

AVAILABLE FOR SUBLEASE

±18,080 SF - 45,600 SF with fenced and secured yard

PRIME MIRAMAR WAREHOUSE / DISTRIBUTION CENTER

7077

7077 Consolidated Way

| San Diego, California

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CBRE



Building Size: Part of a ±157,280 SF freestanding building



Miramar Road visibility with strong building identity



Office area varies by suite / divisibility



Clear Height: ±22'



Column Spacing: ±48' x 56'



Dock High Loading Doors: 30



Grade Level Loading Doors: 4



Parking Ratio: 1.5 / 1,000 SF



Fully sprinklered: .33 GPM / 3,000 SF



Power: 1,600 Amps at 120/208 volt (Expandable)



Concrete truck aprons



Secured and fenced yard / truck rail served



Prime central location with easy access to I-5, I-15, & I-805



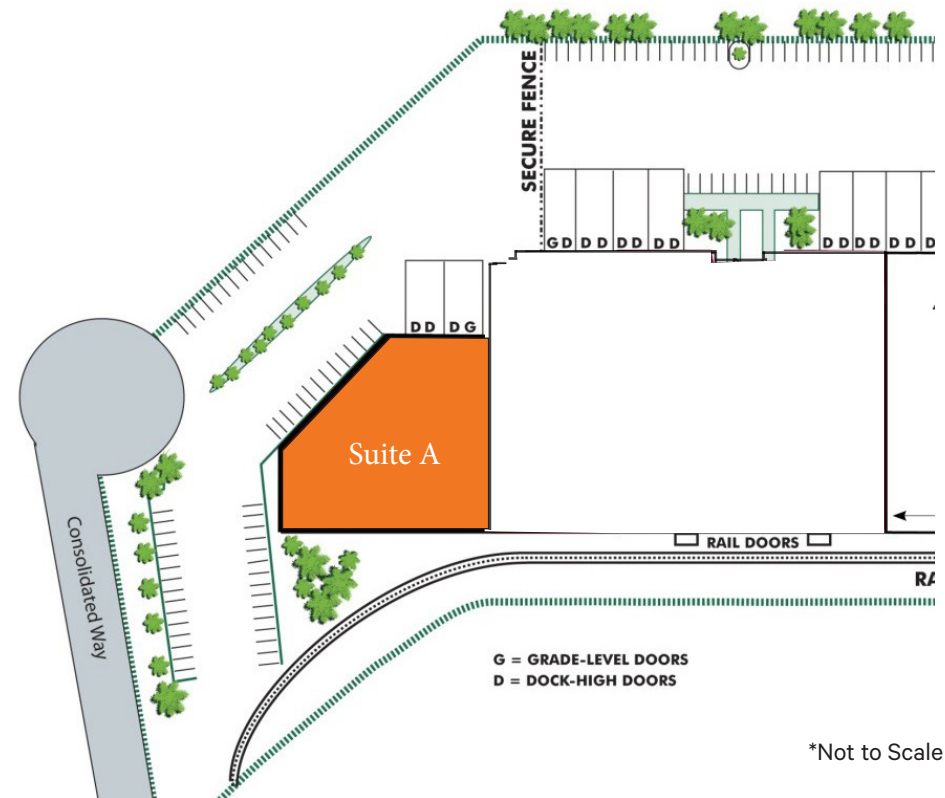
Direct access to Miramar Road from Consolidated Way

AVAILABLE SUBLEASE SPACE

7077 Consolidated Way, Suite A

±18,080 SF Industrial Suite

- Flexible size and layout
- Space is in shell condition
- End unit part of a 157,280-SF industrial building
- (3) Dock high loading positions
- (1) Grade level loading door
- Column spacing ±48' x 56'
- Abundant adjacent parking
- Street frontage
- Available January 1, 2023
- Flexible lease term
- Do not disturb tenant
- By appointment only
- \$1.60/SF IG



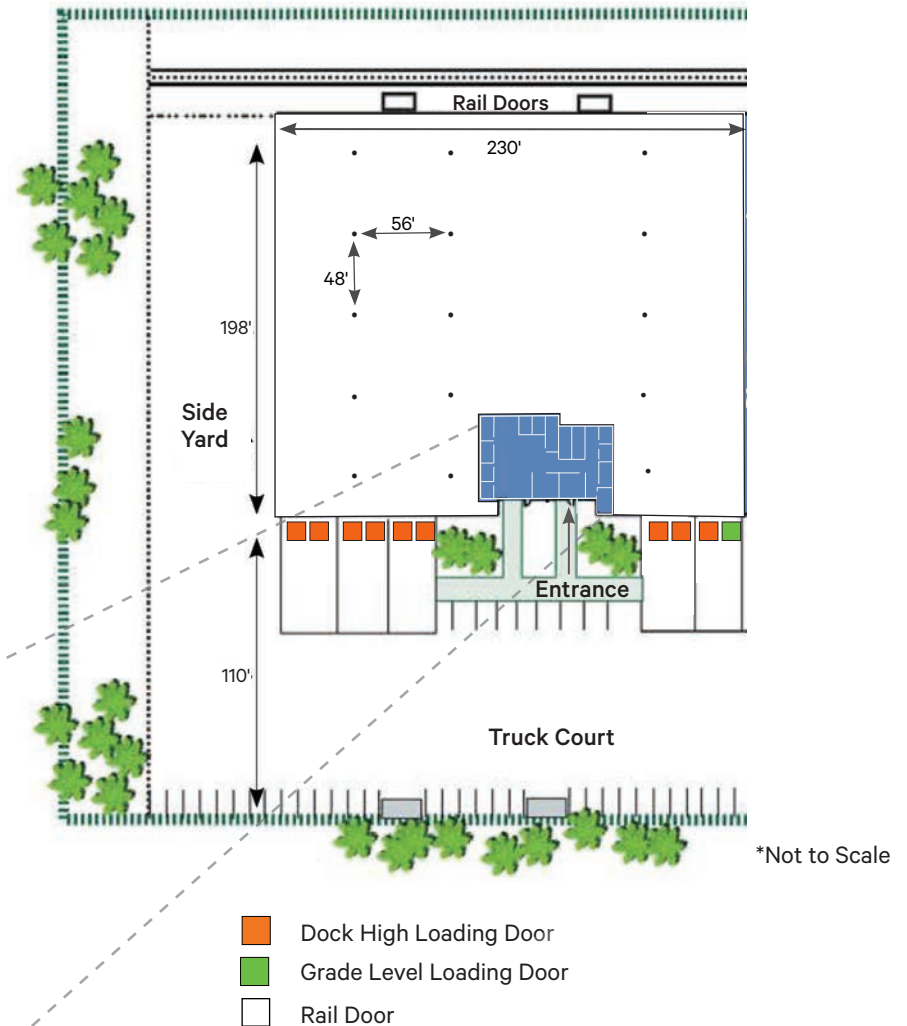
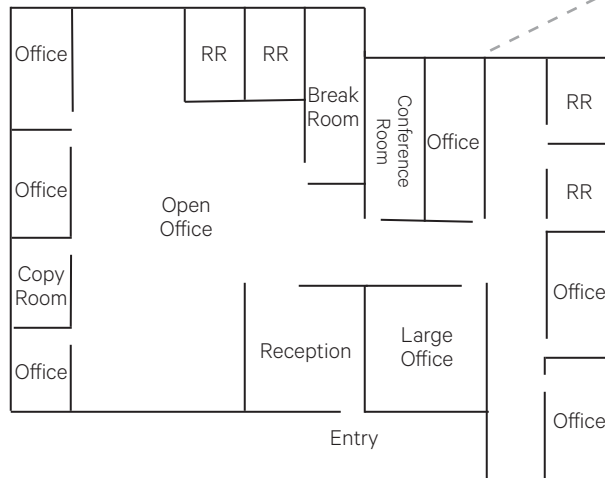
AVAILABLE SUBLEASE SPACE

7077 Consolidated Way, Suite G/H

±20,000 SF - 45,600 SF Industrial Suites

- SUITES G/H: Approximately 45,600 SF
- Divisible to approximately 20,000 SF
- Flexible size and layout
- End unit part of a 157,280-SF industrial building
- Approximately 3,000 SF of office, balance warehouse
- (9) Dock high loading positions
- (1) Grade level loading door
- Column spacing ±48' x 56'
- Abundant parking
- Fenced and secured concrete yard
- Available March 1, 2023
- Flexible lease term
- Do not disturb tenant
- By appointment only
- \$1.55/SF IG

Office Plan





| Suite G/H Interior



7077 Consolidated Way

MIRAMAR ROAD

H

G

A

Aerial



MIRA MESA

SORRENTO VALLEY

INTERSTATE
15
6 mins

INTERSTATE
805
4 mins

MIRAMAR

MIRAMAR ROAD

UTC

LA JOLLA VILLAGE DRIVE

INTERSTATE
5
5 mins

MCAS MIRAMAR AIRBASE

7077 Consolidated Way

Location



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