

FOR LEASE | 16,080 SF Freestanding Industrial Building



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PROPERTY DESCRIPTION

Address	8230 Miralani Dr, San Diego, CA 92126
Building Size	16,080 SF freestanding industrial building
Buildout	15% office, 85% warehouse - can be modified
Doors	5 grade level roll-up doors, 1 dock well
Submarket	Miramar
Gas Service	Yes
Lease Rate	Contact Broker
Delivery Date	March 1, 2023



ZONING
IL-2-1



CLEARANCE
± 20' in Warehouse



SPRINKLERS
Yes



YARD
Fenced & Secured



POWER
Heavy



ACCESS
**I-805, I-5, I-15
Easy Access**



FOR LEASE

Floor Plan



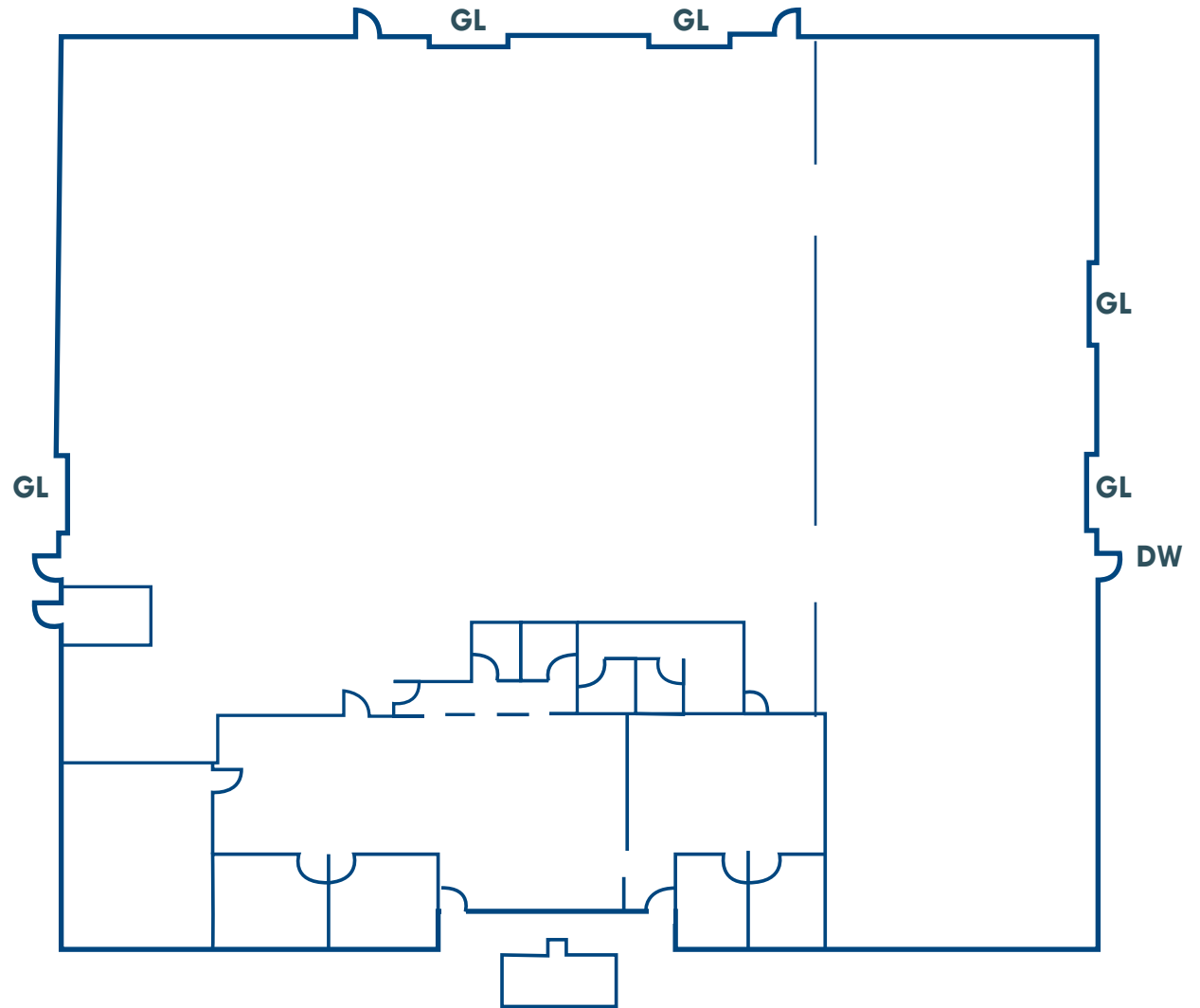
CLEARANCE
20' in Warehouse



DOCK LOADING
5 Grade Level
1 Dock Well



YARD
Fenced &
Secured



GL - Grade Level

DW - Dock Well

Site plan is not to scale and for general reference

UTC

MIRAMAR RD

DOWDY DR

CABOT DR

ARJONS DR

MIRALANI DR

8230
MIRALANI DR
MIRAMAR

CARROLL CANYON

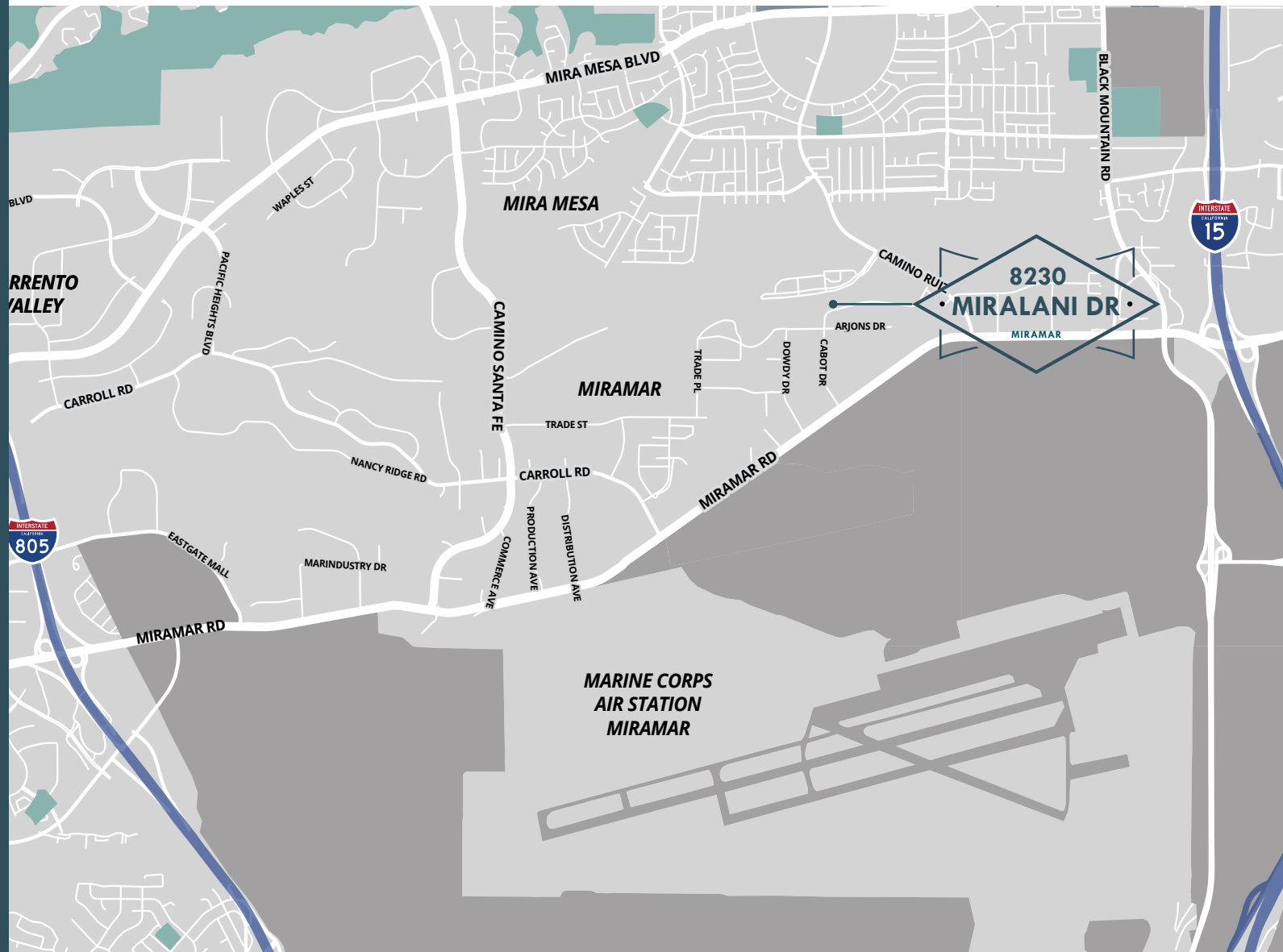


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