

FOR LEASE

±24,257 SF
INDUSTRIAL BUILDING



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PROPERTY DESCRIPTION

Address	8926 Ware Court, San Diego, CA 92121
Building Size	24,257 SF - Single-story freestanding
Buildout	25% Office; 75% Warehouse
Yard Area	Fenced and secured
Construction Type	Concrete tilt
Submarket	Miramar
Zoning	IL-2-1
Gas Service	Yes - 2" line
Warehouse	Partial drop ceiling, HVAC (can be removed)
Lease Rate	\$1.25 PSF NNN
Estimated NNNs	\$0.17 PSF
Delivery Date	May 2019



LAND SIZE
1.50 Acres



CLEARANCE
18'



SPRINKLERS
Yes



SKYLIGHTS
Yes



POWER
**600 Amps
277/480V**



ACCESS
**I-805, I-5, I-15
Immediate**

FOR LEASE



PARKING
2.3/1,000



DOCK LOADING
Large Platform
5 positions

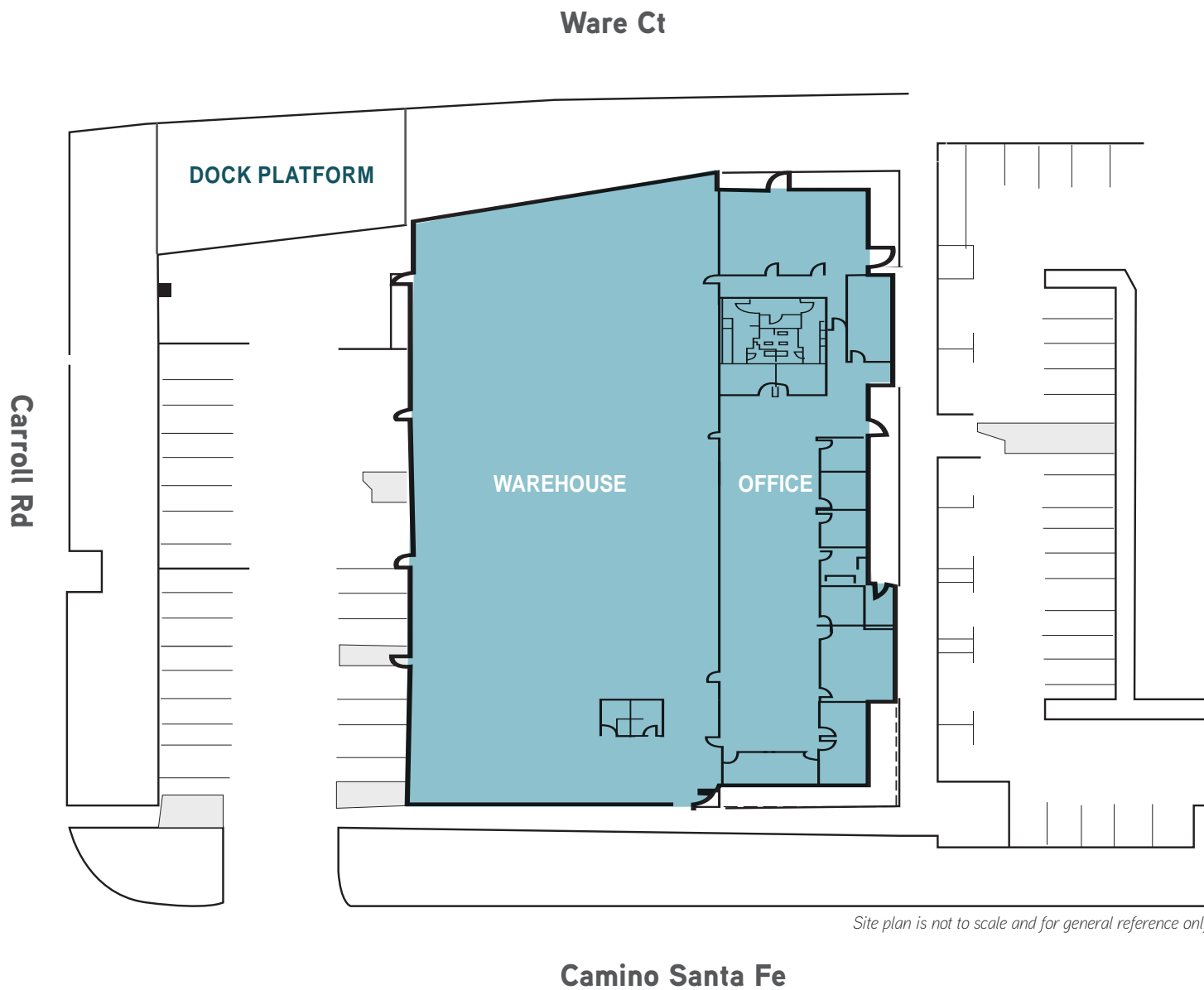


GRADE LOADING
8 Doors



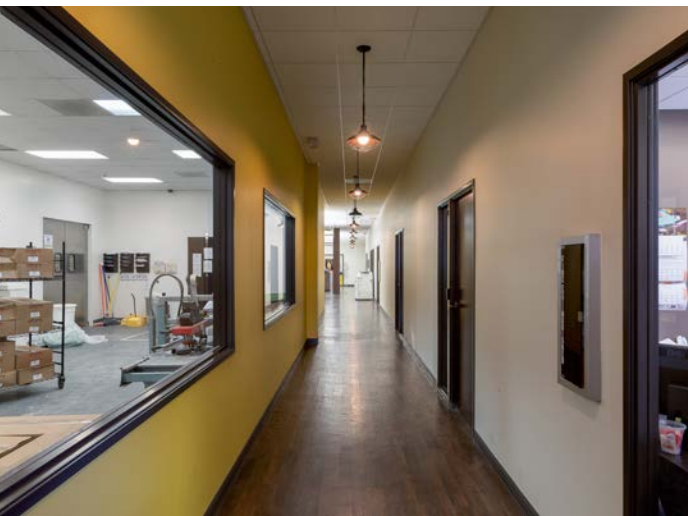
YARD
Fenced &
Secured

SITE PLAN



Site plan is not to scale and for general reference only.





UTC

SORRENTO MESA

Miramar Rd

Carroll Rd

Camino Santa Fe

Production Ave



FOR LEASE

8926
WARE CT
MIRAMAR



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**MARINE CORPS
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MIRAMAR**



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