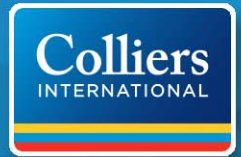


FOR LEASE > WAREHOUSE WITH BONUS MEZZANINE

MIRAMAR FREESTANDING P.I.D.

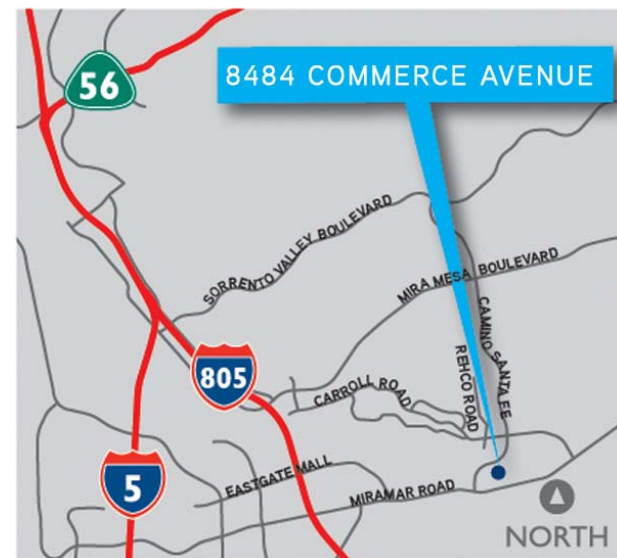
8484 COMMERCE AVENUE | SAN DIEGO, CALIFORNIA



Building Features

- > 2,471 square feet as part of a 5,341 square foot freestanding Planned Industrial Development
- > Located on Commerce Avenue; just north of Miramar Road signalized intersection
- > One restroom and reception area, remainder warehouse
- > One ground level (10'x12') truck door with excellent truck access
- > 16' clear height in warehouse
- > Ample parking
- > Upstairs bonus mezzanine
- > City of San Diego IL-2-1 zoning
- > Easy access to I-805, I-5, and Miramar Road
- > **LEASE RATE: \$0.95 PSF GROSS**

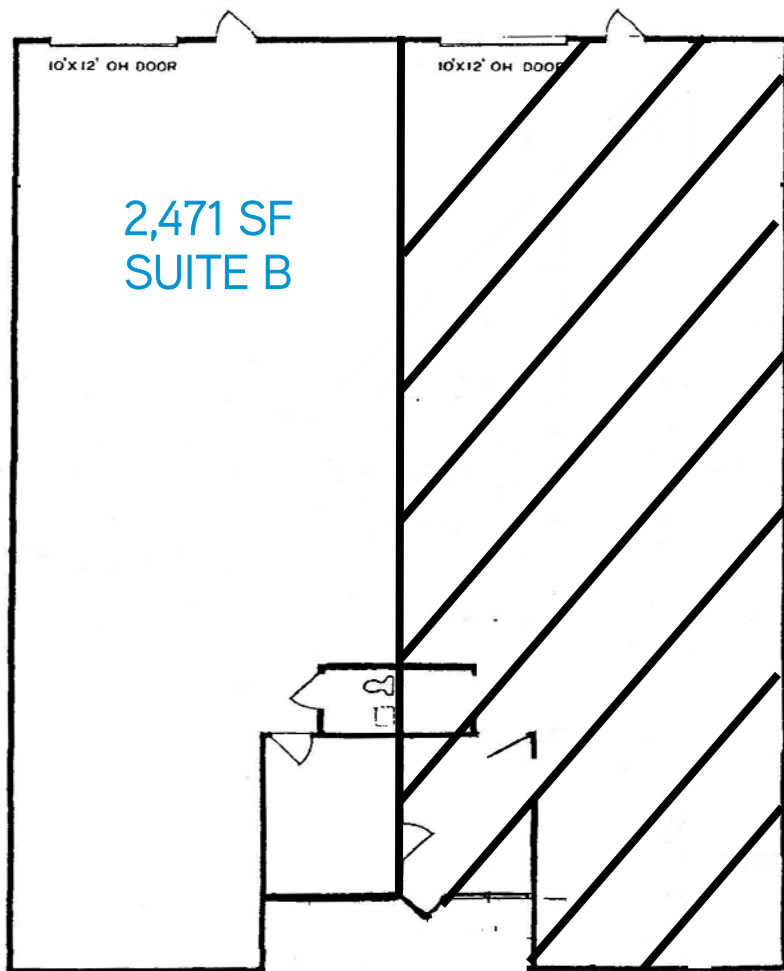
Owner will consider leasing 5,341 square feet. Existing automotive equipment for sale



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