

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

TRADE PLACE COMMERCE CENTER

9220 - 9270 TRADE PL & 7925 - 7985 DUNBROOK RD, SAN DIEGO, CA 92126



4.5% BROKER COMMISSION



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



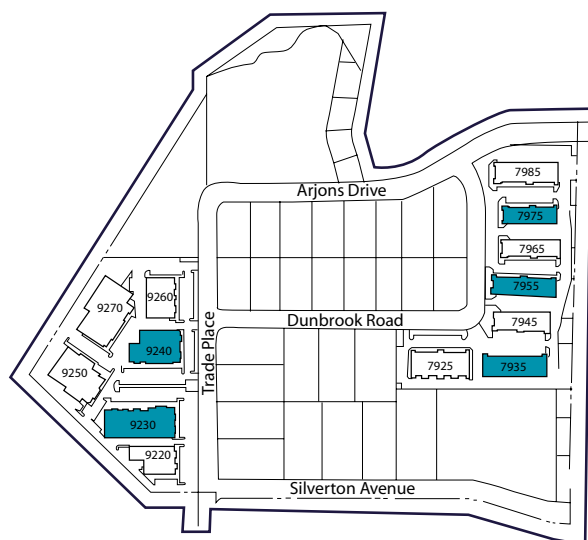
©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

TRADE PLACE COMMERCE CENTER

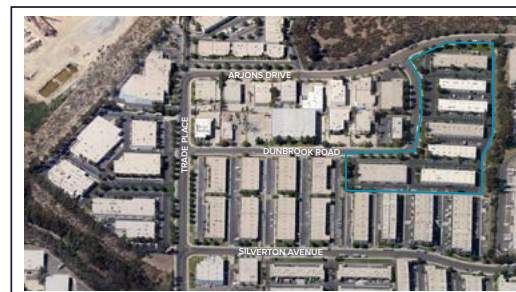
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

PROPERTY HIGHLIGHTS

- Central Miramar location
- Grade level loading doors
- Approximately 16'-18' warehouse clearance
- Gas service to 7925 and 7985 Dunbrook Road
- IL-2-1 Zoning
- High image business park



ADDRESS	SF	RENT	COMMENTS
9230 Trade Place Suite 300	9,193	\$1.80/SF NNN NNNs = \$0.36/SF	Reception/open office, (2) private offices, (2) restrooms, balance warehouse, (2) GL doors. Available 11/1/25.
9240 Trade Place Suite 100	9,812	\$1.80/SF NNN NNNs = \$0.36/SF	Open office, (9) private offices, (1) conference room, (1) break room, (2) restrooms, balance warehouse, (1) GL door. Available 10/1/25.
7935 Dunbrook Rd Suite A,B	4,091	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors. Available 10/1/25.
7935 Dunbrook Rd Suite C,D	4,050	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors. Available now.
7935 Dunbrook Rd Suite E,F	4,050	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors. Available 10/1/25.
7935 Dunbrook Rd Suite G,H,I	6,520	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (3) GL doors. Available 10/1/25.
7955 Dunbrook Rd Suite K	1,774	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) private office, (1) restroom, balance warehouse, (1) GL door. Available 12/1/25.
7975 Dunbrook Rd Suite G,H	2,440	\$1.65/SF NNN NNNs = \$0.36/SF	Reception/open office, (1) private office, (2) restrooms, balance warehouse, (2) GL doors. Available now.



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

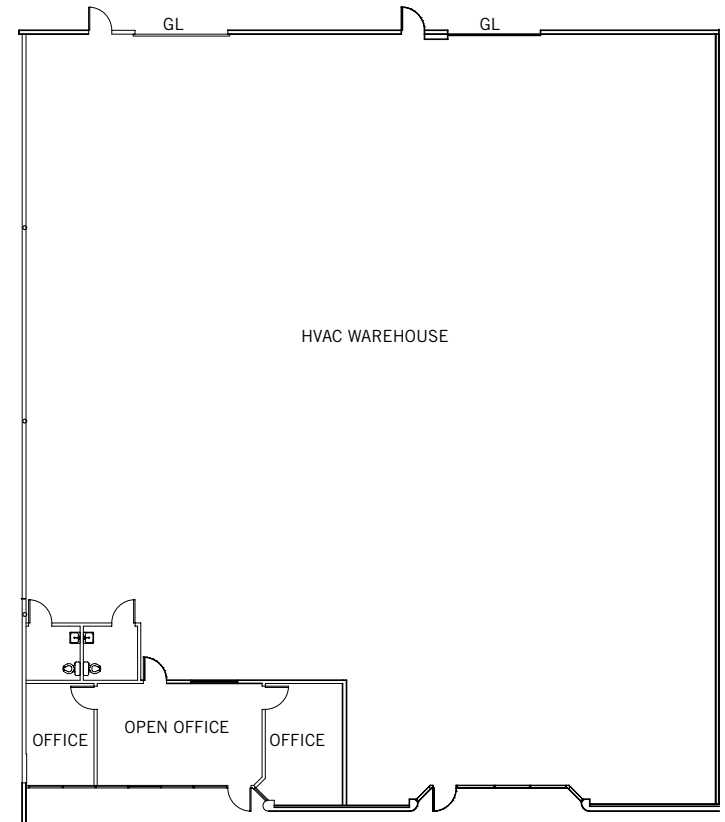
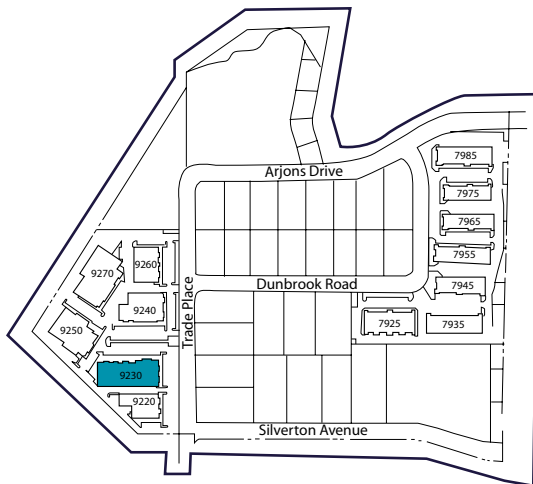


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 9,193 SF
- Reception/open office, (2) private offices, (2) restrooms, balance warehouse, (2) GL doors
- \$1.80/SF NNN
- NNNs = \$0.36/SF
- Available 11/1/25
- 100% HVAC



**9230 TRADE ST
SUITE 300**

*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

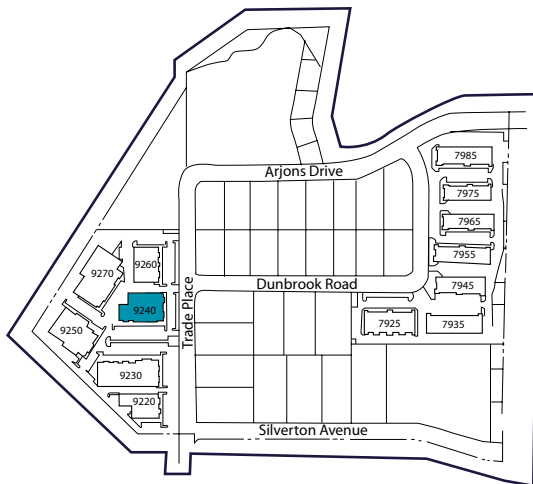


TRADE PLACE COMMERCE CENTER

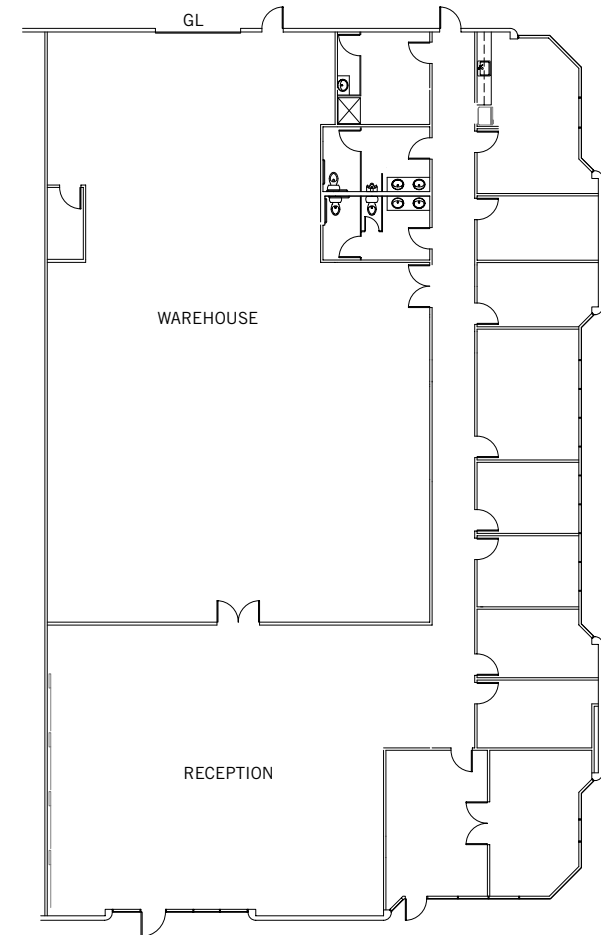
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 9,812 SF
- Reception/Open office, (9) private offices, (1) conference room, (1) break room, (2) restrooms, balance warehouse, 1 GL door
- \$1.80/SF NNN
- NNNs = \$0.36/SF
- Available 10/1/25



**9240 TRADE ST
SUITE 100**



*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

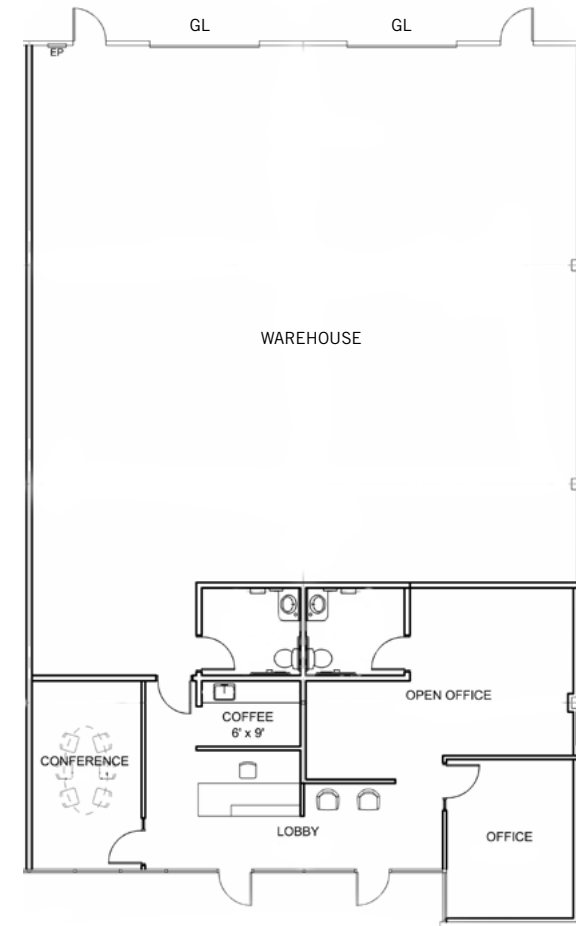


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 4,091 SF
- Open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



**7935 DUNBROOK RD
SUITE A,B**

*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



TRADE PLACE COMMERCE CENTER

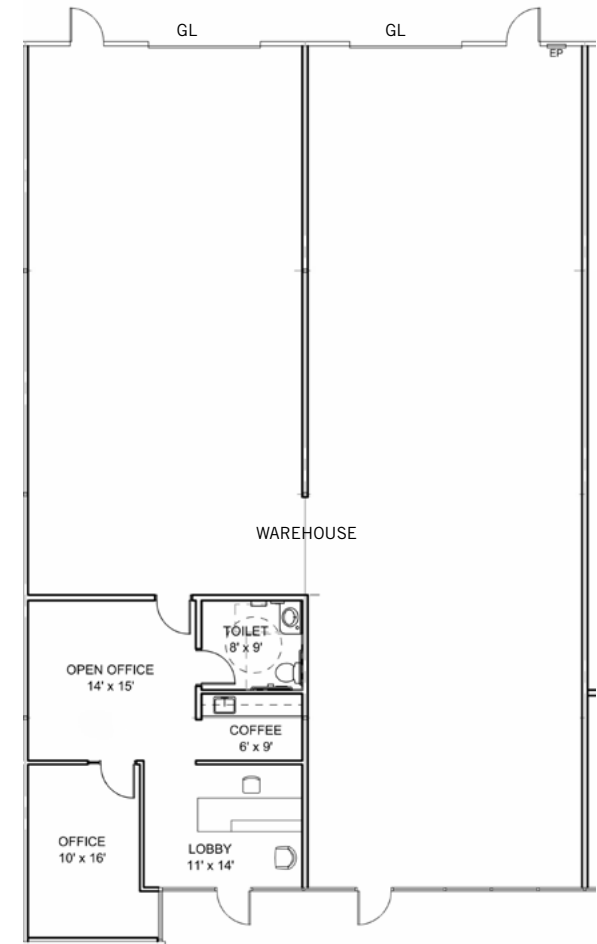
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 4,050 SF
- Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Available now



**7935 DUNBROOK RD
SUITE C,D**



*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



TRADE PLACE COMMERCE CENTER

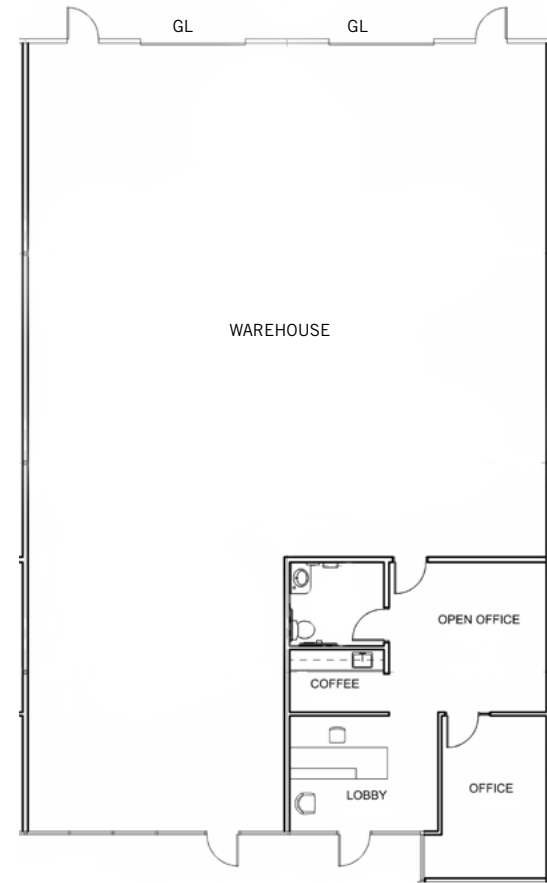
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 4,050 SF
- Reception/open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



**7935 DUNBROOK RD
SUITE E,F**



*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

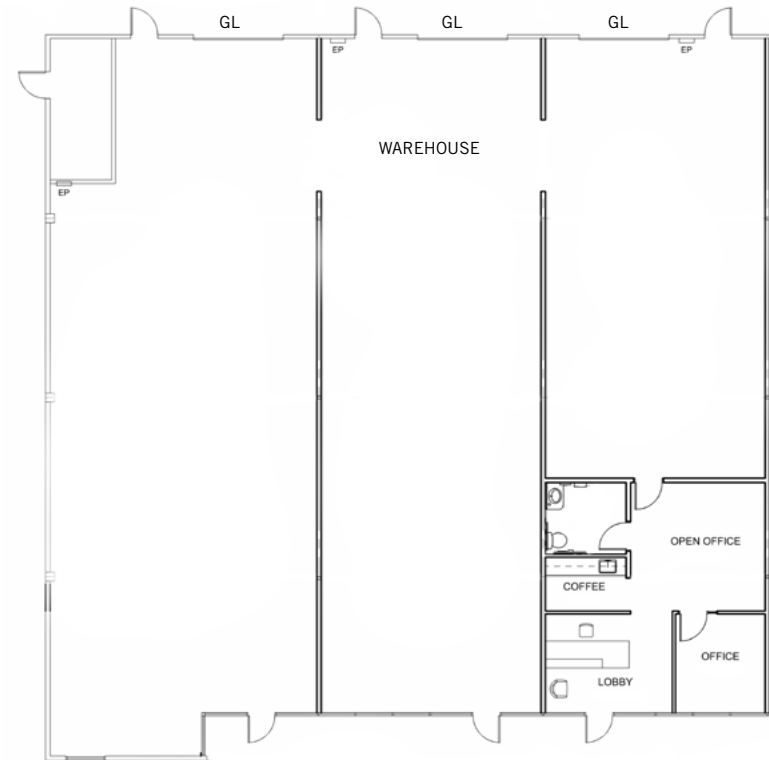


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 6,520 SF
- Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (3) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Construction currently in progress
- Available 10/1/2025



**7935 DUNBROOK RD
SUITE G,H,I**

*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

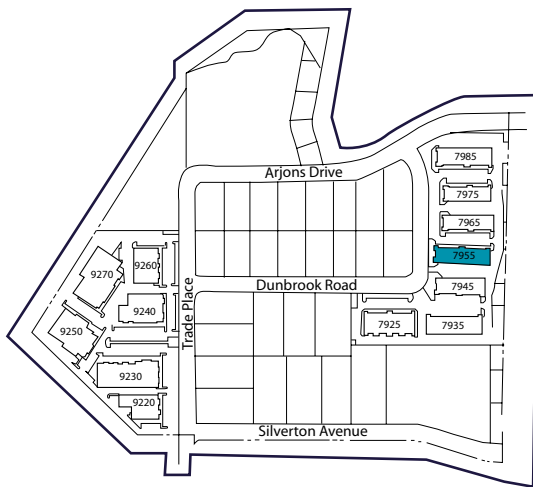


TRADE PLACE COMMERCE CENTER

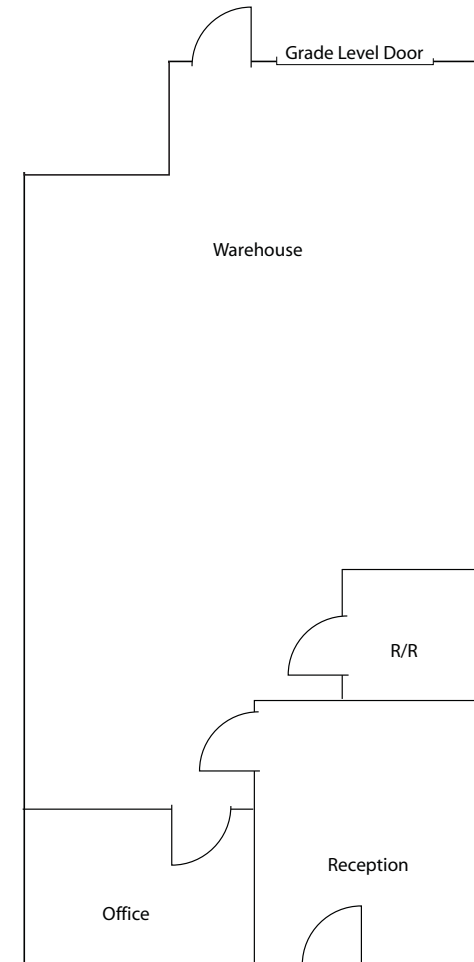
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 1,774 SF
- Reception/open office, (1) private office, (1) restroom, balance warehouse, (1) GL door
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Available 12/1/2025



**7955 DUNBROOK RD
SUITE K**



*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

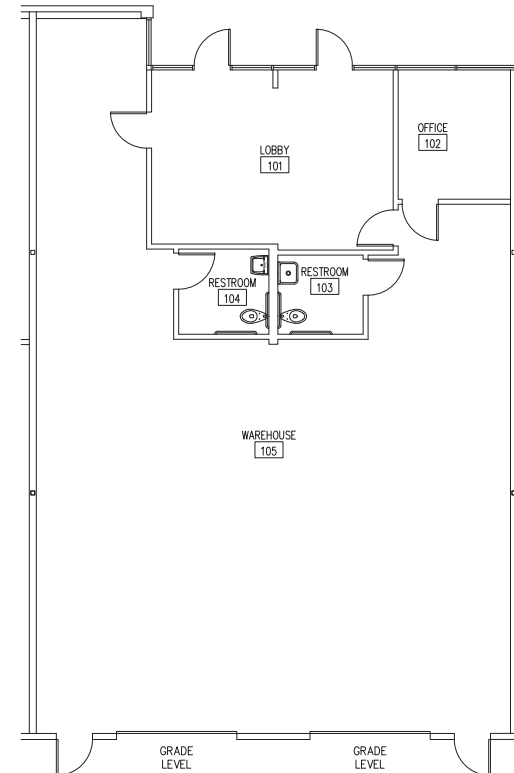
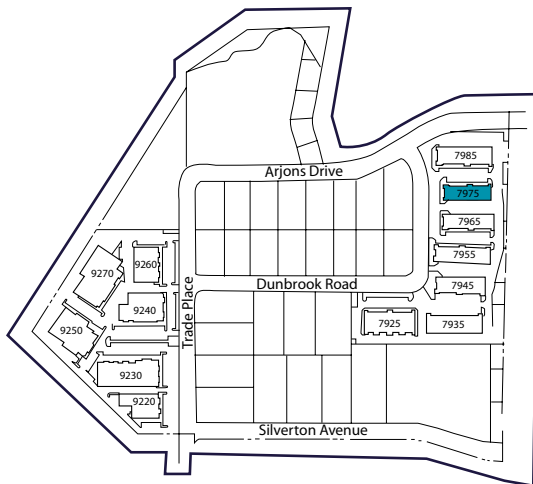


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 2,440 SF
- Reception/open office, (1) private office, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.36/SF
- Available now



**7975 DUNBROOK RD
SUITE G-H**

*Floor Plan to be Verified



RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

