



MIRAMAR COMMERCE CENTER



8902-8940 ACTIVITY ROAD, SAN DIEGO, CALIFORNIA 92126
112,530 SQUARE FOOT MULTI-TENANT INDUSTRIAL CENTER



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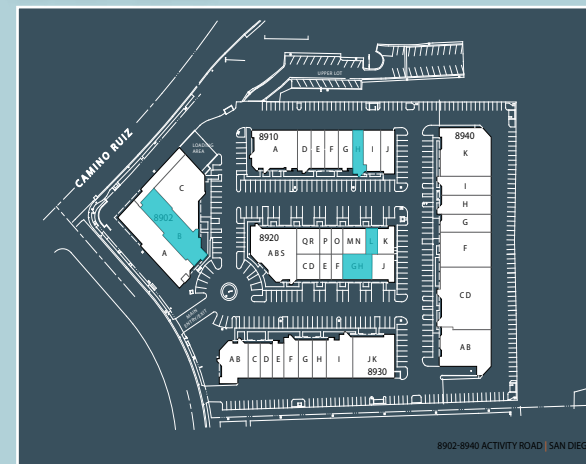
PROPERTY FEATURES

	High-image, five-building, 112,530 SF multi-tenant industrial park		Located at the corner of Activity Road & Camino Ruiz with Easy access to I-15 via Miramar Road
	16'-18' warehouse clear height		Bay sizes from 900 SF and larger
	Concrete driveways		IL-2-1 zoning
	3:1000 parking ratio		1987/1997 construction

CURRENT AVAILABILITY

SPACE	SIZE	RATE	COMMENTS
8902 Activity Rd., Suite B	6,096 SF	\$2.00 IG	Open office, reception, 3 private offices, 2 restrooms, break room, shower, conference room, balance warehouse, common area loading, 2 GL loading doors. Available 2/1/2027.
8920 Activity Rd., Suite G/H	2,618 SF	\$2.10 IG	100% HVAC, open office, 2 restrooms, break room, balance warehouse, 1 GL loading door. Available Now.
8920 Activity Rd., Suite L	908 SF	\$2.10 IG	Open office, 1 restroom, balance warehouse, 1 GL loading door. Available 1/1/2027.
8910 Activity Rd., Suite H	1,347 SF	\$2.10 IG	Open office, reception, 1 restroom, coffee bar, balance warehouse, 1 GL loading door. Available Now.

SITE PLAN

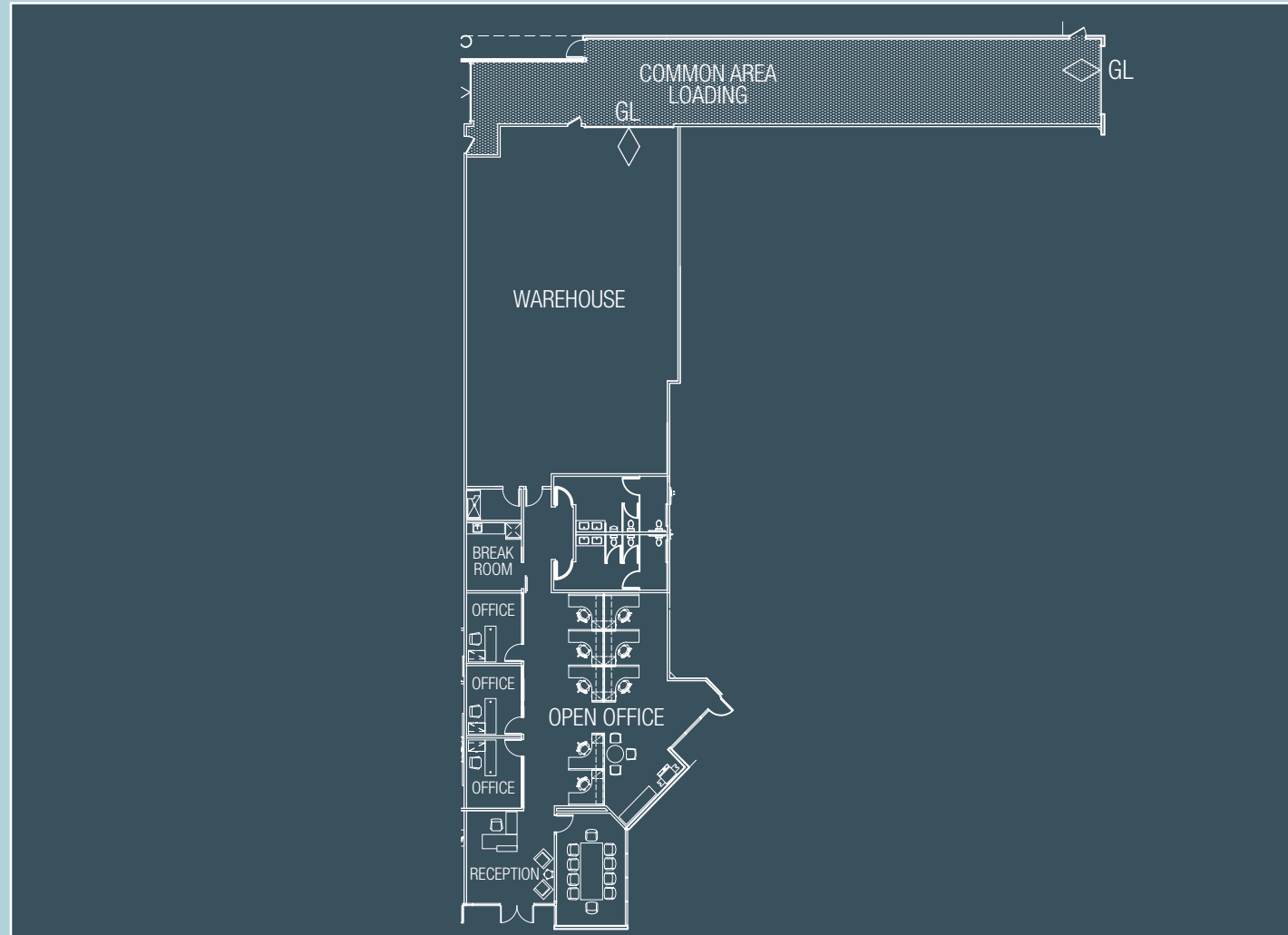
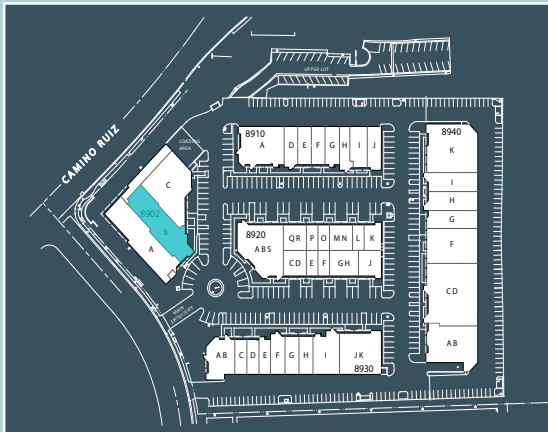




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SUITE SPECIFICATIONS:

- 8902 ACTIVITY RD, SUITE B
- 6,096 SF
- OPEN OFFICE, RECEPTION, (3) PRIVATE OFFICES, (2) RESTROOMS, BREAK ROOM, SHOWER, CONFERENCE ROOM, BALANCE WAREHOUSE, COMMON AREA LOADING
- (2) GRADE LEVEL LOADING DOORS
- AVAILABLE 2/1/2027
- LEASE RATE: \$2.00 IG PSF/MONTH

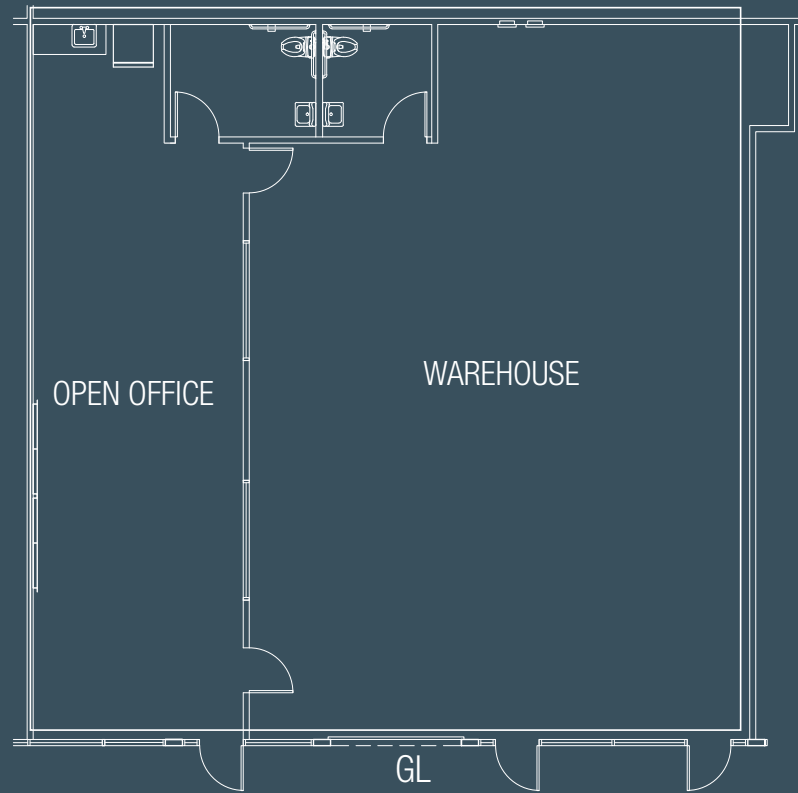




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SUITE SPECIFICATIONS:

- 8920 ACTIVITY RD, SUITE G/H
- 2,618 SF
- 100% HVAC, OPEN OFFICE, (2) RESTROOMS, BREAK ROOM, BALANCE WAREHOUSE
- (1) GRADE LEVEL LOADING DOOR
- AVAILABLE NOW
- LEASE RATE: \$2.10 IG PSF/MONTH

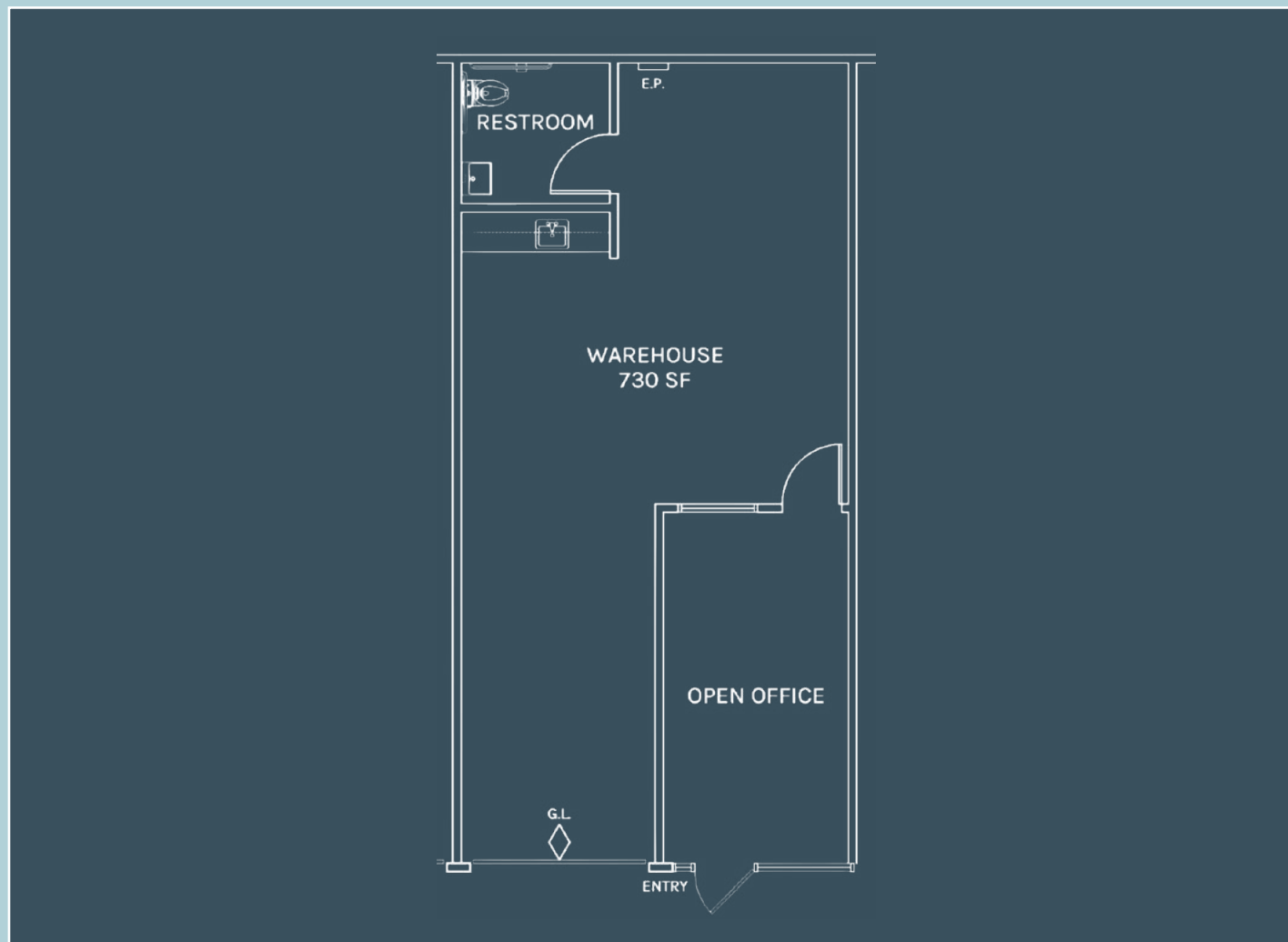




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SUITE SPECIFICATIONS:

- 8920 ACTIVITY RD, SUITE L
- 908 SF
- OPEN OFFICE, (1) RESTROOM, BALANCE WAREHOUSE
- (1) GRADE LEVEL LOADING DOOR
- AVAILABLE 1/1/2027
- LEASE RATE: \$2.10 IG PSF/MONTH

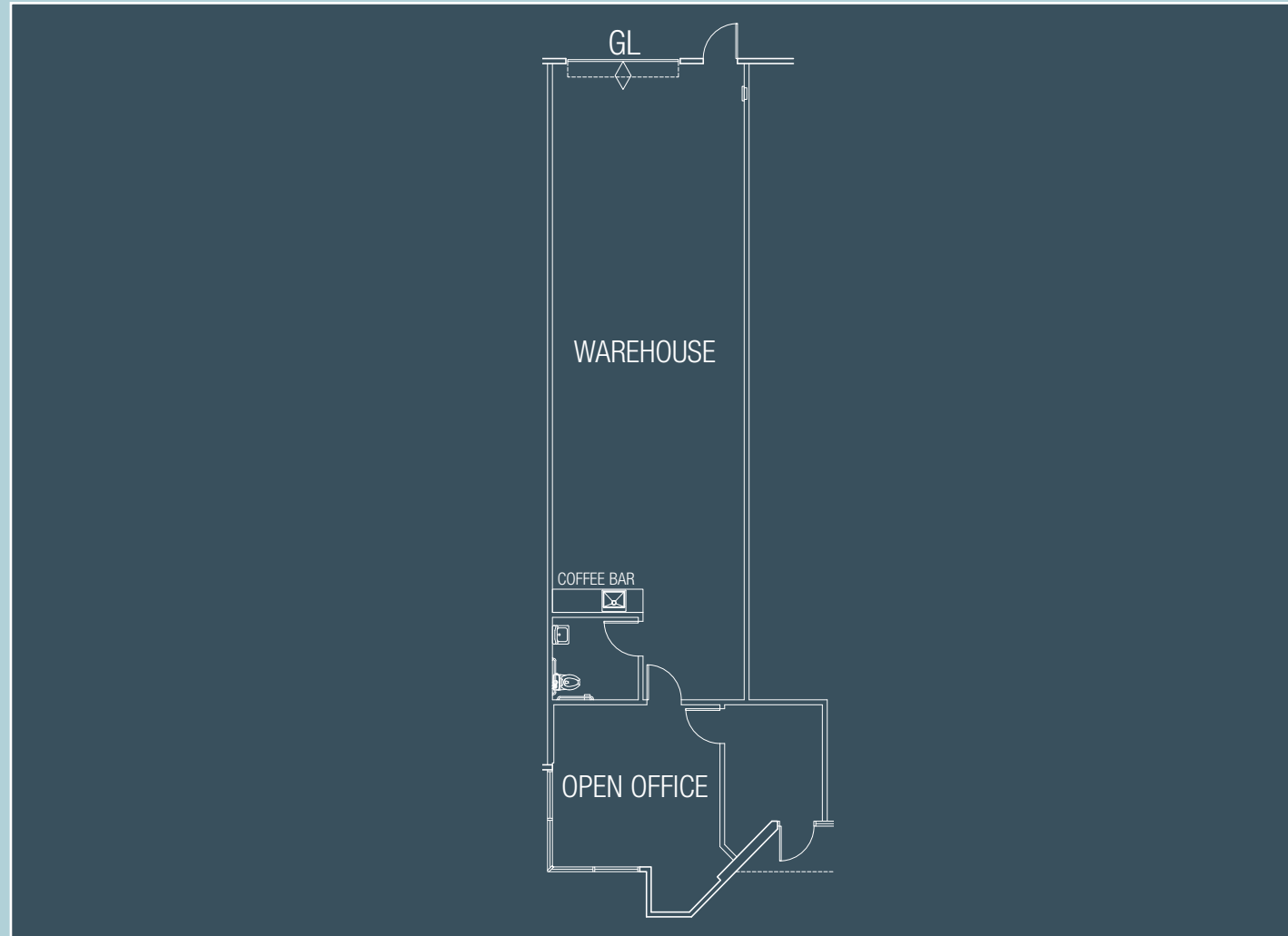




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SUITE SPECIFICATIONS:

- 8910 ACTIVITY RD, SUITE H
- 1,347 SF
- OPEN OFFICE, RECEPTION, 1 RESTROOM, COFFEE BAR, BALANCE WAREHOUSE
- (1) GRADE LEVEL LOADING DOOR
- AVAILABLE NOW
- LEASE RATE: \$2.10 IG PSF/MONTH





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