



7835 trade street | suite 300

28,167 square feet distribution space available for lease

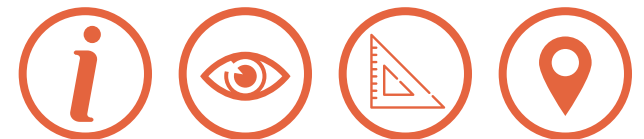
7835 Trade Street is an excellent distribution building located in the heart of Miramar with great access to the 805, 15, and 5 freeways via Miramar Road and La Jolla Village Drive.

This quality, functional distribution facility is owned locally by a strong and responsive ownership group. Close to numerous retail amenities in Miramar/Mira Mesa as well as area tenants including: Amazon, Dr Pepper Snapple Group, AleSmith, Ballast Point, AT&T, Red Bull, CORT Furniture, Shoe Metro, RR Donnelley.

MIRAMAR
DISTRIBUTION CENTER



Joe Anderson
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CLEAR HEIGHT: Minimum 24'
CONSTRUCTION TYPE: Concrete Tilt-up
COLUMN SPACING: 48' x 56'
FIRE SPRINKLERS: .33/3,000 GPM
SKYLIGHTS: Yes
ACCESSIBILITY: Via Trade St. & Ale Smith Ct.
ZONING: IL-2-1

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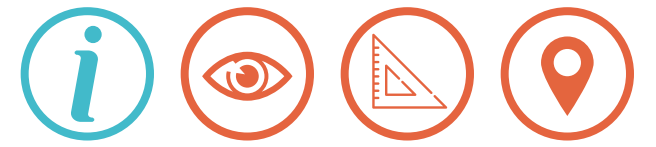
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- Easy access to I-15, I-805 and I-5 via Miramar Road
- 4 loading docks (10'X10')
- 1 grade level ramp (12' x 15')
- Approximately 5% office
- Approximately 288' bay depth
- Fire sprinklers (0.33/3,000 GPM)
- Asking Rent \$0.95/sf NNN (low NNN's, only \$0.10/SF)

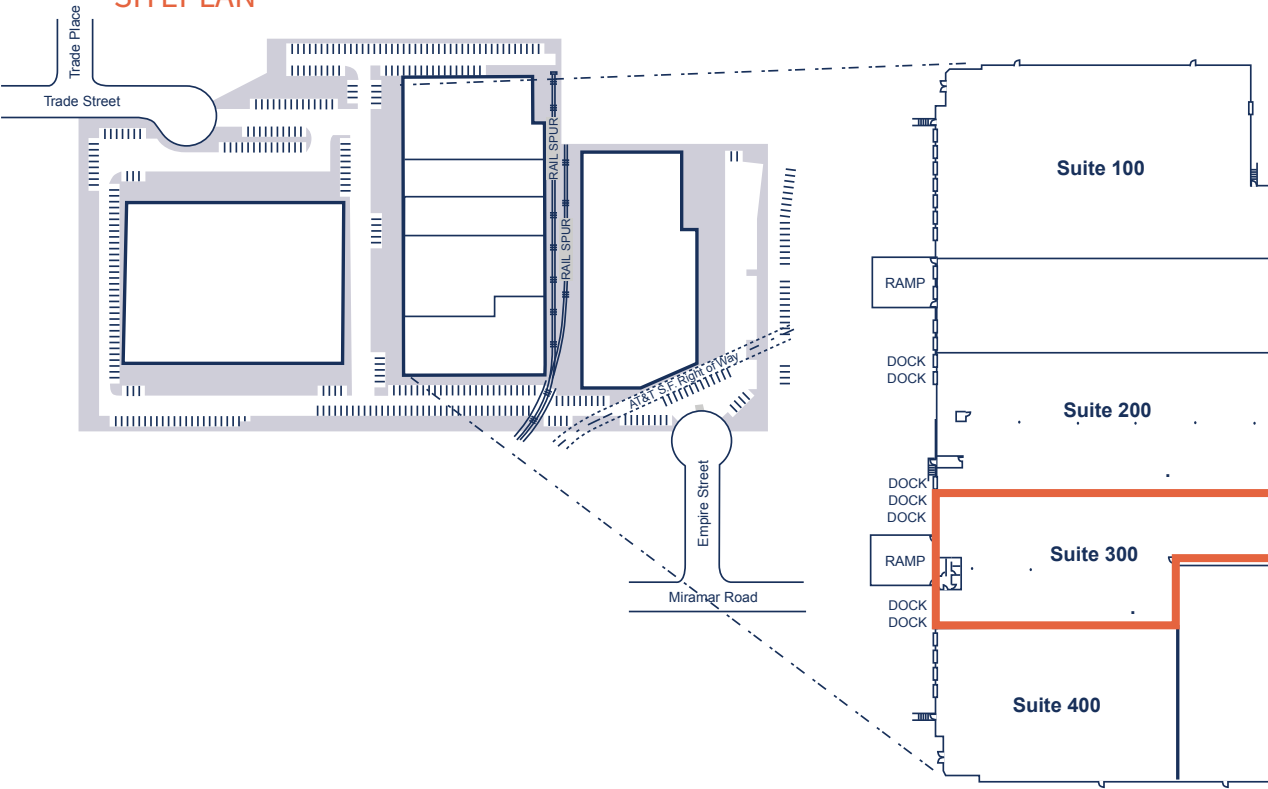
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SITEPLAN



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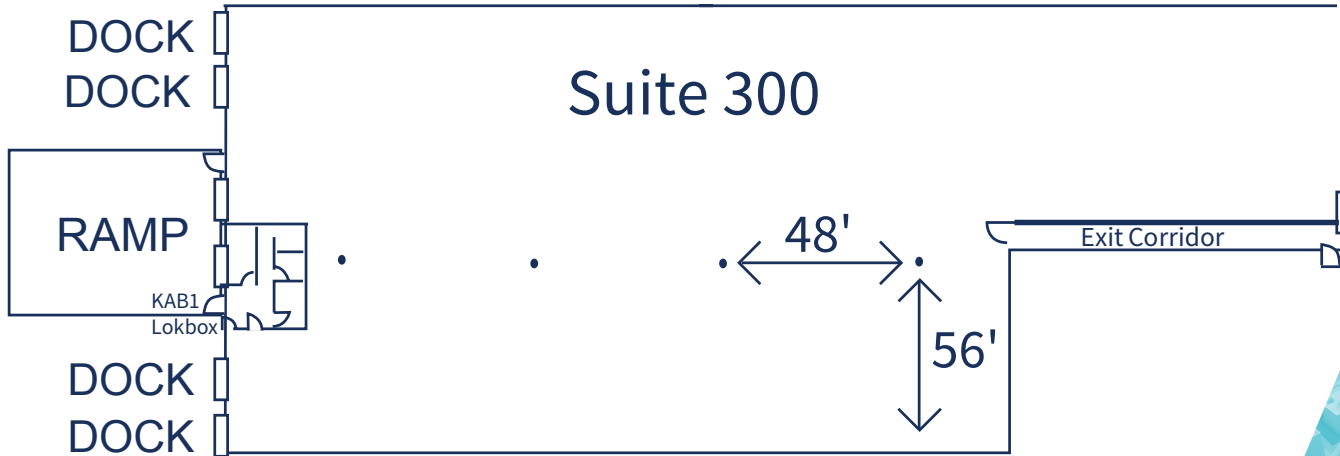
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FLOORPLAN



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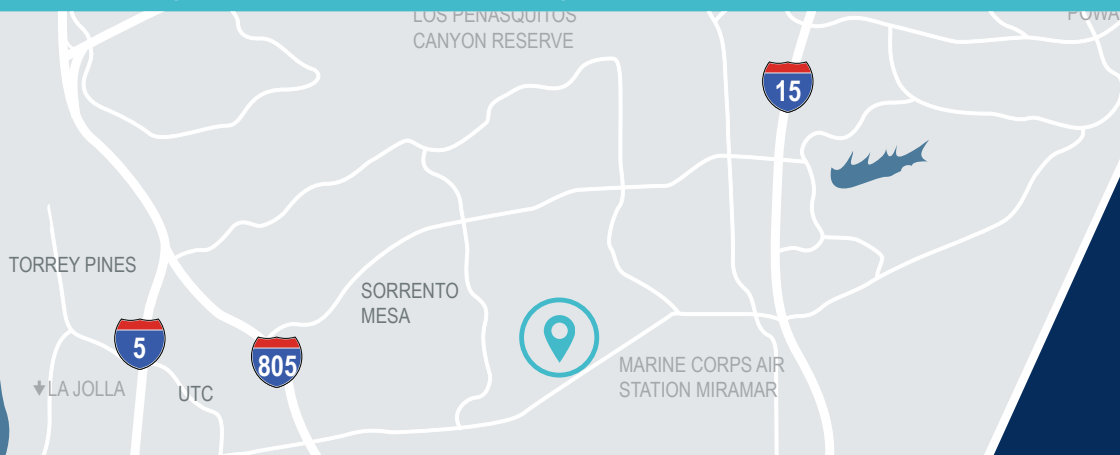


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