

FOR SALE OR LEASE

7734 Formula Place

San Diego, California 92121



9,250 SF Free-standing Industrial Building

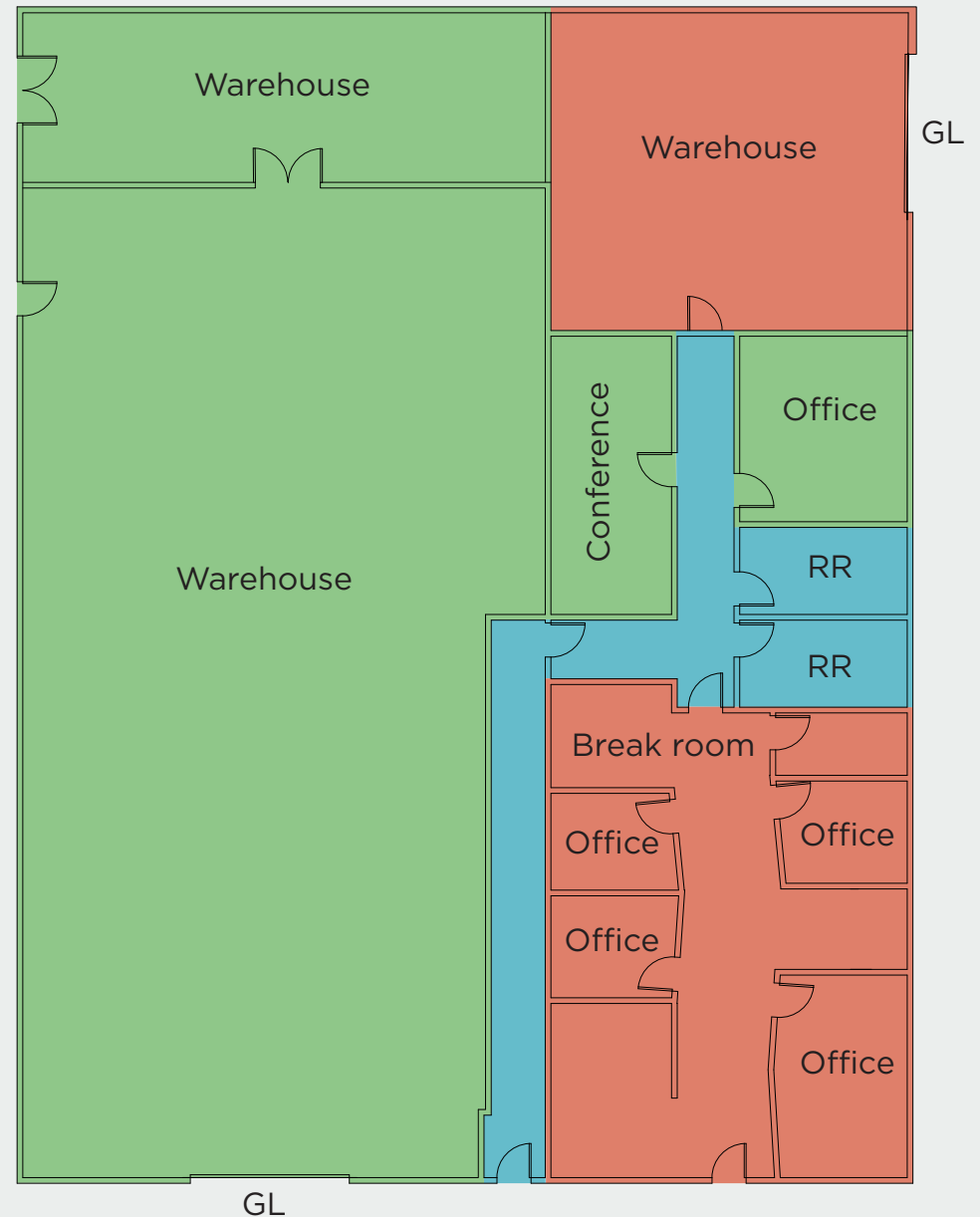
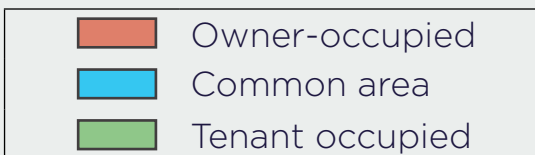
MIRAMAR SUBMARKET



PROPERTY FEATURES

PROPERTY OVERVIEW:

- 9,250 SF free-standing building
- 5,220 SF available for lease
- 4,030 SF occupied by owner
- (2) 14'x12' grade level loading doors
- 14'6" warehouse clear height
- (2) 200 amp 120/208v services (Tenant to verify)
- Sprinklered
- Numerous skylights in warehouse
- Approximately 4,000 SF fenced yard area
- 8 reserved parking spaces
- 5,220 SF suite available 3/1/2027
- **Lease Rate:** \$1.95 PSF Industrial Gross
- **Sale Price:** \$3,931,250

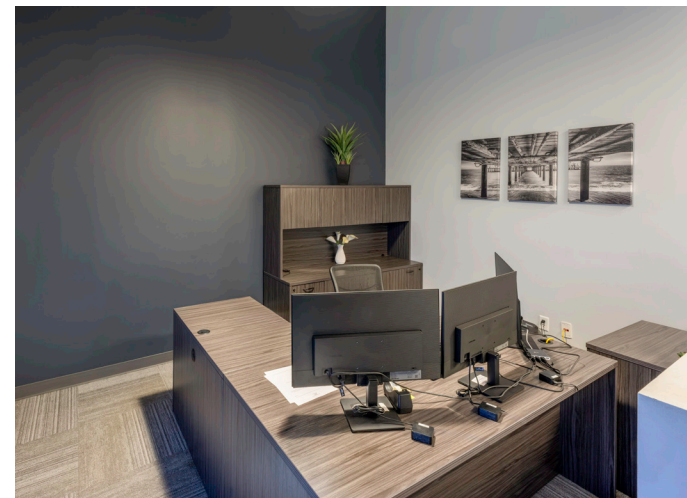


PROPERTY PHOTOGRAPHY



7734 Formula Place, San Diego, CA 92121

PROPERTY PHOTOGRAPHY



PROPERTY AERIAL MAP



Approx. 4K SF Fenced Yard



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