

FOR LEASE



OPTION A

Entire Building: ±13,338 SF @ \$0.99 SF/month NNN

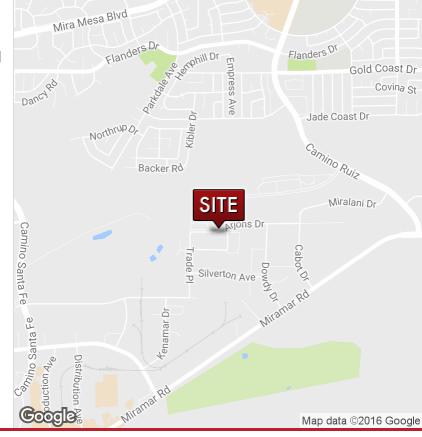
OPTION B

Ground Floor: ±10,000 SF @ \$1.09 SF/month NNN

PROPERTY HIGHLIGHTS

- ±13,338 square foot flex/industrial building
- Fenced, secured yard (for Option A only)
- Excellent central Miramar location
- Great access to I-15 and I-805 freeways
- Great visibility on Arjons Drive
- One doc high and two grade loading doors
- Freestanding Building
- ±800 AMPS 120/208v

NNN Expenses: Estimated monthly \$0.16 per SF







TIM GOSSELIN

760.822.3730



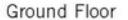
tgosselin@lee-associates.com BRE #01495432

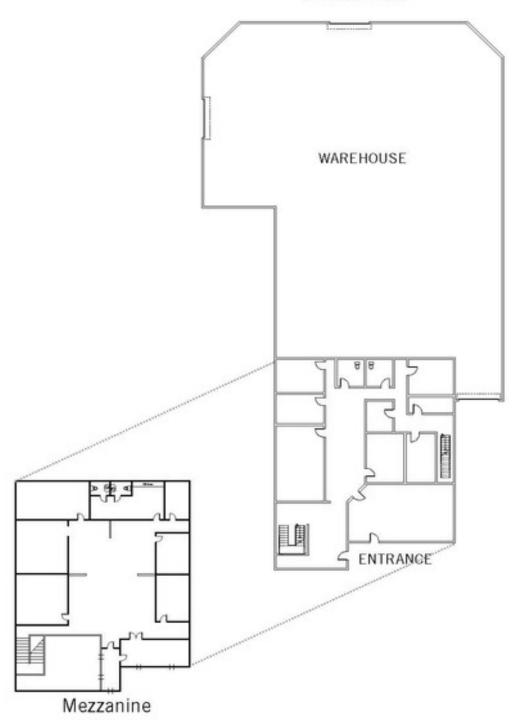


© Lee & Associates. All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s), Buyer/Lessee and interested parties should independently verify all information communicated by these sources.



FOR LEASE

















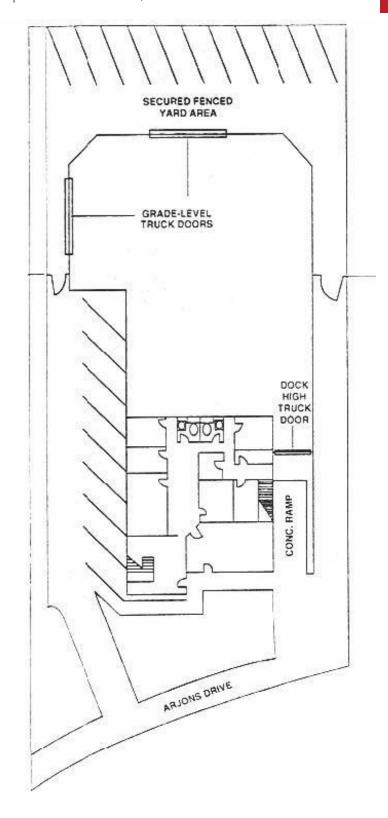
tgosselin@lee-associates.com BRE #01495432







FOR LEASE















FOR LEASE











760.822.3730



tgosselin@lee-associates.com BRE #01495432



© Lee & Associates. All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.