

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

TRINITY CARSON
602.489.4876
trinity.carson@cushwake.com
CA LIC. 02343245

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



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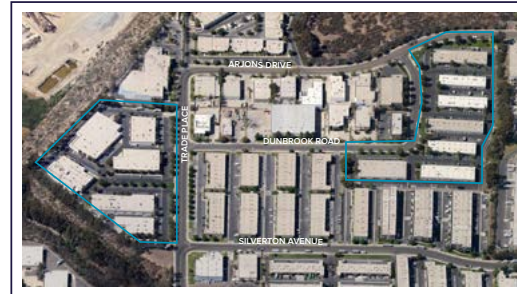
TRADE PLACE COMMERCE CENTER

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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	\$1.70/SF NNN NNNs = \$0.38/SF	Reception/open office, (2) private offices, (2) restrooms, balance warehouse, (2) GL doors. Available now.
9240 Trade Place Suite 100	9,812	\$1.70/SF NNN NNNs = \$0.38/SF	Spec plan currently under construction. Reception/Open office, (6) private offices, (2) restrooms, balance warehouse, 1 GL door. Available now.
7925 Dunbrook Rd Suite H	2,702	\$1.65/SF NNN NNNs = \$0.38/SF	Reception/open office, (2) private offices, (1) restroom, balance warehouse, (1) GI door. Available 4/1/26.
7935 Dunbrook Rd Suite A,B	3,889	\$1.65/SF NNN NNNs = \$0.38/SF	Reception/open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors. Available now.
7935 Dunbrook Rd Suite E,F	4,050	\$1.65/SF NNN NNNs = \$0.38/SF	Reception/open office, (1) private office, (1) break room, (1) restroom, balance warehouse, (2) GL doors. Available now.
7955 Dunbrook Rd Suite G	1,474	\$1.65/SF NNN NNNs = \$0.38/SF	Details Pending. Available 5/1/26.
7955 Dunbrook Rd Suite H	1,474	\$1.65/SF NNN NNNs = \$0.38/SF	Details Pending. Available 5/1/26.
7955 Dunbrook Rd Suite I	1,474	\$1.65/SF NNN NNNs = \$0.38/SF	Details Pending. Available 5/1/26.
7955 Dunbrook Rd Suite K	1,774	\$1.65/SF NNN NNNs = \$0.38/SF	Reception/open office, (1) private office, (1) restroom, balance warehouse, (1) GL door. Available now.



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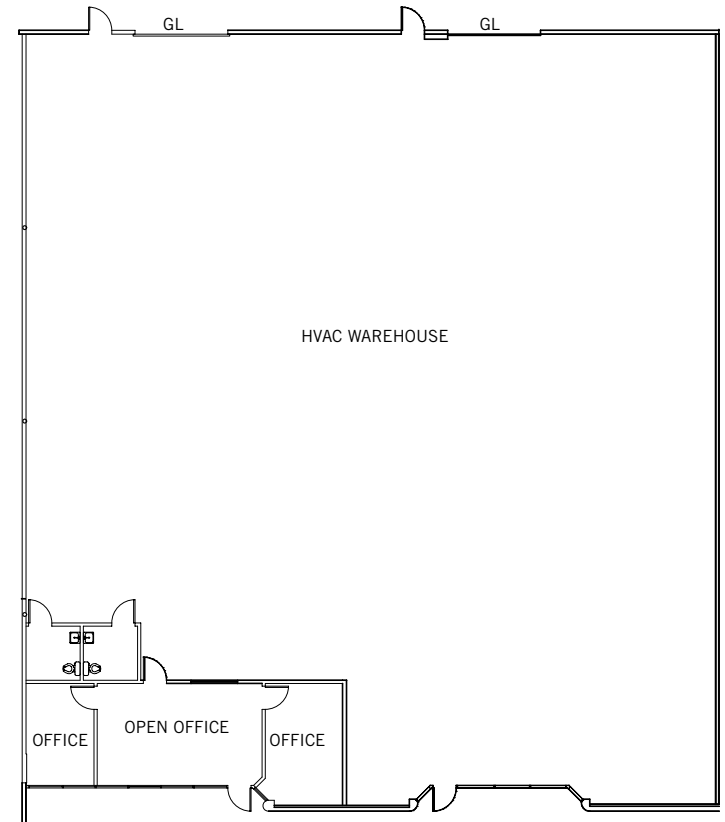
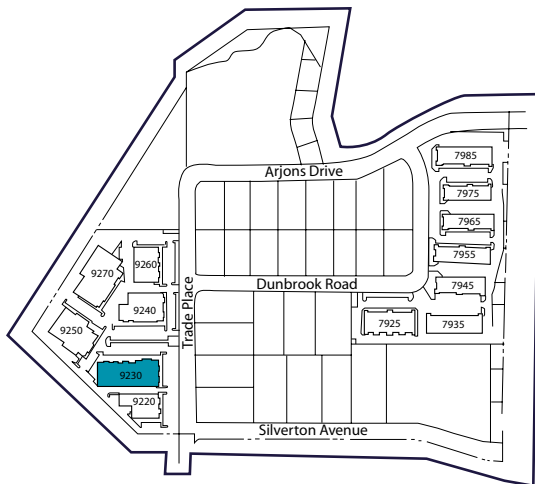


TRADE PLACE COMMERCE CENTER

INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 9,193 SF
- Reception/open office, (2) private offices, (2) restrooms, balance warehouse, (2) GL doors
- \$1.70/SF NNN
- NNNs = \$0.38/SF
- Available Now
- 100% HVAC
- Make ready work now complete. Suite is in move-in ready condition.



**9230 TRADE ST
SUITE 300**

*Floor Plan to be Verified



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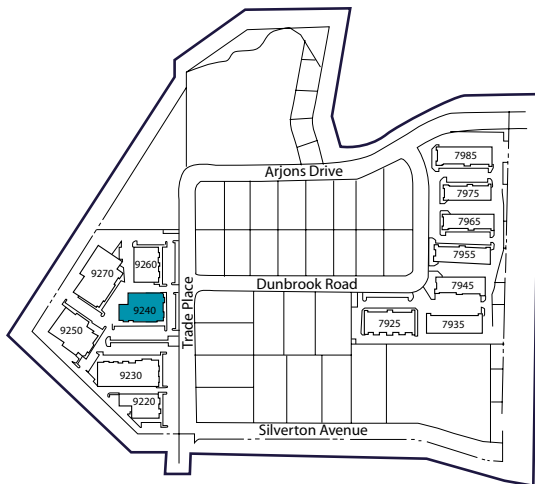


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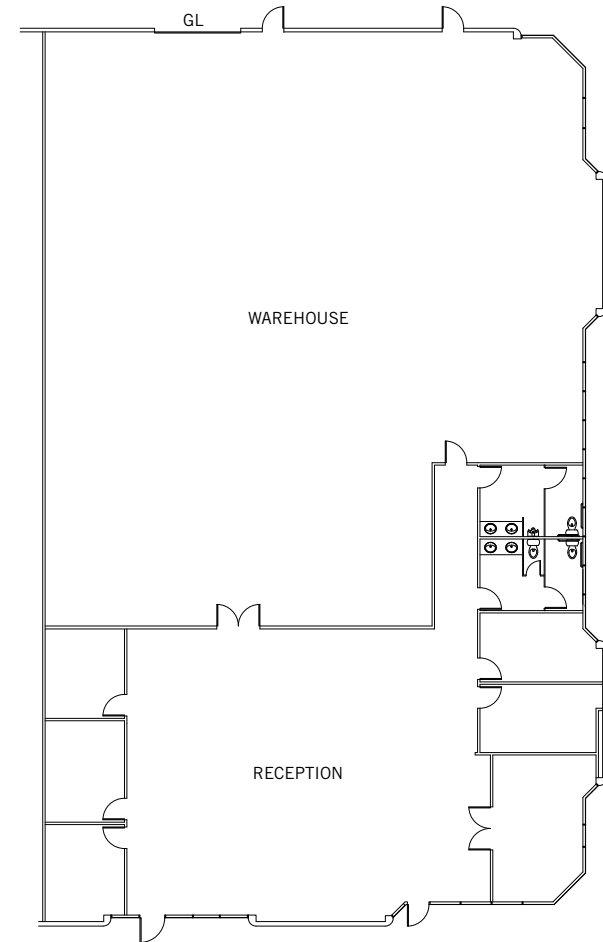
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 9,812 SF
- Spec plan now complete. Suite is in move-in ready condition.
- Reception/Open office, (5) private offices, conference room, (2) restrooms, balance warehouse, 1 GL door
- \$1.70/SF NNN
- NNNs = \$0.38/SF
- Available Now



**9240 TRADE ST
SUITE 100**



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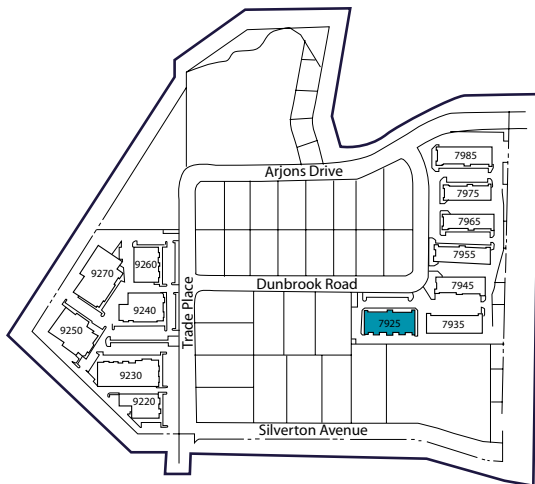


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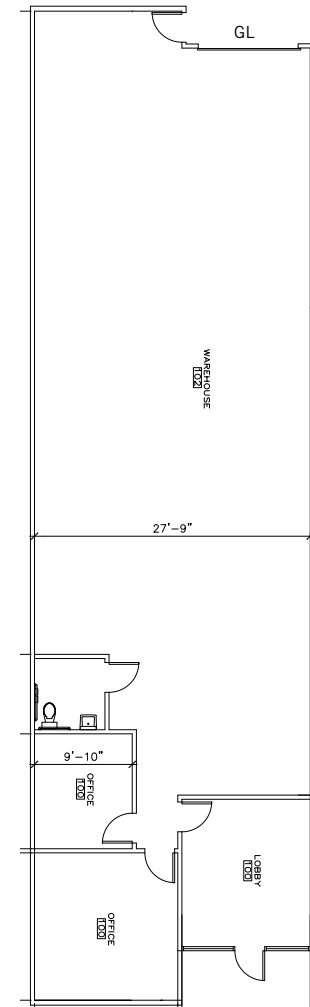
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 2,702 SF
- Reception/open office, (2) private offices, (1) restroom, balance warehouse, (1) GL door
- \$1.65/SF NNN
- NNNs = \$0.38/SF
- Available 4/1/26



**7925 DUNBROOK RD
SUITE H**



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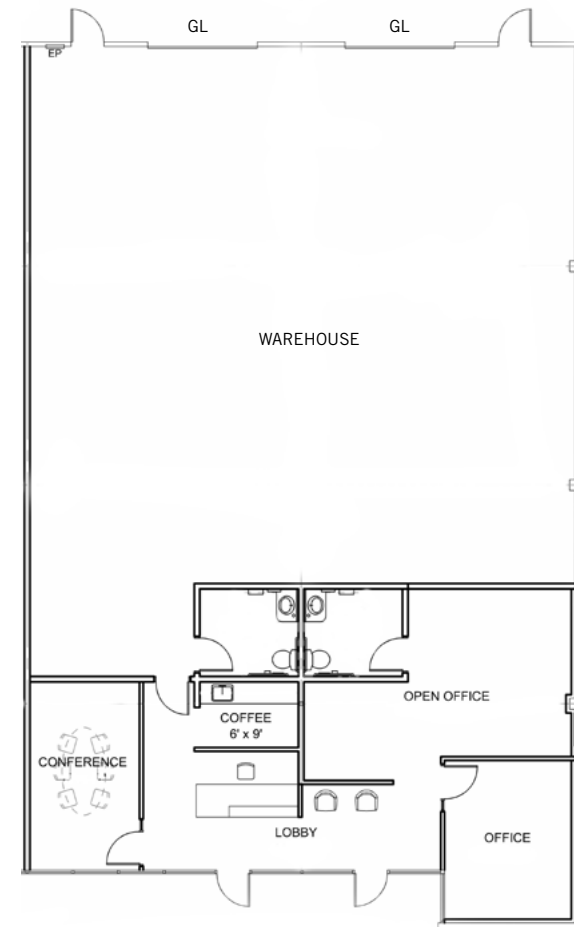
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 3,889 SF
- Open office, (1) conference room, (1) private office, (1) break room, (2) restrooms, balance warehouse, (2) GL doors
- \$1.65/SF NNN
- NNNs = \$0.38/SF
- Construction now complete
- Available Now



**7935 DUNBROOK RD
SUITE A,B**



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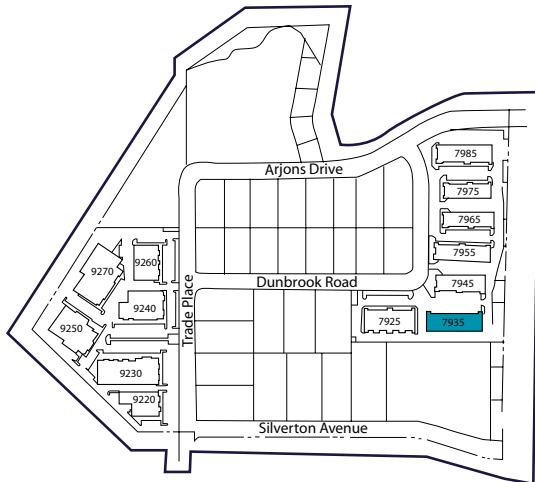


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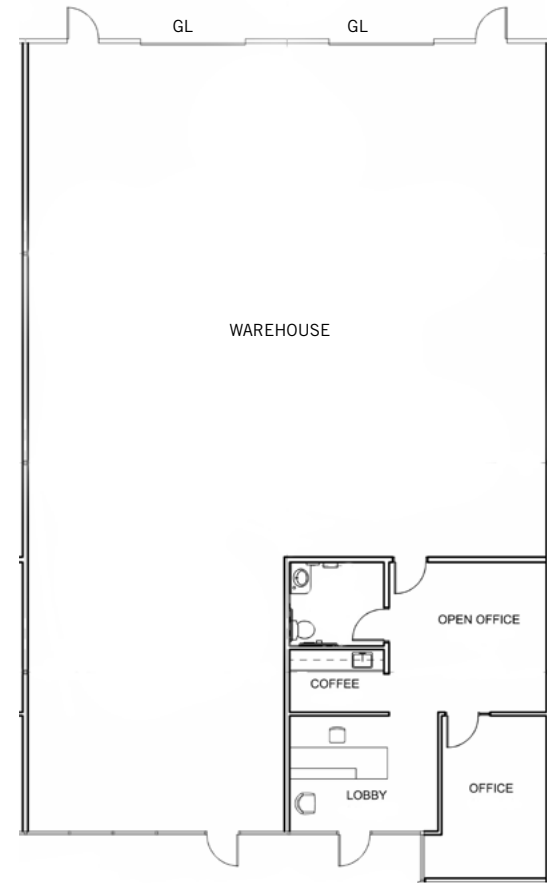
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

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 = \$0.38/SF
- Construction now complete
- Available Now



**7935 DUNBROOK RD
SUITE E,F**



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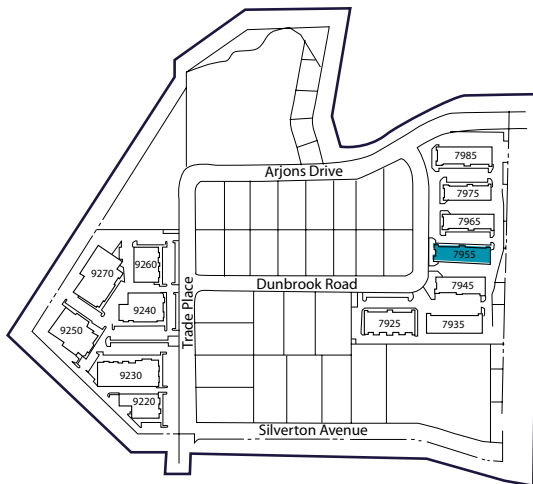
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INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 1,474 SF
- Details pending
- \$1.65/SF NNN
- NNNs = \$0.38/SF
- Available 5/1/26

FLOOR PLAN PENDING



**7955 DUNBROOK RD
SUITE G**

*Floor Plan to be Verified



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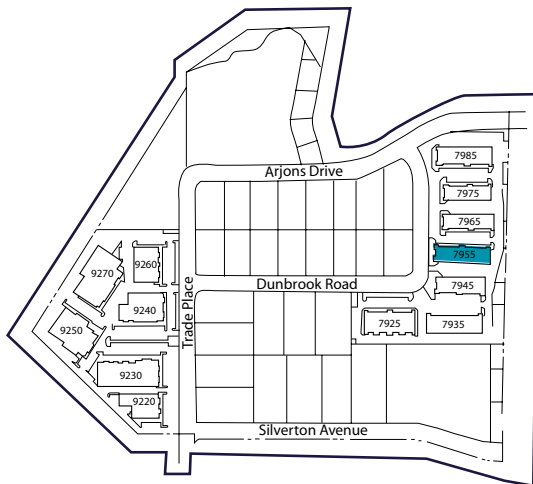
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INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 1,474 SF
- Details pending
- \$1.65/SF NNN
- NNNs = \$0.38/SF
- Available 5/1/26

FLOOR PLAN PENDING



**7955 DUNBROOK RD
SUITE H**

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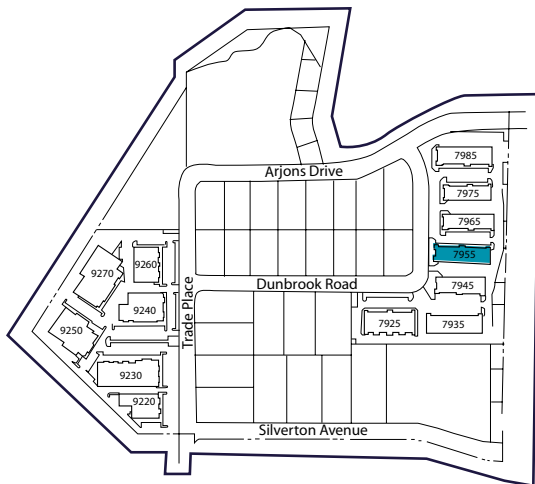
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SUITE DETAILS

- 1,474 SF
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- \$1.65/SF NNN
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- Available 5/1/26

FLOOR PLAN PENDING



**7955 DUNBROOK RD
SUITE I**

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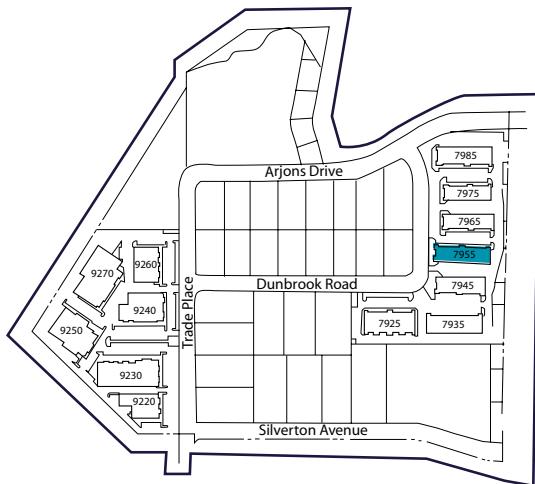


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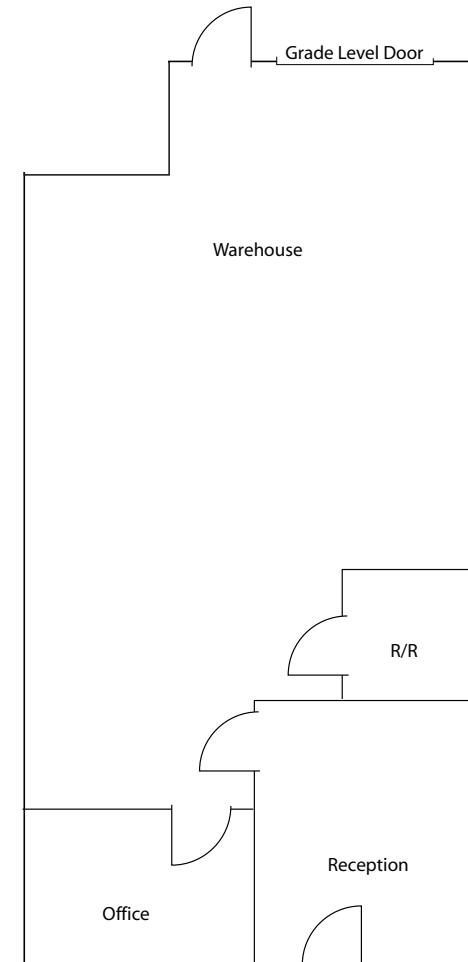
INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

SUITE DETAILS

- 1,774 SF
- Reception/open office, (1) private office, (1) restroom, balance warehouse, (1) GL door
- \$1.65/SF NNN
- NNNs = \$0.38/SF
- Available Now



**7955 DUNBROOK RD
SUITE K**



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