

8444 MIRALANI DRIVE

SAN DIEGO, CA 92126



AVAILABLE FOR SALE | ±27,466 SF INDUSTRIAL BUILDING
ON ±1.61 ACRES

CBRE

PROPERTY FEATURES



Approximately 27,466 SF Freestanding Industrial building on 1.61 acres



Fenced/secure yard



Approximately 50% office/ 50% warehouse



Skylights in building



(1) Dock high loading door (potential to add 1-2 additional docks at north side of building)



Covered outdoor patio area



(4) 10' x 12' and (1) 14' x 12' Grade Level Loading Doors



Convenient access to Interstates 15 & 805



Approximately 24' warehouse clear height



Excellent access to numerous amenities



Fully sprinklered (.33/3,000 gpm)



IL-2-1 Zoning



Approximately 3.2/1,000 parking ratio



Sale Price: \$5,767,860 (\$210/SF)



Ample 480 volt 3-phase power



Available February, 2020*

* Seller prefers to close Escrow now and Leaseback short term

AERIAL MAP

8444 MIRALANI DR



Camino Ruiz
Miralani Dr



Carroll Canyon Rd

Carroll Rd

Camino Santa Fe

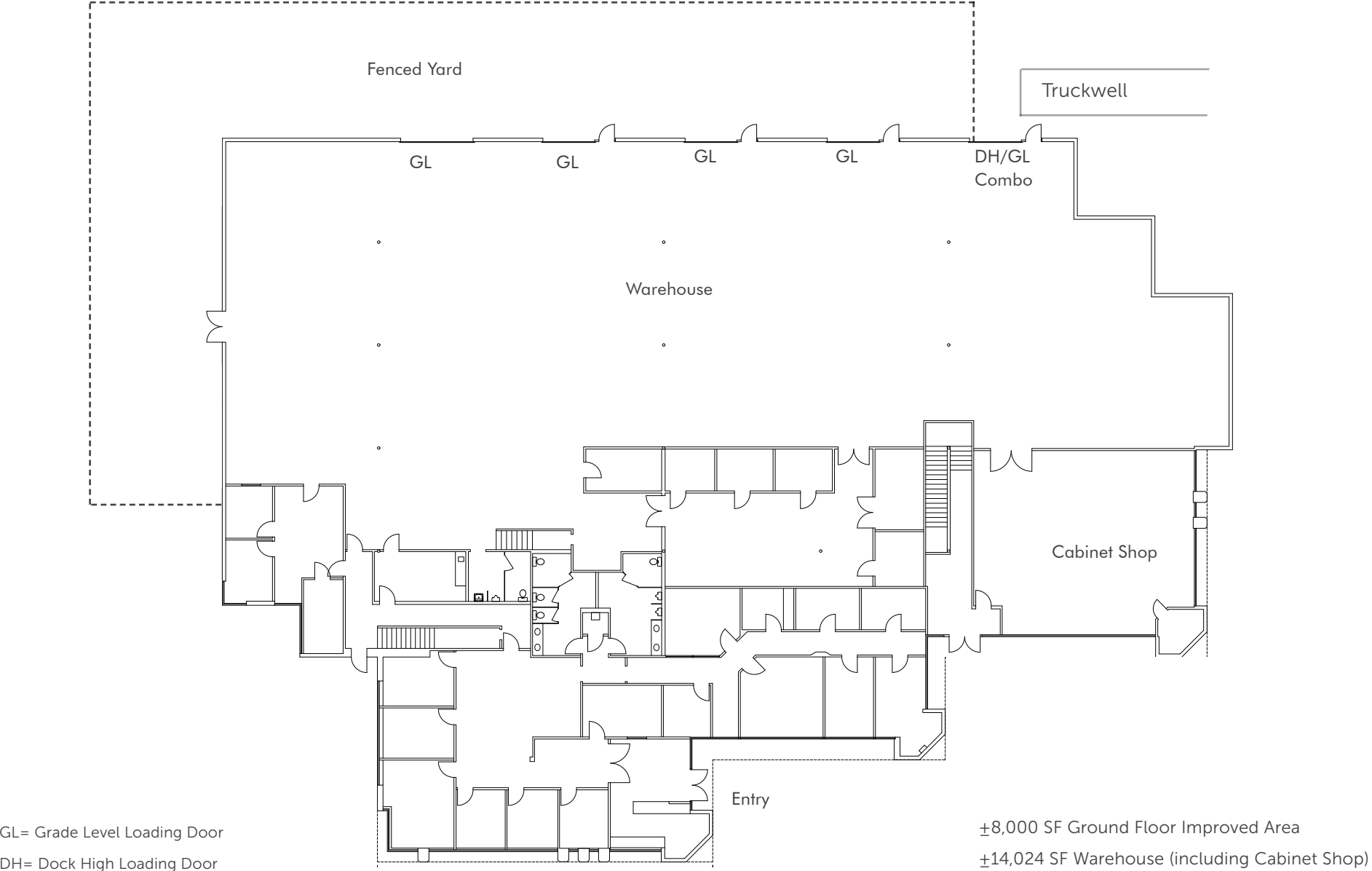
Miramar Rd

Miramar Way



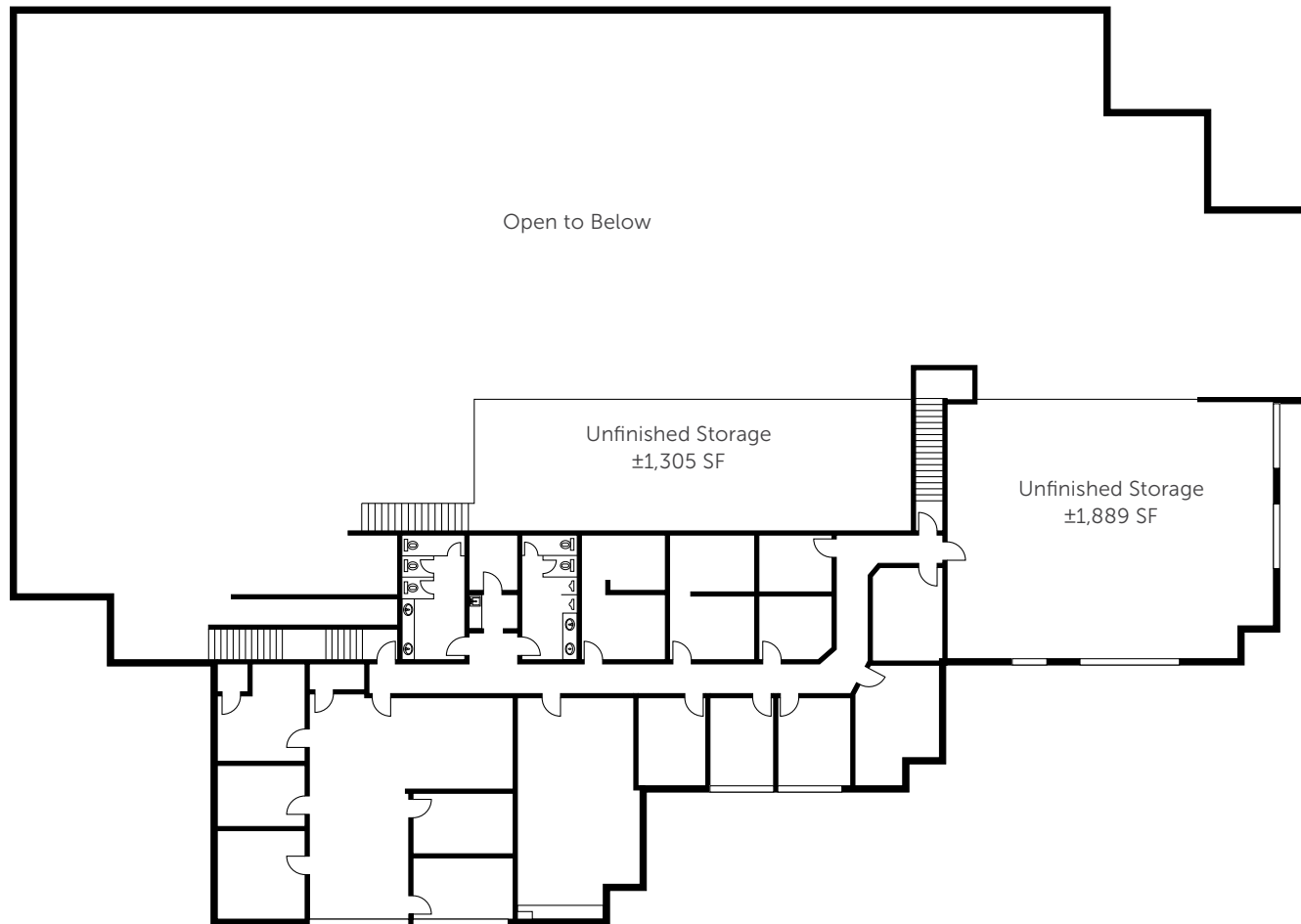
FLOOR PLAN

1ST FLOOR (±22,024 SF)



FLOOR PLAN

2ND FLOOR MEZZANINE (±5,442 SF)



±5,442 SF Office Mezzanine

±3,194 SF Bonus, Unfinished Storage Mezzanine

Interstate 15
← 1 mile

Interstate 805
→ 3.4 miles

Miramar Rd

Miralani Dr

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MIRALANI
DRIVE

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CBRE

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