

3,200 SF AVAILABLE FOR SUBLEASE

8172-8174 Miramar Rd

San Diego, CA 92126



PROPERTY HIGHLIGHTS



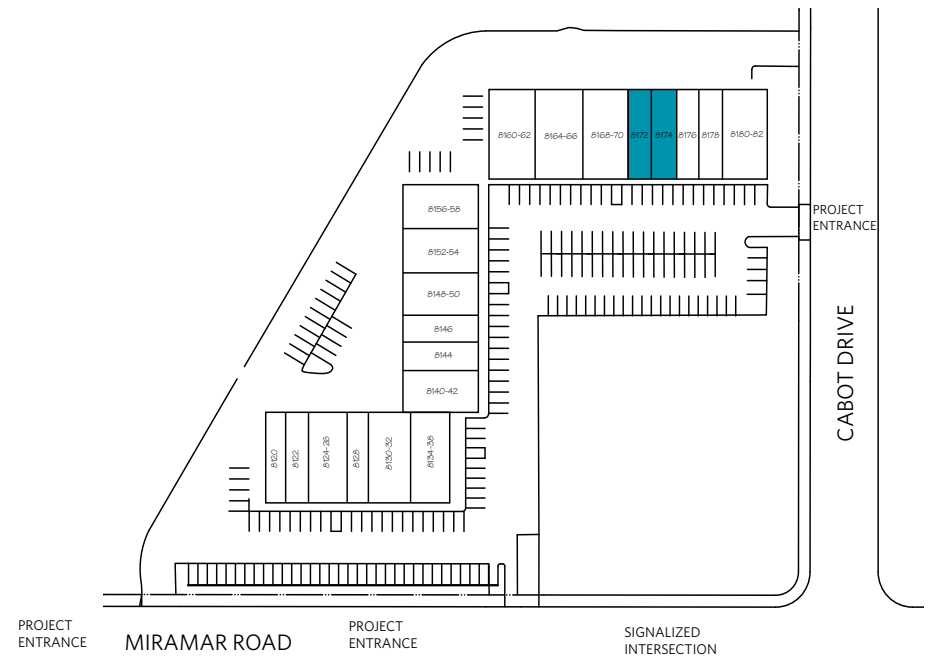
- Prominent location at a signalized intersection (Cabot Drive)
- Miramar Road daily traffic count of 58,000 cars per day
- Large overhead signage areas with direct visibility to Miramar Road
- Pylon monument signage available
- Ample parking to accommodate customers (4.0/1,000)
- Easy freeway access to Miramar Road
- 16' warehouse clear height with grade-level truck doors



The floor plan shows a large rectangular main hall with a central circular feature. To the left, there is a smaller rectangular area containing a table and two chairs. The top of the plan features a complex arrangement of rooms and corridors, including a large rectangular room on the far right and several smaller rooms and alcoves. The bottom of the plan has a large, irregularly shaped area, possibly an entrance or a large open space, with a small circular feature near the center.

8172-8174 Miramar Rd

- 15% office / 85% warehouse
- 2 grade level loading doors
- Sublease expiration date - 3/31/2027
- Sublease rate - \$1.70 NNN
- NNN = \$0.39 PSF
- Available now



LOCATION





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