

# 8535 PRODUCTION AVENUE

**Voit**  
REAL ESTATE SERVICES

±12,788 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE IN MIRAMAR



## UNIT SIZE

±12,788 square feet

## TRUCK DOORS

2 grade level doors with 1 double-dock platform

## POWER

120/208 volt power

## CLEAR HEIGHT

18 feet

## SPRINKLERED

Yes

## OFFICE %

5%

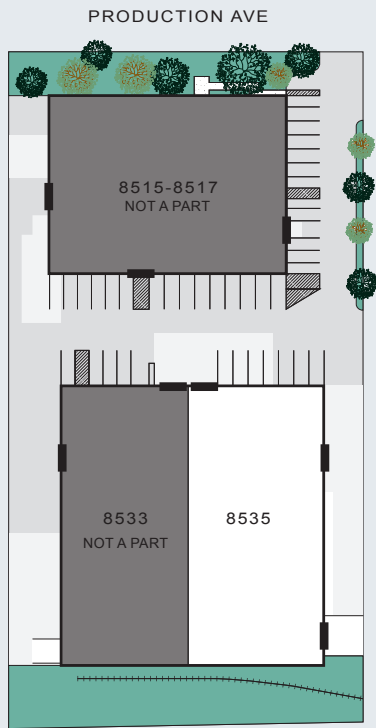
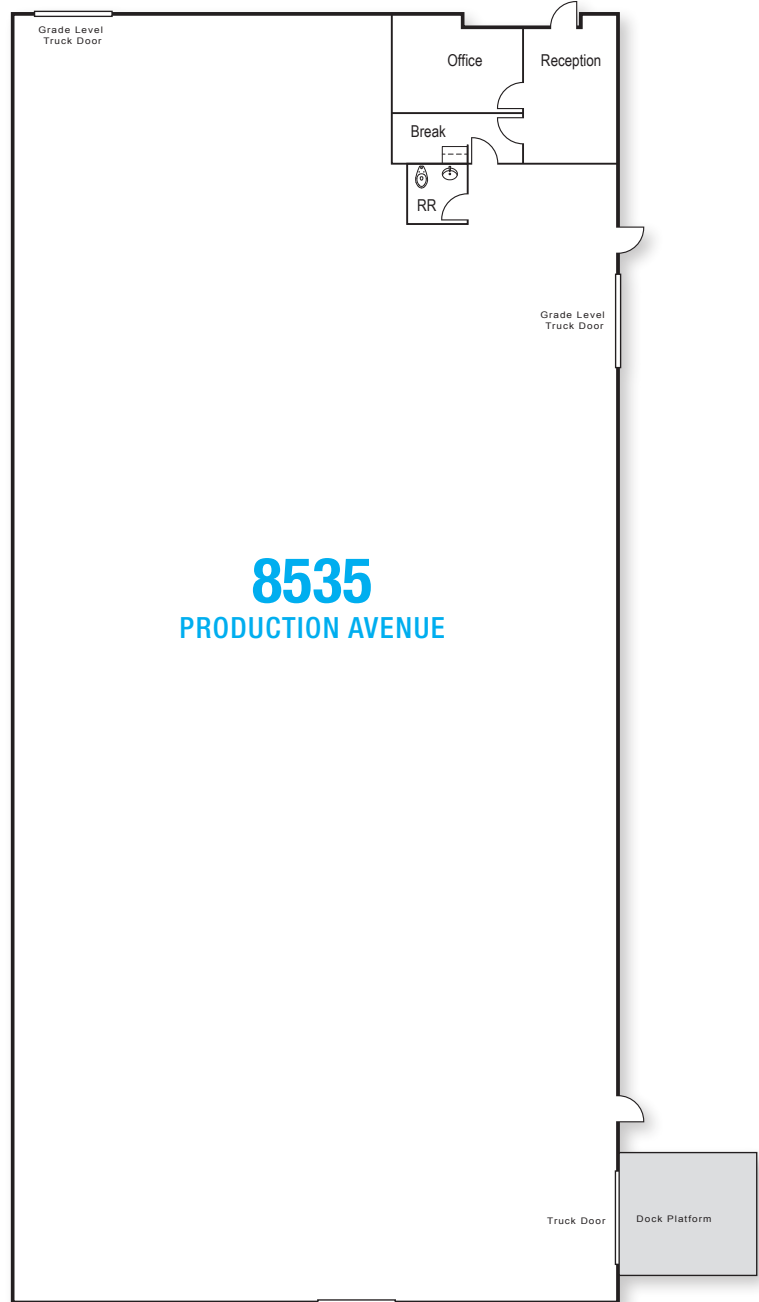
**1ST YEAR PROMOTIONAL RATE: \$0.75 NNN**

**LEASE RATE: \$0.82 NNN**

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Conveniently located off Miramar Road between I-805 and I-15 freeways. The property is in walking distance and close proximity to numerous retail amenities for dining, shopping and personal services.



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