

FOR LEASE

Industrial/Flex Condo in Western Miramar

6264 Ferris Square, San Diego, CA 92121

**NEW RENOVATIONS
COMPLETE**



Property Features

- ±4,120 square feet
- 2 story industrial/flex condo
- 65% HVAC office
- 2 restrooms (1 with shower)
- Prominent end unit
- Brand new roof, HVAC units & ducting
- New epoxy flooring in warehouse
- 18-20' clear height
- 1 grade level door
- 2 skylights in warehouse
- Window lined offices
- Quiet cul-de-sac location
- Lease Rate: \$1.15/SF Gross



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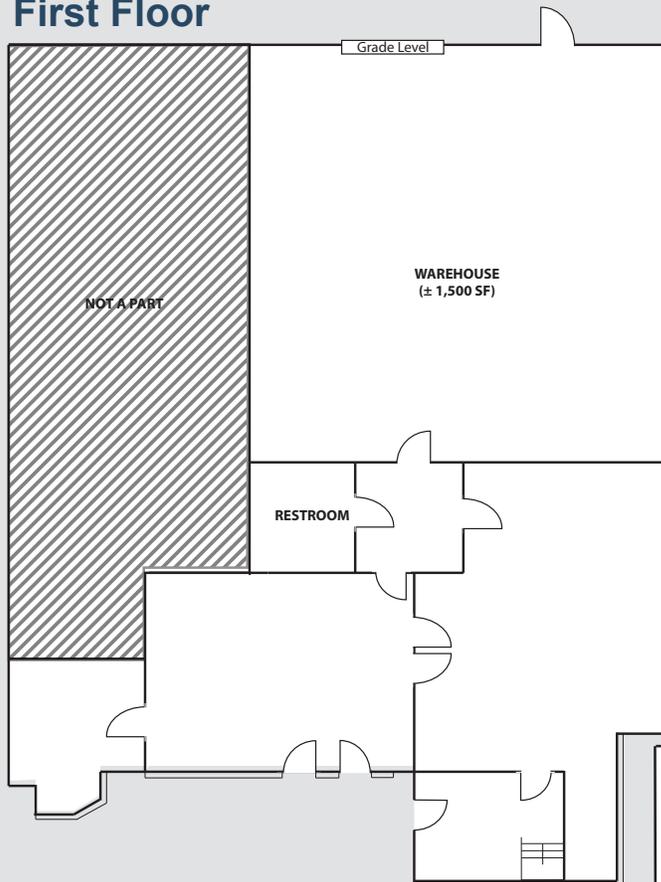
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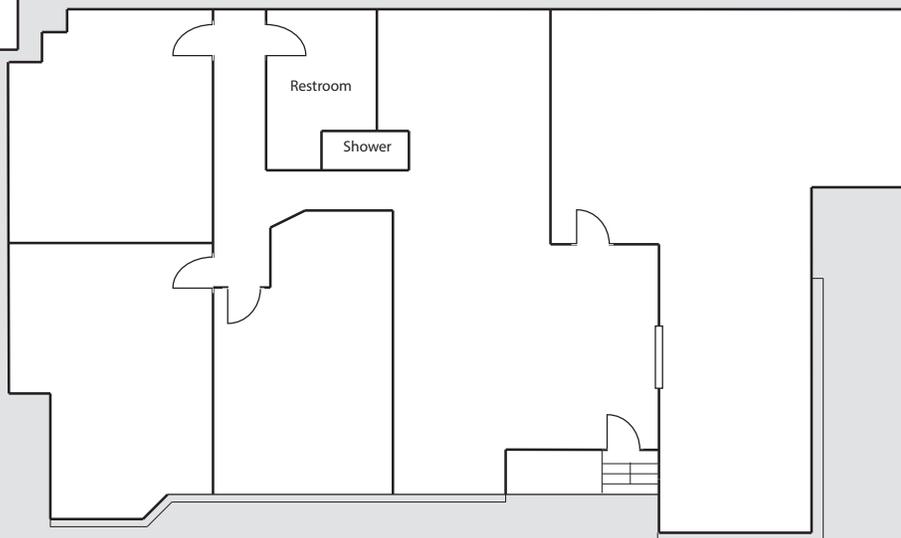
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Floorplans

First Floor



Second Floor



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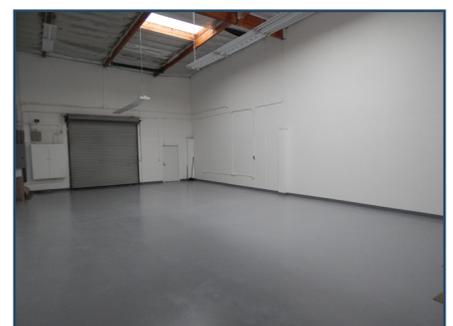
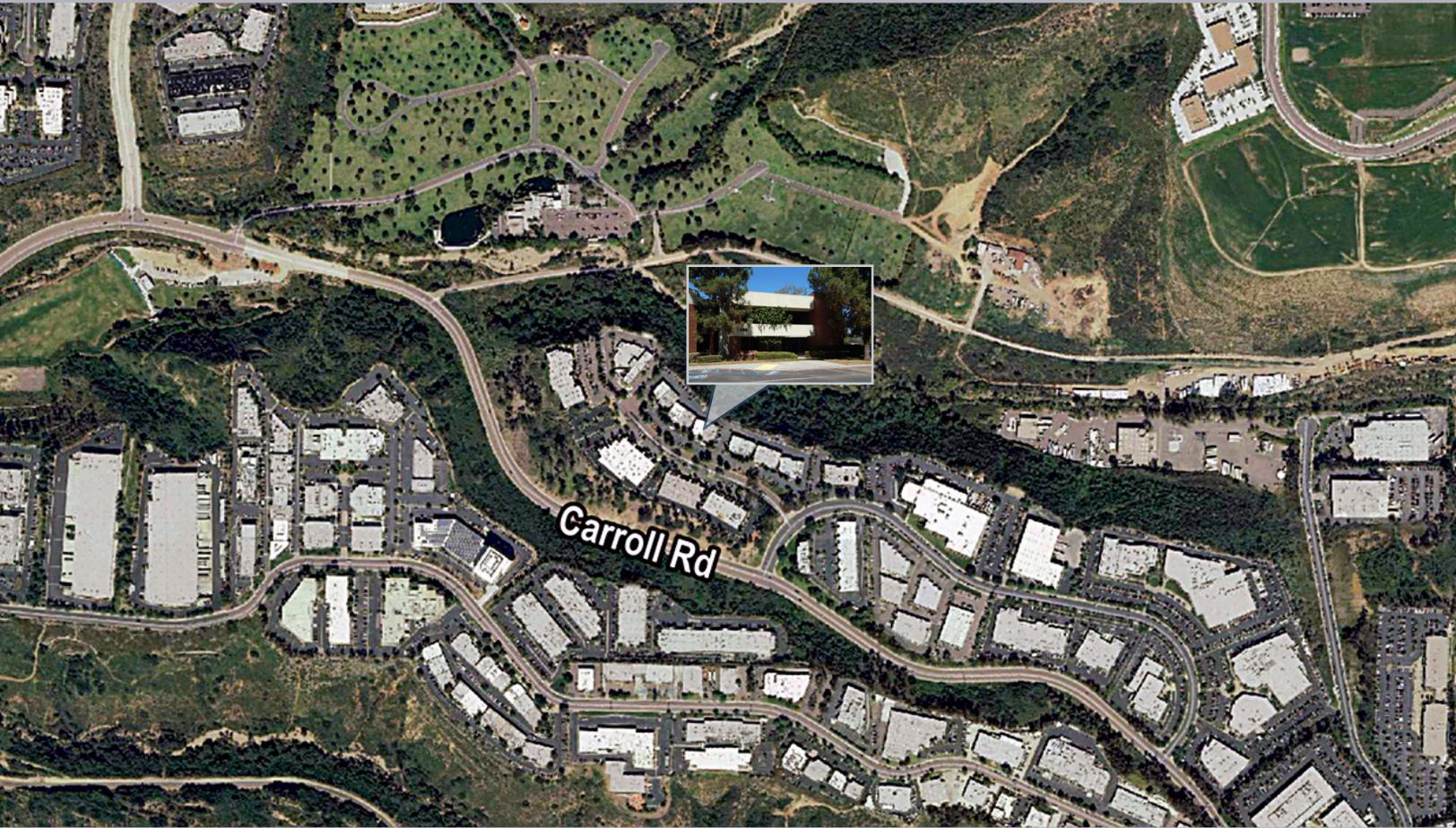
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Aerial



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