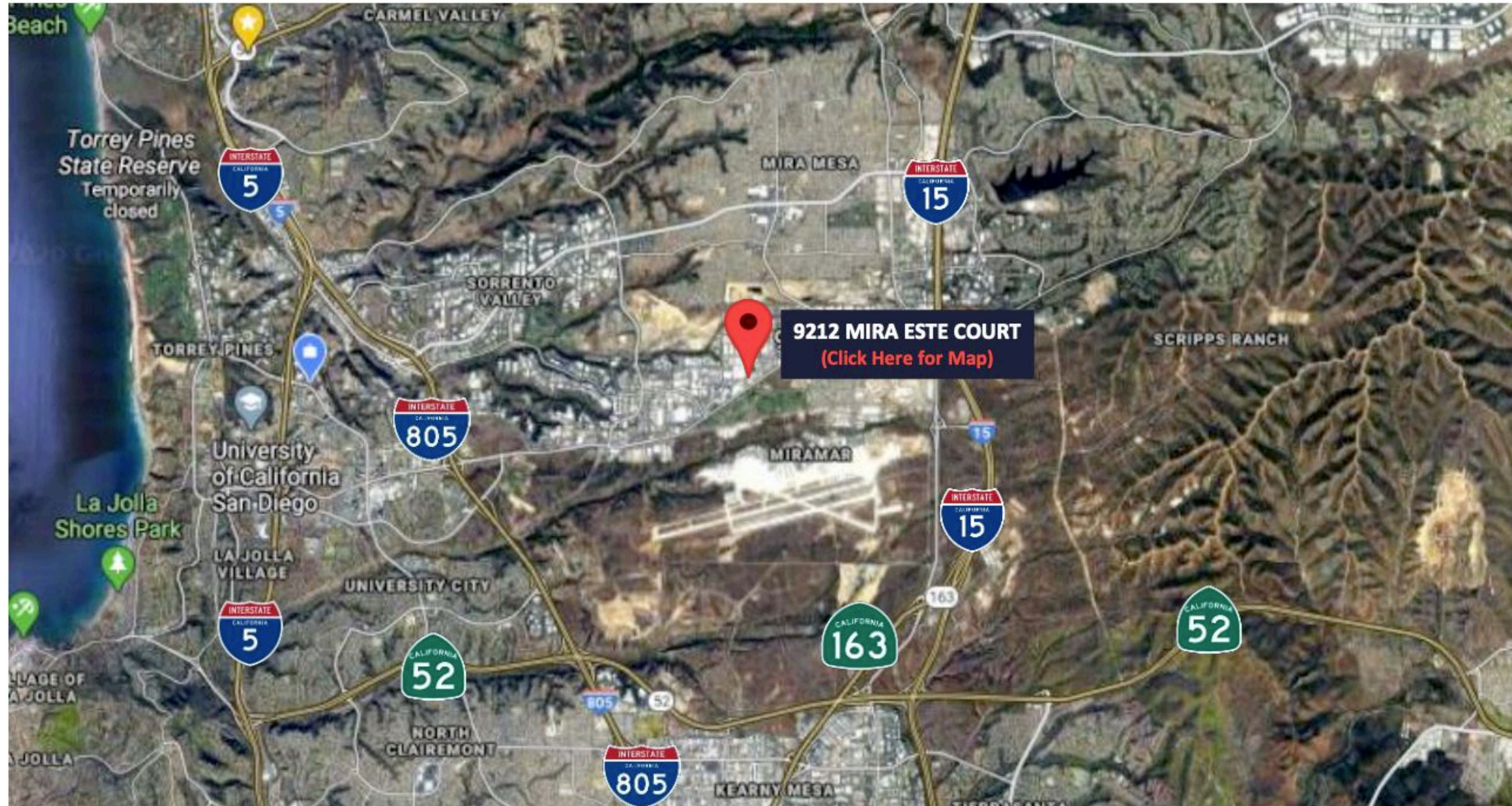
- Current Liquor License
- Cannabis Cultivation License with Approved Build out Plans
- 800 Amps Current Power with 2,500 Amps approved upgrade permits
- Fenced Property on cul-de-sac street
- AC
- Sprinklers
- High Ceiling
- Office, Industrial, Manufacturing, Distribution, Retail



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LOCATION

## AREA BUSINESSES

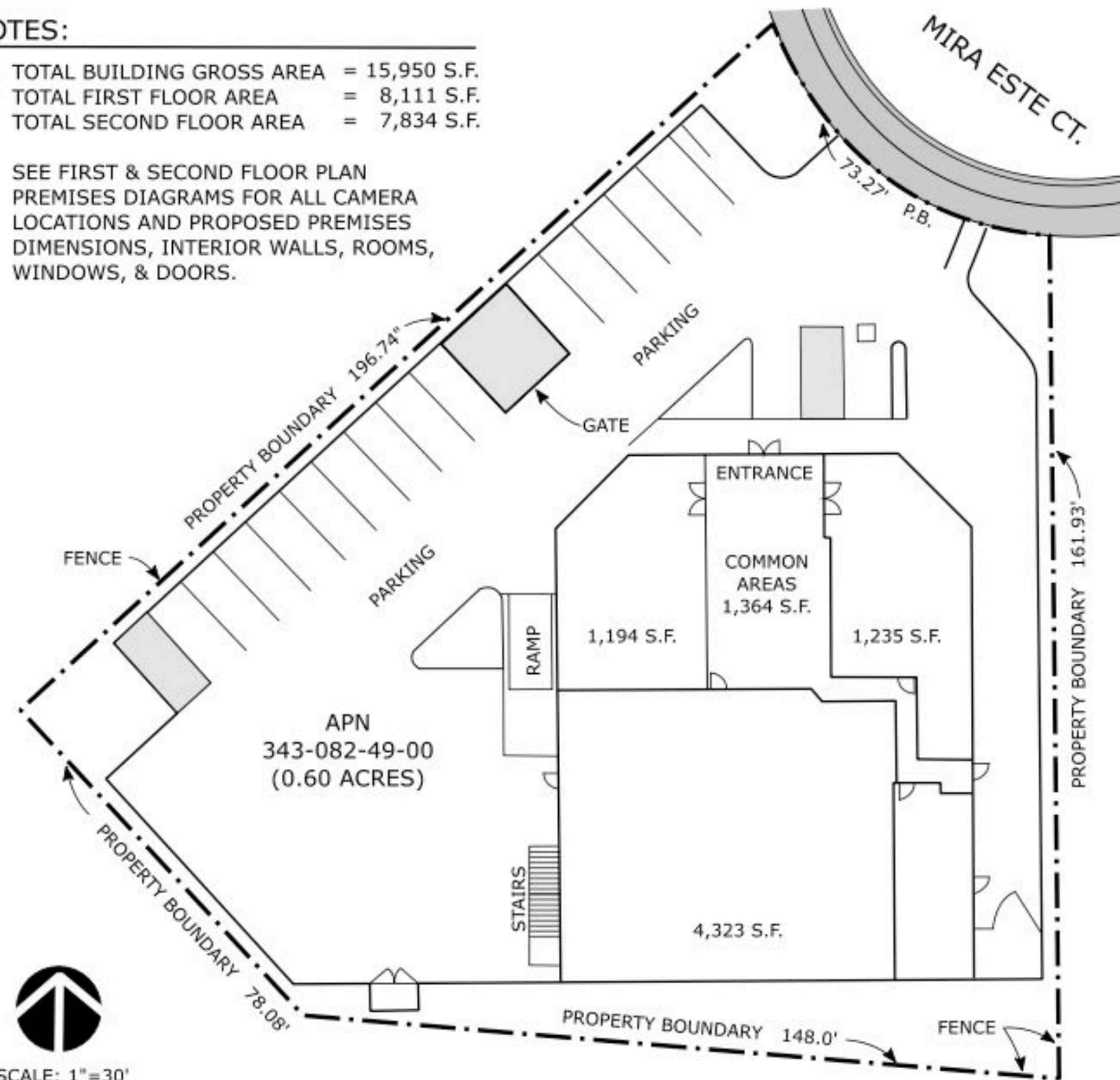


-  **1** AleSmith Brewing Company
-  **2** Audi San Diego
-  **3** Ballast Point Brewery
-  **4** Harbor Freight Tools
-  **5** Mankind Cannabis Dispensary
-  **6** Marshalls Industrial Hardware
-  **7** Mike Hess Brewing
-  **8** Northrop Grumman
-  **9** PolyPeptide Laboratories
-  **10** Porsche San Diego
-  **11** Spectrum
-  **12** Sullivan Solar Power
-  **13** Target

## SITE PLAN

**NOTES:**

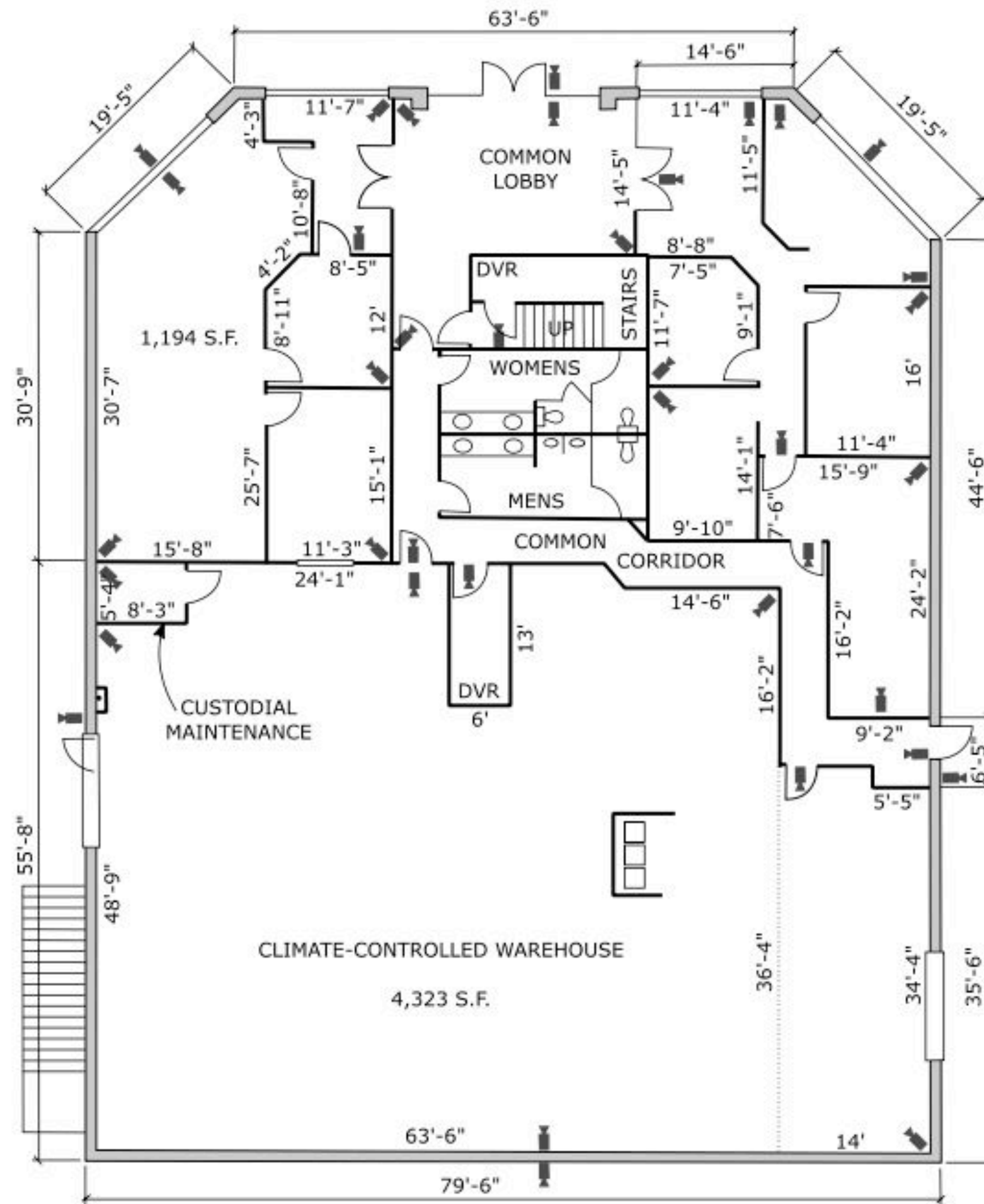
1. TOTAL BUILDING GROSS AREA = 15,950 S.F.  
TOTAL FIRST FLOOR AREA = 8,111 S.F.  
TOTAL SECOND FLOOR AREA = 7,834 S.F.
2. SEE FIRST & SECOND FLOOR PLAN PREMISES DIAGRAMS FOR ALL CAMERA LOCATIONS AND PROPOSED PREMISES DIMENSIONS, INTERIOR WALLS, ROOMS, WINDOWS, & DOORS.



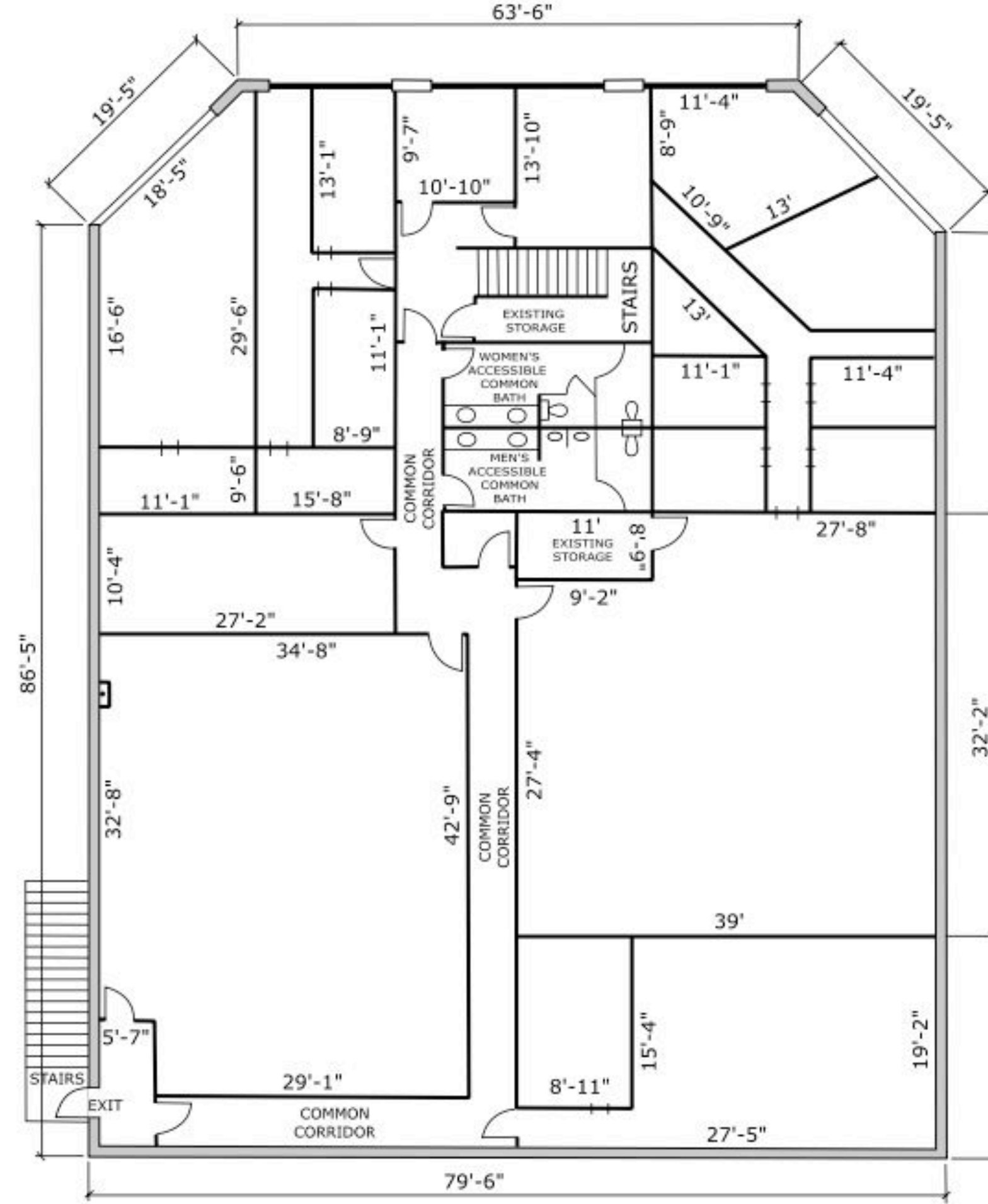
## PROPERTY DETAILS

- Climate-controlled warehouse (9.5 ft clear height)
- Dock high with truck well (12 x 3.5)
- 2 grade-level roll doors (10 x 10)
- 1600 Amps 3-phase power
- Secured, gated parking area/yard
- Walk-in Cooler (8 x 10)
- Title 24 upgrades
- 34 Parking spaces
- Flexible IL-3-1 Zoning

## FIRST FLOOR



## SECOND FLOOR



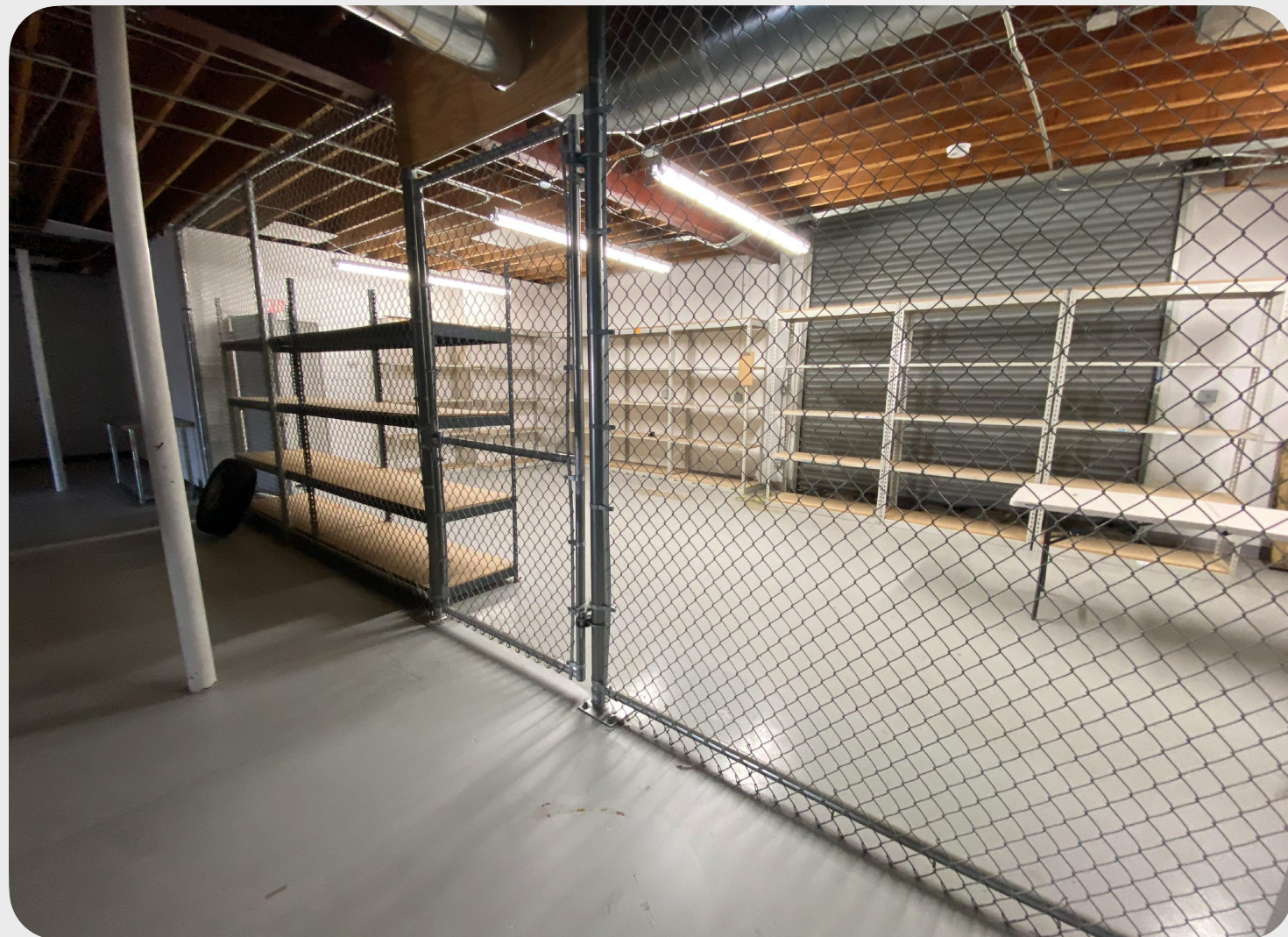


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