38,521 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

# 8595 MIRALANI DRIVE

## MIRAMAR, SAN DIEGO, CALIFORNIA 92126




CUSHMAN & WAKEFIELD

# PROPERTY HIGHLIGHTS

**±38,521 SF**
Total Square Feet

**Two (2)**
Stories

**Secured Yard**
Possible

**341-060-95**
APN

**2.0/1,000 SF**
Parking Ratio

**2.05 Acres (89,298 SF)**
Site Area

**IL-2-1 (Light Industrial)**
Zoning

**26’**
Clear Height

**(4) 12’x12’ Grade Level**
Loading Doors

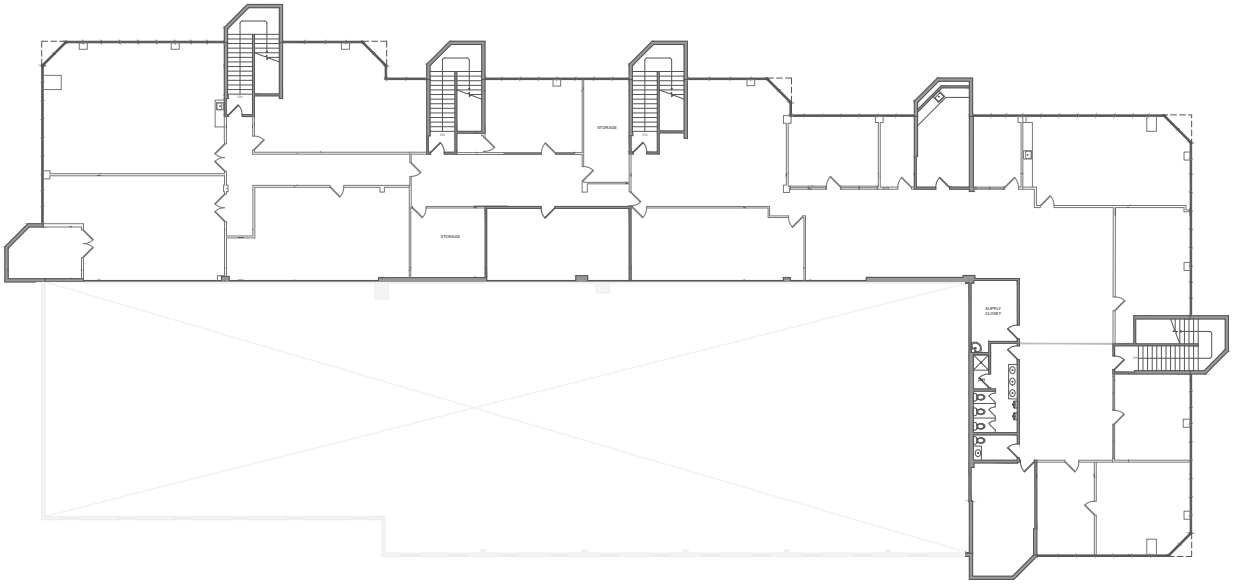
**Call Broker**
Sale Price



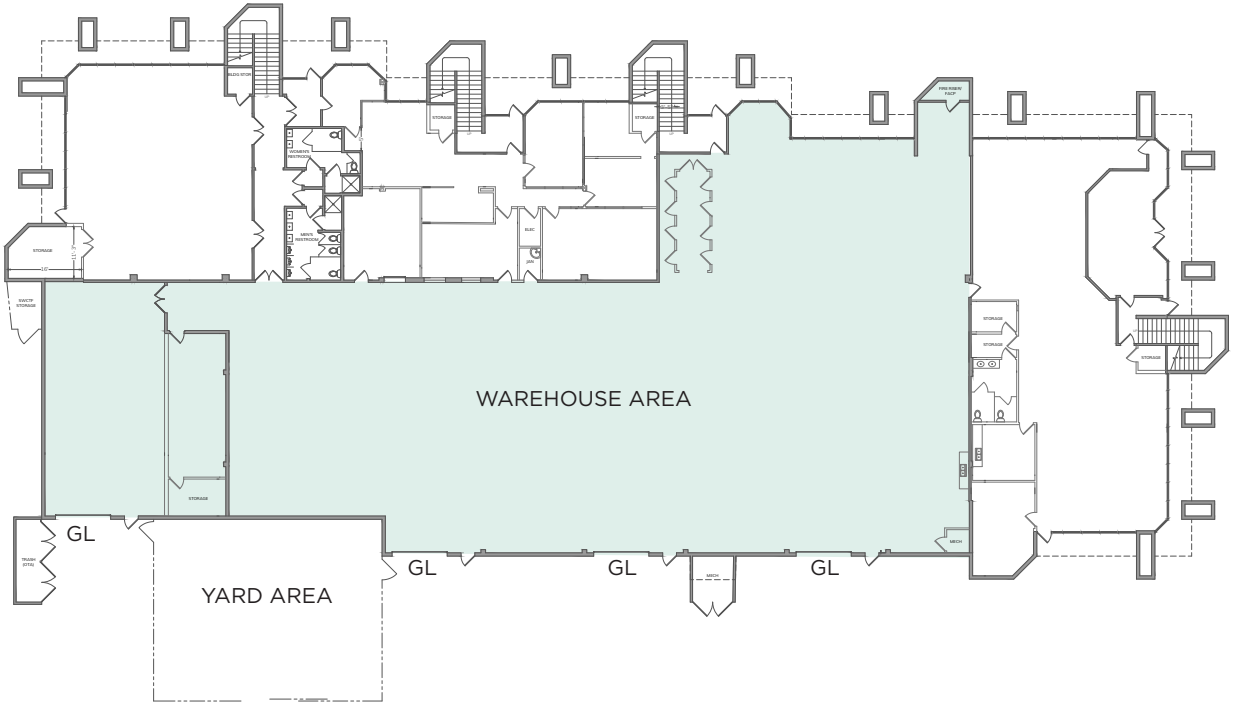


# PROPERTY FLOOR PLAN

2ND FLOOR
**13,233 SF**



1ST FLOOR
**25,288 SF**



# PROPERTY LOCATION




| SUBMARKET | DISTANCE (miles) | DRIVE TIME (minutes) |
|---|---|---|
| Kearny Mesa | 6 miles | 12 minutes |
| Poway | 12 miles | 20 minutes |
| Del Mar | 10 miles | 15 minutes |
| Downtown San Diego | 14 miles | 16 minutes |
| Carlsbad | 24 miles | 25 minutes |
| Oceanside | 28 miles | 30 minutes |

# CORPORATE NEIGHBORS



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**FOR MORE INFORMATION, CONTACT:**

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