

FOR SALE OR LEASE

8380

MIRALANI DRIVE

San Diego, CA 92126

17,732 SF FLEX BUILDING

8380 Miralani Drive is a freestanding 17,732 square foot R&D/Flex building located in the heart of Miramar. The facility is equipped with heavy power, offers a 4 per 1,000 parking ratio with the ability to have a fenced yard.

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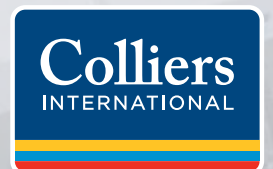
PROPERTY HIGHLIGHTS

Square Footage:	17,732
Submarket:	Miramar
Buildout:	70% office; 30% warehouse; can be demised
Power:	400 Amps; 480V
Loading:	3 Grade loading doors
Sprinklers:	Yes
Parking:	4/1,000 square feet
Clear Height:	15'
Natural Gas:	Yes
Zoning:	IL-2-1
Amenities:	Extensive window line, street frontage, lush landscape, direct access to Miramar Rd., 1-15 and I-805, divisible for 2 tenants
SALE PRICE:	\$3,000,000 (\$169 PSF)
LEASE RATE:	\$0.89 NNN

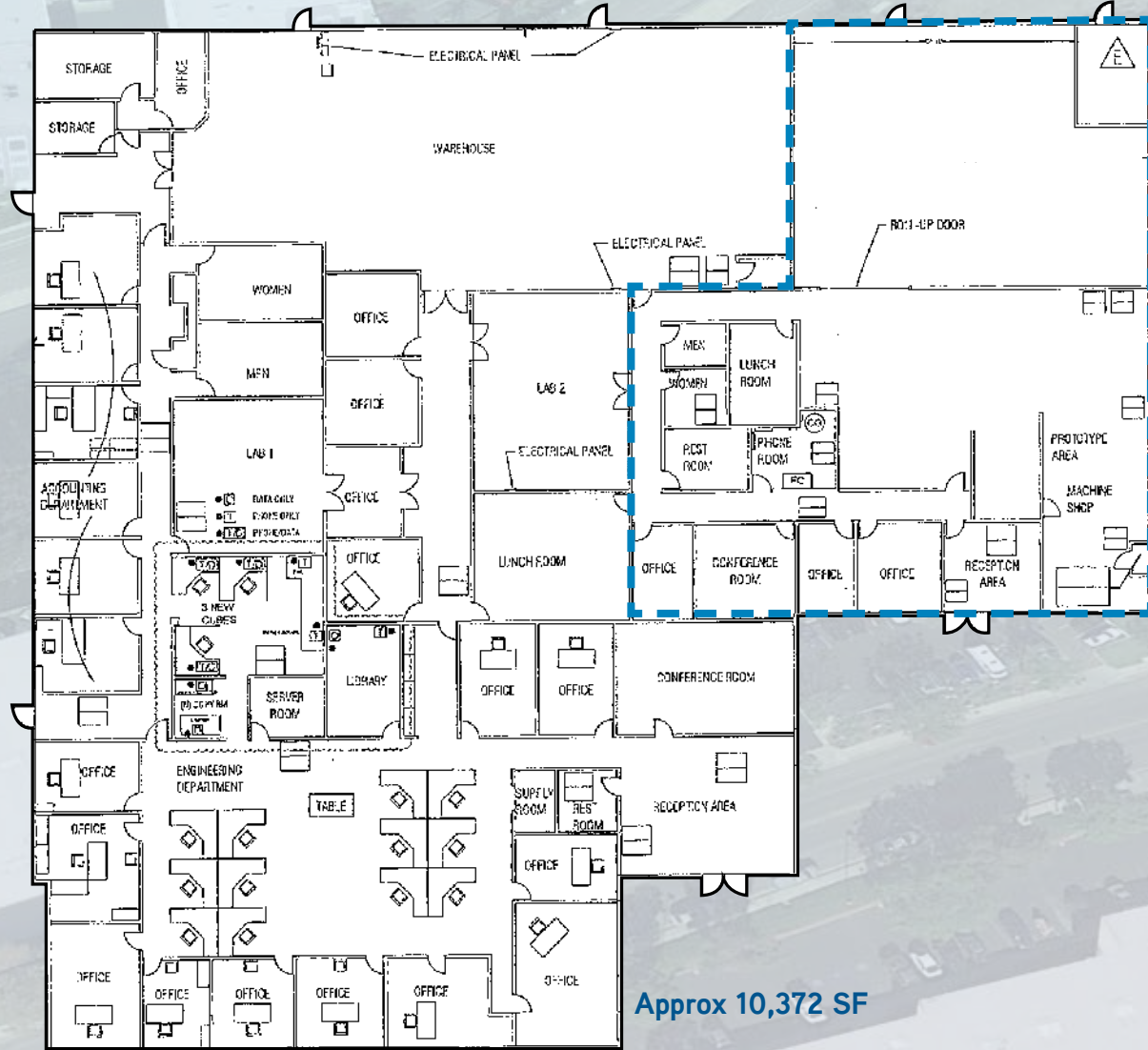
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17,732 SF FREESTANDING BUILDING

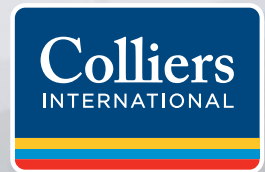


Approx 7,360 SF

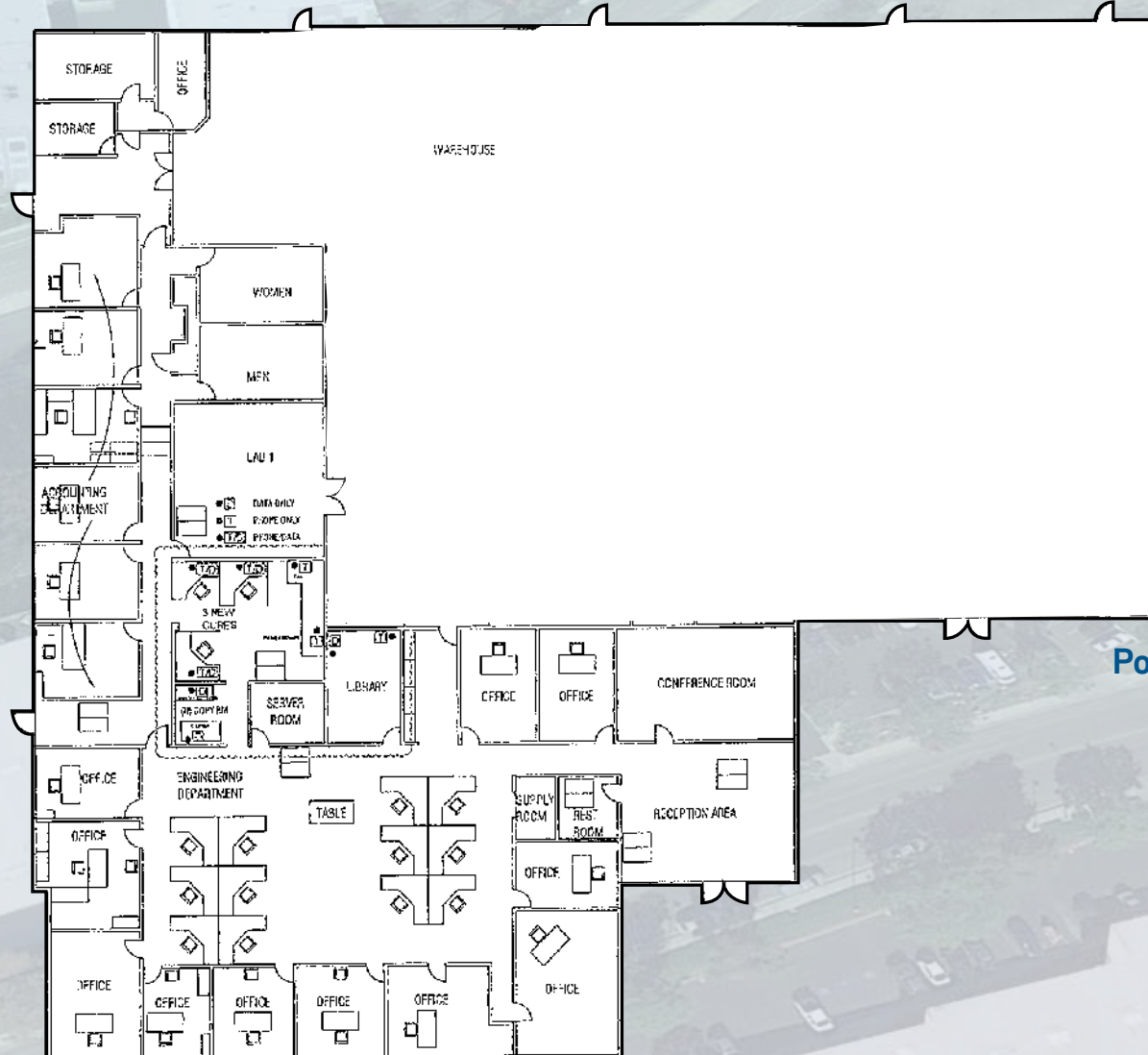
Approx 10,372 SF

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17,732 SF FREESTANDING BUILDING



Potential Floor Plan

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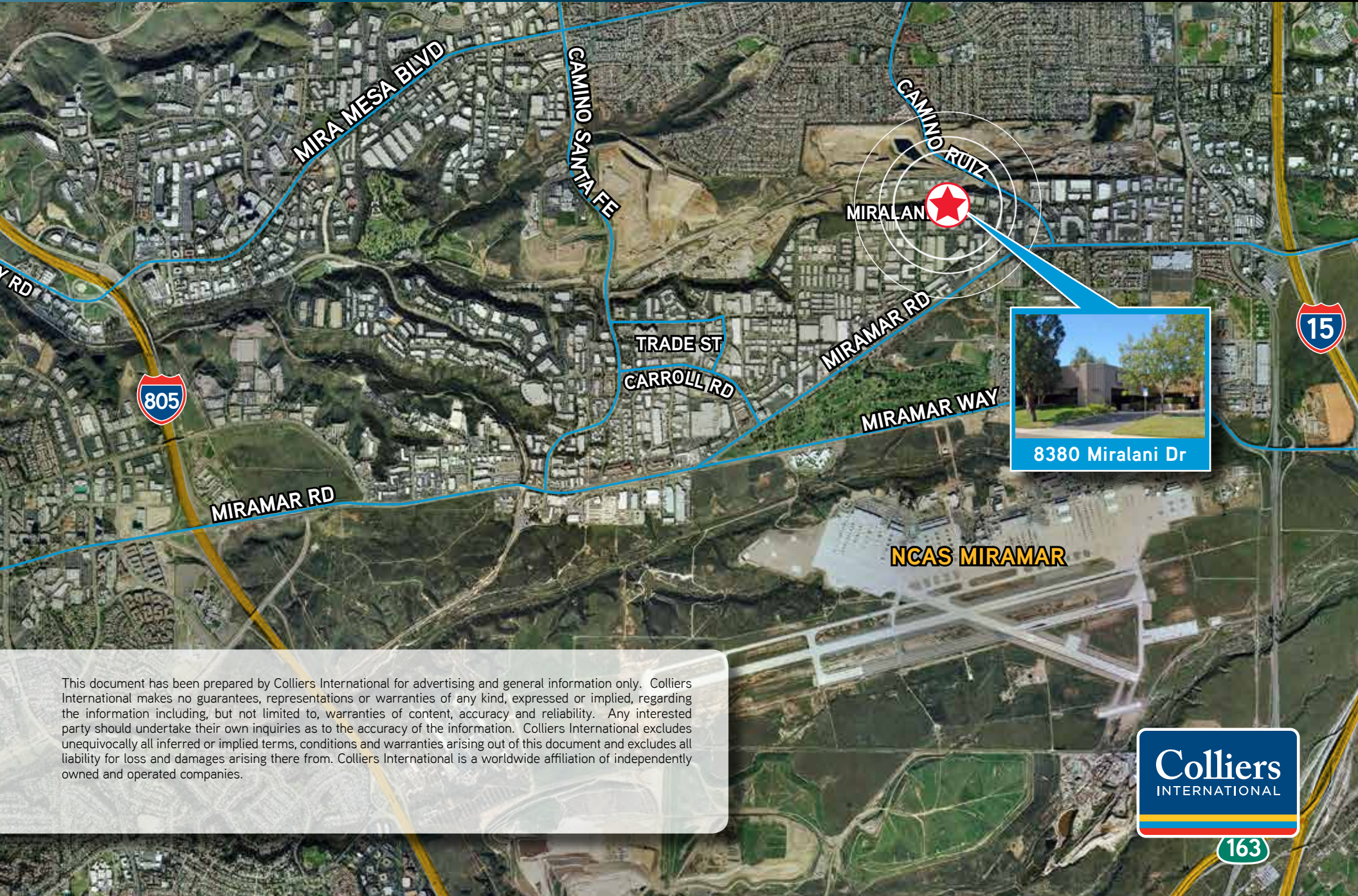
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