

+/-5,104 - 10,258 SF INDUSTRIAL / FLEX OPPORTUNITY

MIRAMAR

FOR LEASE

**8430 & 8440 PRODUCTION AVENUE
SAN DIEGO, CA 92121**



TWO BUILDINGS TOTALING +/-10,258 SF | ROLL-UP DOORS | +/-6,400 SF YARD | CAN BE LEASED TOGETHER OR SEPARATELY



8430 & 8440 PRODUCTION AVENUE SAN DIEGO, CA 92121

Two industrial / flex buildings totaling +/-10,258 SF

Can be leased together or separately

Two total roll-up doors

+/-6,400 SF yard space

Eight exclusive parking spaces + common area parking
available on first come first served basis

Central Miramar location



8430

+/-5,104 industrial/flex building

One roll-up door

+/-3,000 SF yard

14' ceilings

Available: November 1, 2024

Contact broker for pricing

8440

+/-5,155 industrial/flex building

One roll-up door

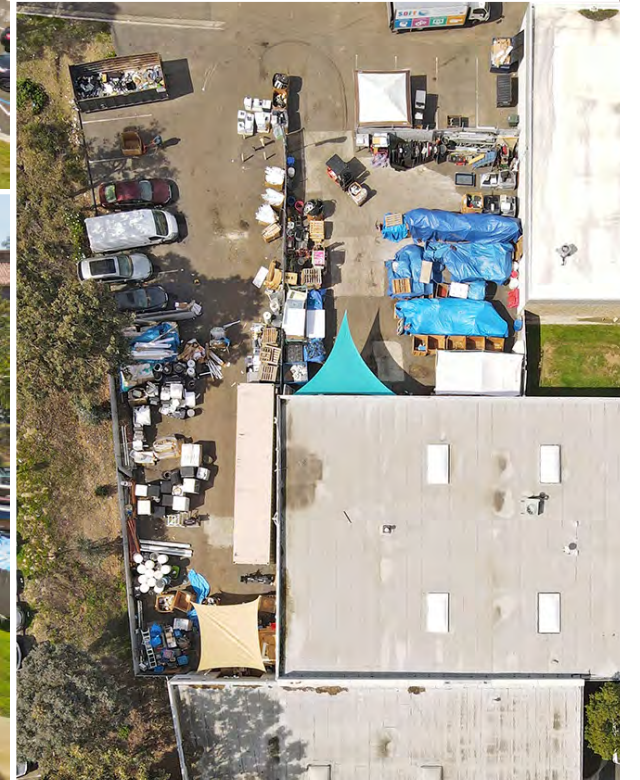
+/-3,400 SF yard

14' ceilings

Available: November 1, 2024

Contact broker for pricing

CONTACT BROKER FOR LEASE RATES



CENTRAL MIRAMAR LOCATION | JUST OFF MIRAMAR ROAD | FREEWAY PROXIMATE | WALKING DISTANCE TO RETAIL AMENITIES



LARGE WAREHOUSE SPACE | ROLL-UP DOORS | 14' CEILINGS | UPDATED RECEPTION | PRIVATE OFFICES



8430 | +/-5,104 SF

8440 | +/-5,155 SF

8430 | ROLL-UP DOOR

8430 YARD | +/-3,000 SF

8440 | ROLL-UP DOOR

8440 YARD | +/-3,400 SF

8 EXCLUSIVE PARKING SPACES +
COMMON AREA PARKING

8430 & 8440 PRODUCTION AVENUE | TWO INDUSTRIAL / FLEX BUILDINGS TOTALING +/- 10,258 SF | +/- 6,400 SF TOTAL YARD SPACE

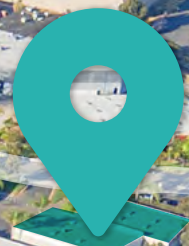
CARROLL ROAD

- RIGOBERTO'S COFFEE SHOP
- THE PIZZA JOINT
- SUPERNATURAL SANDWICHES
- ROYAL CIGAR LOUNGE & WINE BAR

- NATSUMI SUSHI & SEAFOOD BUFFET
- KEBABISH

· STARBUCKS

PRODUCTION AVENUE



COMMERCE AVENUE

· JACK IN THE BOX

- PHO HA NOI ASIAN CUISINE
- DAGONG ASIAN FOOD EXPRESS
- ABBEY'S REAL TEXAS BBQ
- HAIR BY STACIE
- SOTOS MEXICAN FOOD
- VINTAGE WINES

· BETTER BUZZ COFFEE

- DENNY'S
- THE MELTDOWN

- JERSEY MIKE'S SUBS
- FADE FACTORY BARBER
- THE UPS STORE

- PAULY'S PIZZA JOINT
- BOWL TO GO
- VIRSA INDIAN CUISINE
- TENKATORI MIRAMAR
- GYRO GRILL
- DONATOS TACO SHOP

· CARL'S JR

MIRAMAR ROAD



8430 & 8440
PRODUCTION AVENUE

MIRAMAR

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