

**AVAILABLE FOR SUBLEASE**

±20,000 SF - 30,000 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

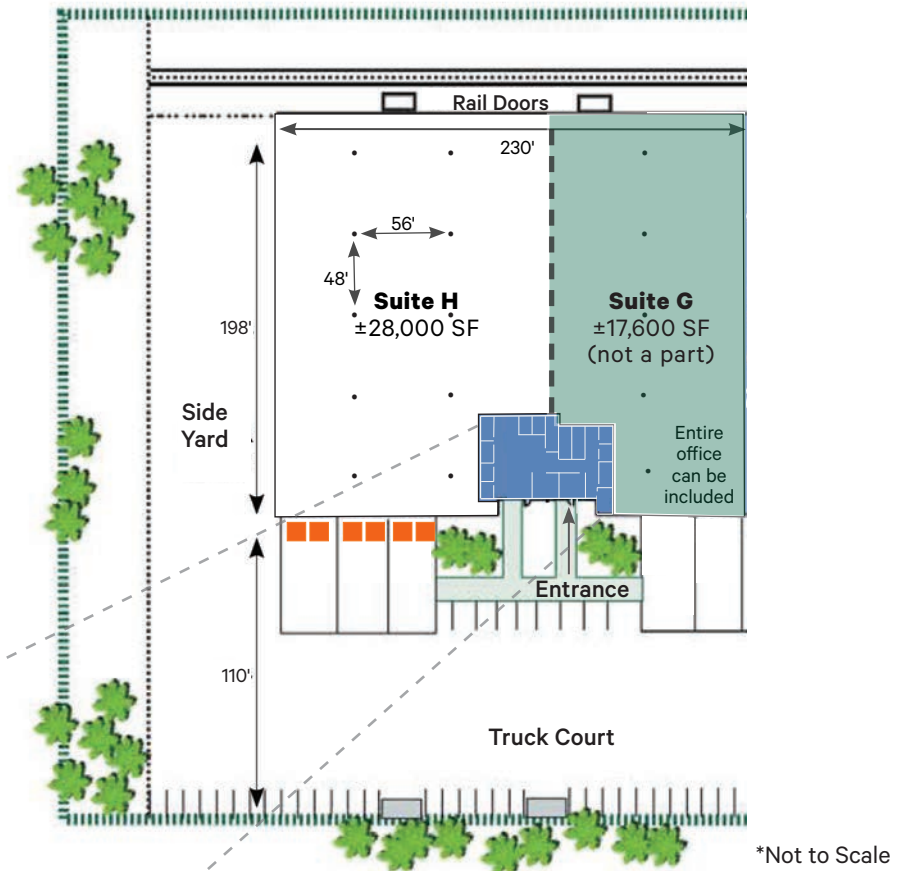
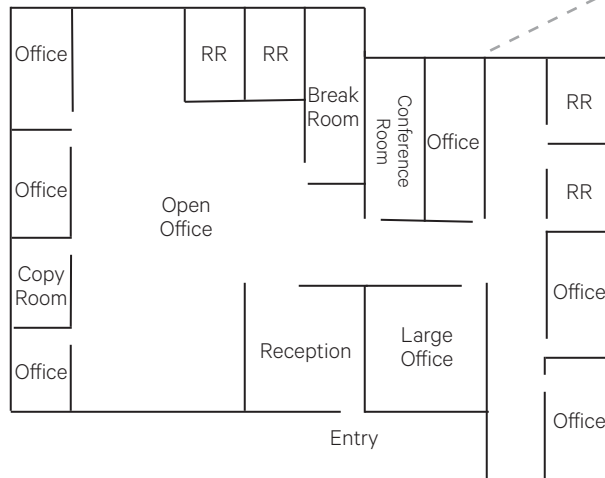
# AVAILABLE SUBLEASE SPACE

## 7077 Consolidated Way, Suite H

±20,000 SF - 30,000 SF Industrial Suite

- 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
- (6) Dock high loading positions
- 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
- \$1.60/SF IG

### Office Plan



- Dock High Loading Door
- Rail Door
- - - Proposed Dividing Wall

\*Not to Scale

Available Space



| Interior Photo



**MIRAMAR ROAD**

**7077 Consolidated Way**

**H**



**Aerial**



MIRA MESA

SORRENTO VALLEY

INTERSTATE  
15  
6 mins

INTERSTATE  
805  
4 mins

MIRAMAR

MIRAMAR ROAD

UTC

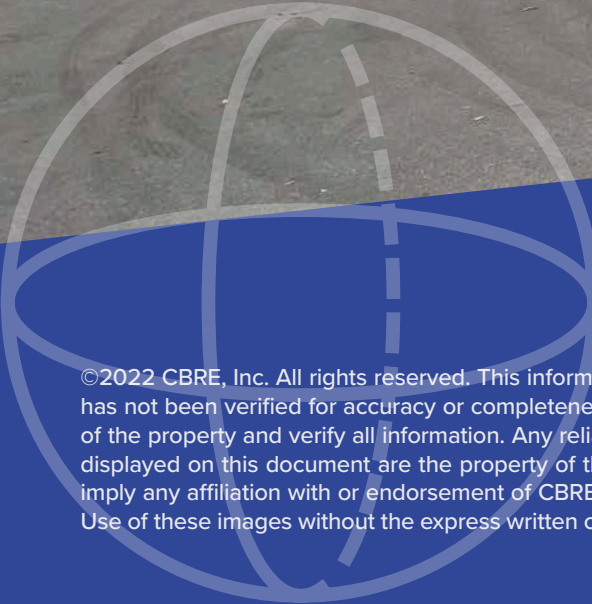
LA JOLLA VILLAGE DRIVE

MCAS MIRAMAR AIRBASE

INTERSTATE  
5  
5 mins

7077 Consolidated Way

Location



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