

# 116,000 SF Available For Sublease



## 7995 Armour Street

San Diego, CA 92111



**116,000**  
Square feet



**10.57**  
Acres



**22'**  
Clear Height



**5 Docks**  
4 Grades



**Ample**  
Parking

### Please contact

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**KBCADVISORS**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# Property Specifications

7995 Armour Street, San Diego, CA 92111

**116,000 SF**  
AVAILABLE

**10.57**  
ACRES

**5,250 SF**  
OFFICE SPACE

**22'**  
CLEAR HEIGHT

**3.91**  
ACRES EXCESS YARD

**5**  
DOCK DOORS

**4**  
GRADE DOORS

**Ample**  
PARKING

**LED**  
3/31/2034

**Short Term**  
LEASE DESIRED

**Available**  
NOW



# Immediate Access to Highway 163 & I-805

7995 Armour Street, San Diego, CA 92111



EXIT 21  
1.3 MILES

163

805

7995 ARMOUR STREET  
SAN DIEGO, CA

EXIT 21  
1 MILE

EXIT 7B  
0.3 MILES

## Ingress/Egress

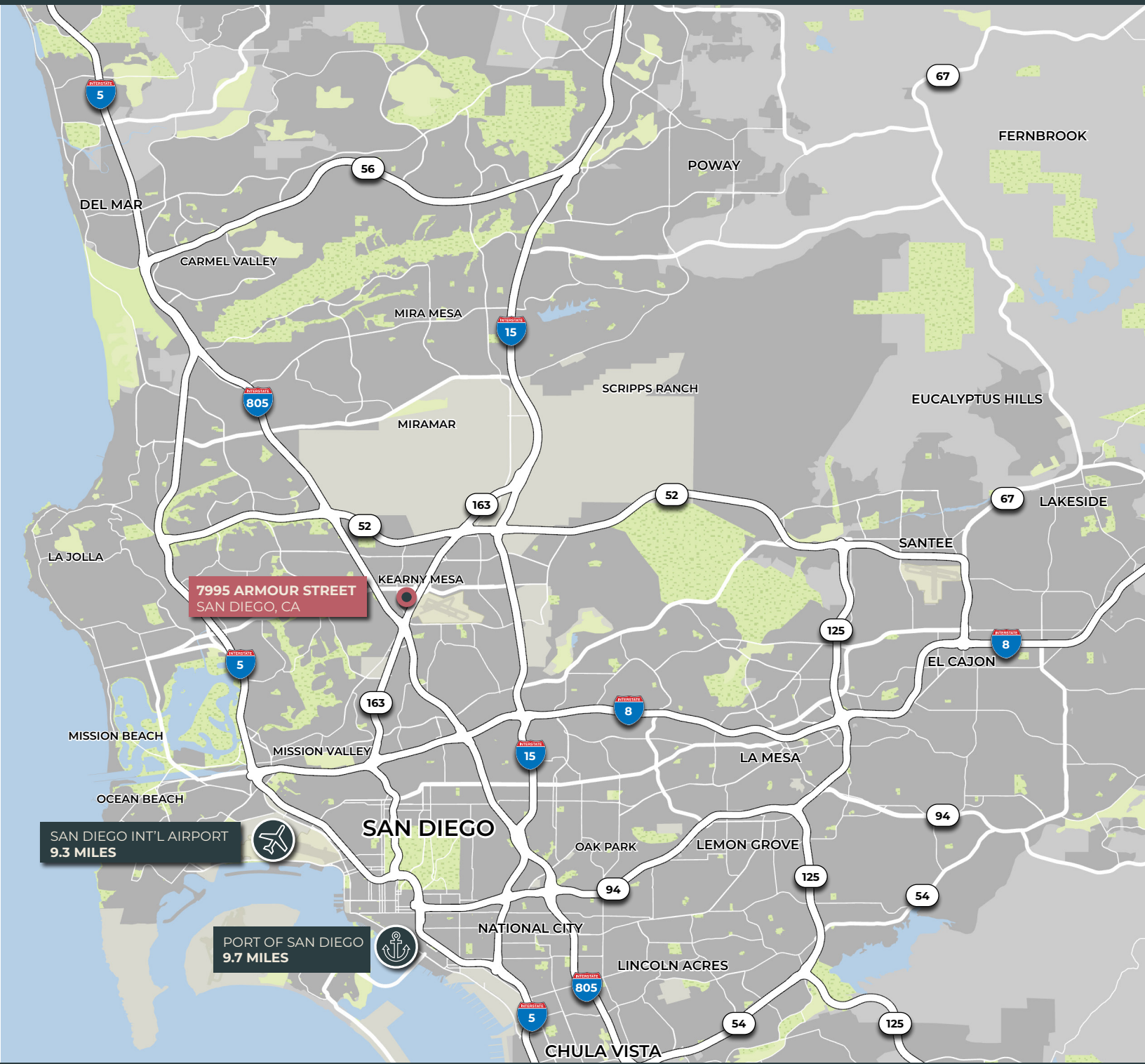
Ingress

Egress



# Premier Regional Connectivity

7995 Armour Street, San Diego, CA 92111



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