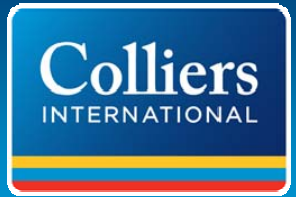


FOR LEASE > MIRAMAR INDUSTRIAL BUILDING

MIRALANI BUSINESS PARK

8090 ARJONS DRIVE | SAN DIEGO, CA 92126



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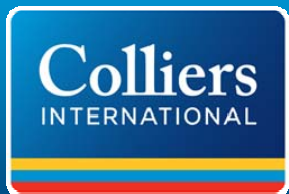
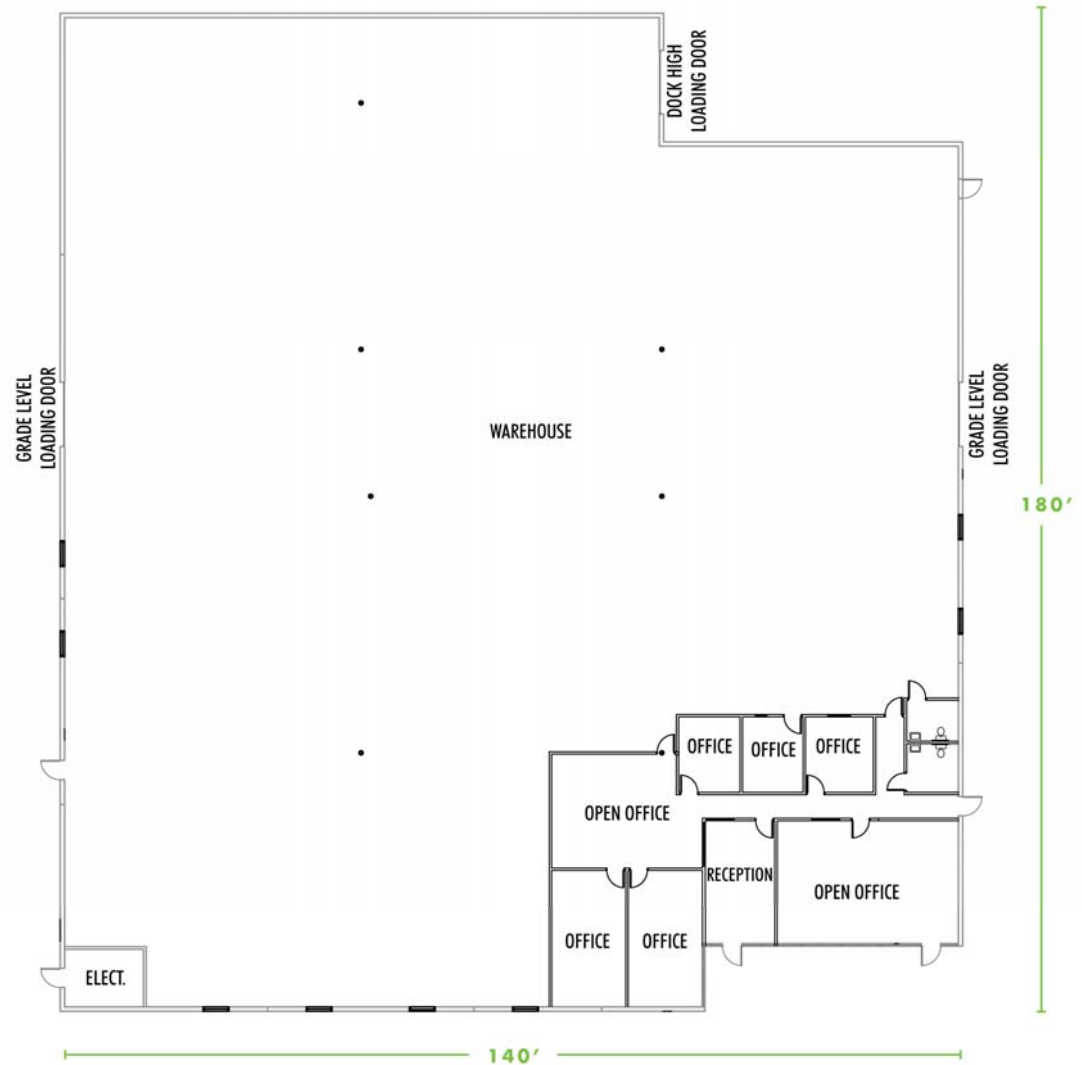
1703 Milan Avenue
South Pasadena, CA 91030

BUILDING features

- > 24,267 square foot freestanding industrial building
- > 15% office, 85% warehouse
- > One dock high door
- > Two grade level roll-up doors
- > 20' clear height in warehouse
- > Fenced and secured yard
- > Fully sprinklered
- > Gas served
- > Great street exposure
- > Heavy power
- > IL-2-1 zoning

LEASE RATE: \$0.85 Modified Gross

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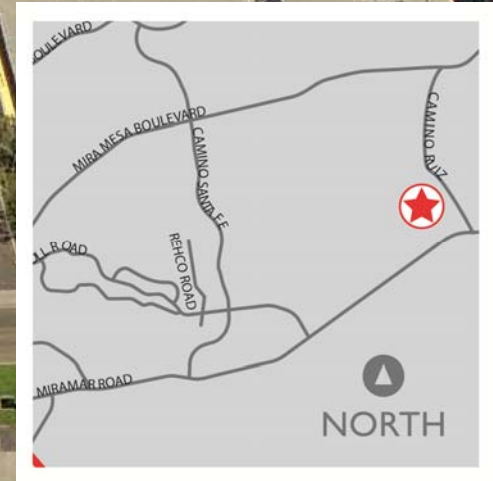
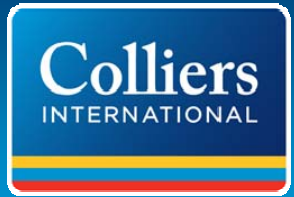
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