



**CBRE**

**AVAILABLE FOR LEASE:**  
**MIRAMAR TRADE CENTER**  
7328-7340 TRADE STREET, SAN DIEGO, CA 92109



FOR MORE INFORMATION PLEASE CONTACT:

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## SITE PLAN



### PROPERTY FEATURES:

- Available for lease: 7,225 SF (7340 Trade St) - 26,304 SF (7330 Trade St)  
Industrial / Flex / R&D spaces
- Buildings sprinklered
- Excellent window line
- 3 - 5/1,000 parking ratio (varies by building)
- Potential for fenced parking (±30 spaces)
- Minimum 18' clear height
- COX Fiber optics connectivity available
- Part of an approximate 118,457 SF, 3 building business park

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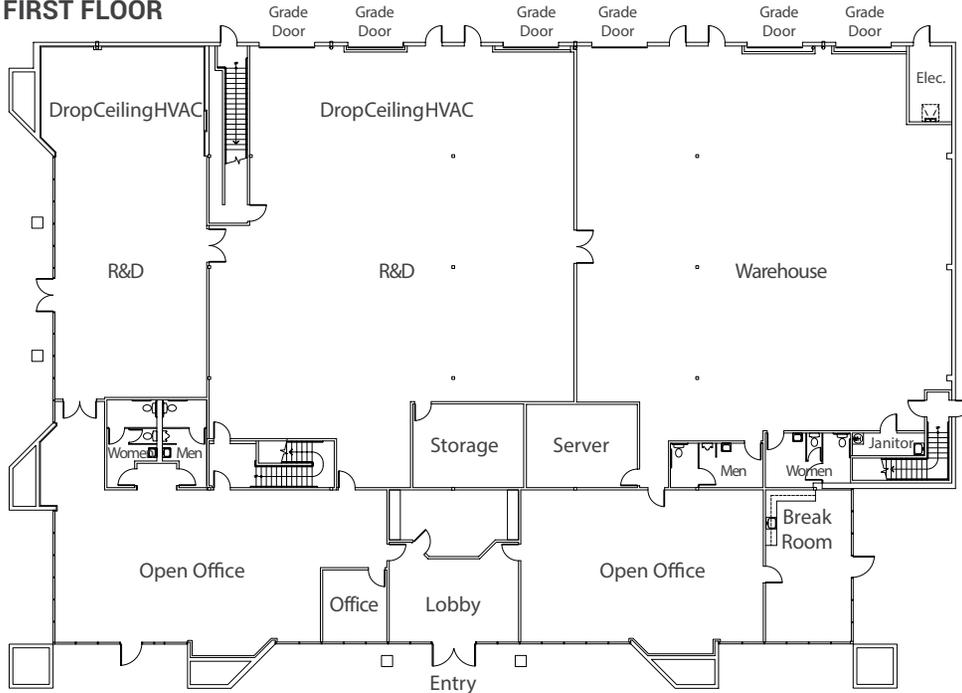
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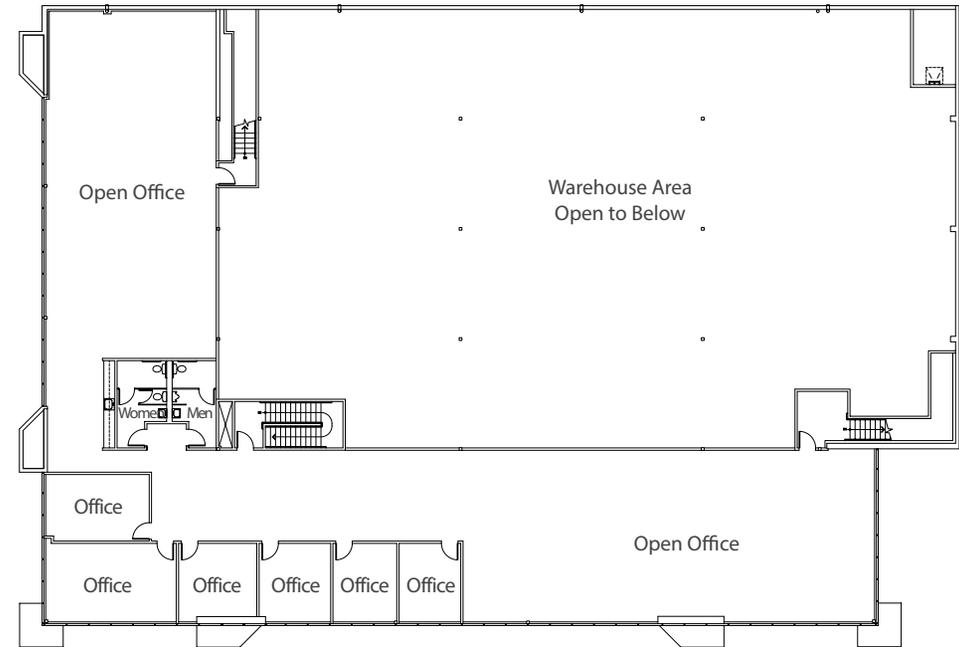
7328-7340 TRADE STREET, SAN DIEGO, CA 92109

**EXISTING FLOOR PLAN** | 7330 Miramar Road | 26,304 SF Freestanding R&D Flex Building

## FIRST FLOOR



## SECOND FLOOR



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## BUILDING SPECS:

- 26,304 SF Freestanding R&D Flex Building Available for Lease
- Approximately 75% improved
- 50% office / 25% drop ceiling HVAC, 25% warehouse
- (6) Grade level loading doors
- Approx. 18'-22' clear height
- 5/1000 Parking ratio
- 1200 amps; 277-480 volt
- Natural gas services
- Extensive electrical distribution and data cable trays
- Potential for fenced parking (+/- 30 spaces)
- Building signage available
- Street frontage on Trade Street
- Lease Rate: \$1.10/SF/Mo Net of Expenses (nets ± \$0.28/SF)

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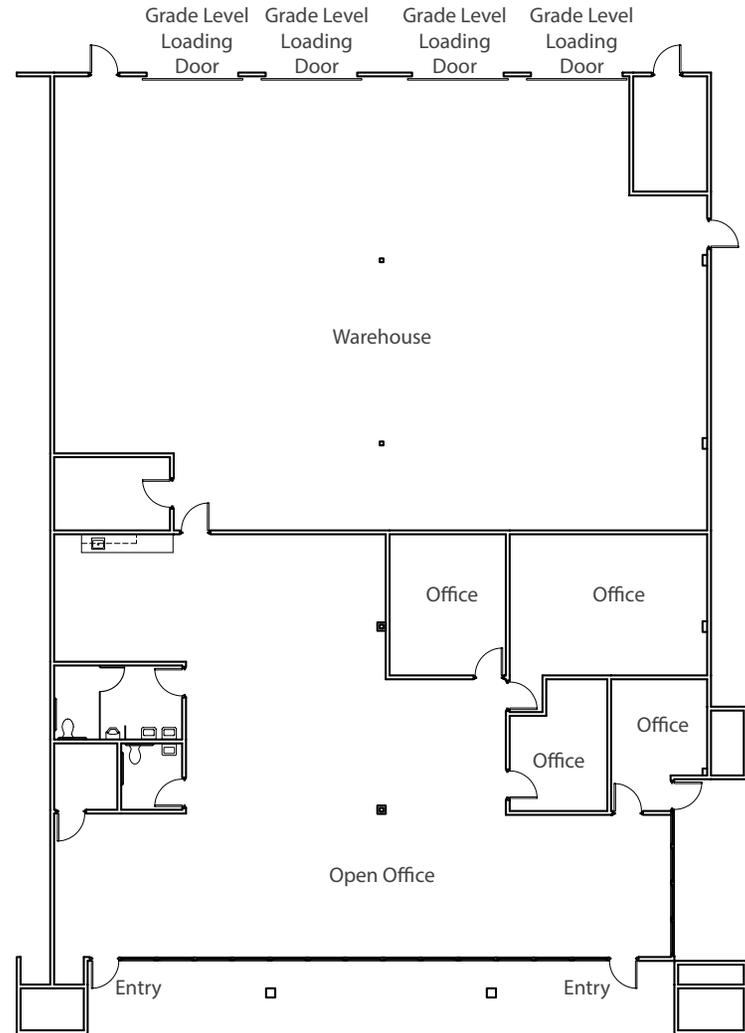
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**EXISTING FLOOR PLAN** | 7340 Miramar Road, Suite H | 7,255 SF Flex / Light Industrial Space

## SUITE SPECS

- Approx. 7,255 SF Flex / Light Industrial Space
- 50% office/ 50% warehouse
- (4) Grade level loading doors
- New HVAC office and showroom
- Approx. 18' clear height in
- 3/1000 Parking Ratio
- Lease Rate: \$1.20/SF/Mo Industrial Gross



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Carroll Rd

Camino Santa Fe

Trade Street



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