

FOR LEASE > MIRAMAR INDUSTRIAL / FLEX



4,745 SF INDUSTRIAL / FLEX / P.I.D.

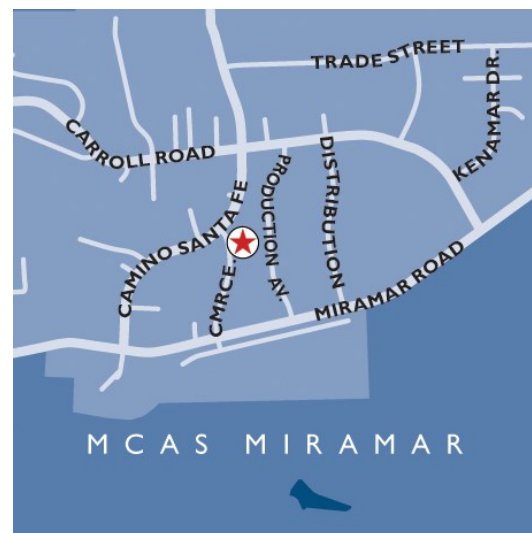
8505 COMMERCE AVENUE | SAN DIEGO, CALIFORNIA

\$500 Broker Bonus!



Building Features

- > Located on Commerce Avenue just north of Miramar Road signalized Intersection
- > 4,745 square foot freestanding building
- > Approximately 50% office; 50% warehouse
- > 800 Amps, 480 volt power
- > Fully built out bonus mezzanine room with shower
- > Recently remodeled HVAC offices with three (3) restrooms
- > One (1) ground level (10'x12') truck door (capability of installing a second door)
- > 16' clear height in warehouse
- > City of San Diego IL-2-1 zoning
- > \$500 Broker Bonus if leases are signed by August 15, 2014
- > **LEASE RATE: \$0.95/PSF Gross**



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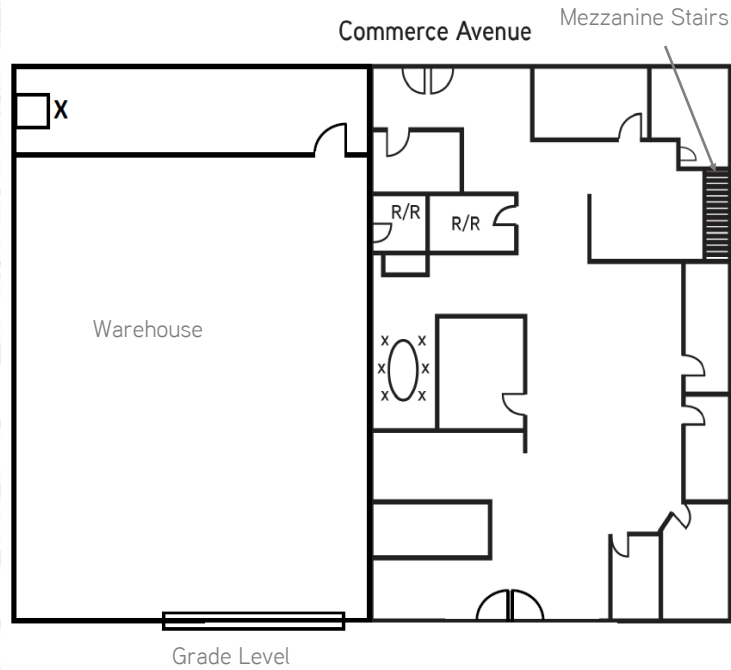


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8505 Commerce Avenue—Floor Plan



Contact Us

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