

INDUSTRIAL WITH ±1,579 SF FENCED YARD

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**FOR
LEASE**

8480 PRODUCTION AVE

SAN DIEGO, CALIFORNIA 92121
MIRAMAR

± 5,189 SF INDUSTRIAL

TIM GOSSELIN, CCIM

(760) 822-3730

tgosselin@lee-associates.com

DRE Lic#: 01495432

FOR LEASE

8480 PRODUCTION AVENUE

SAN DIEGO, CALIFORNIA 92121

MIRAMAR / ± 5,189 SQ. FT. INDUSTRIAL

FEATURES:

- Located just off Miramar Road near Starbucks
- Highly visible from street with building signage
- Two (2) grade level 10'x12' roll up doors
- Fenced rear yard
- Gas available
- Excellent parking and truck access
- Sprinklered building

ZONING & PARCEL #:

- IL-2-1 City of San Diego ([Allowable Uses](#))
- Parcel # 343-311-10

LEASE RATE: \$1.73 MG + \$.11 CAM & UTIL

For more information, please contact:

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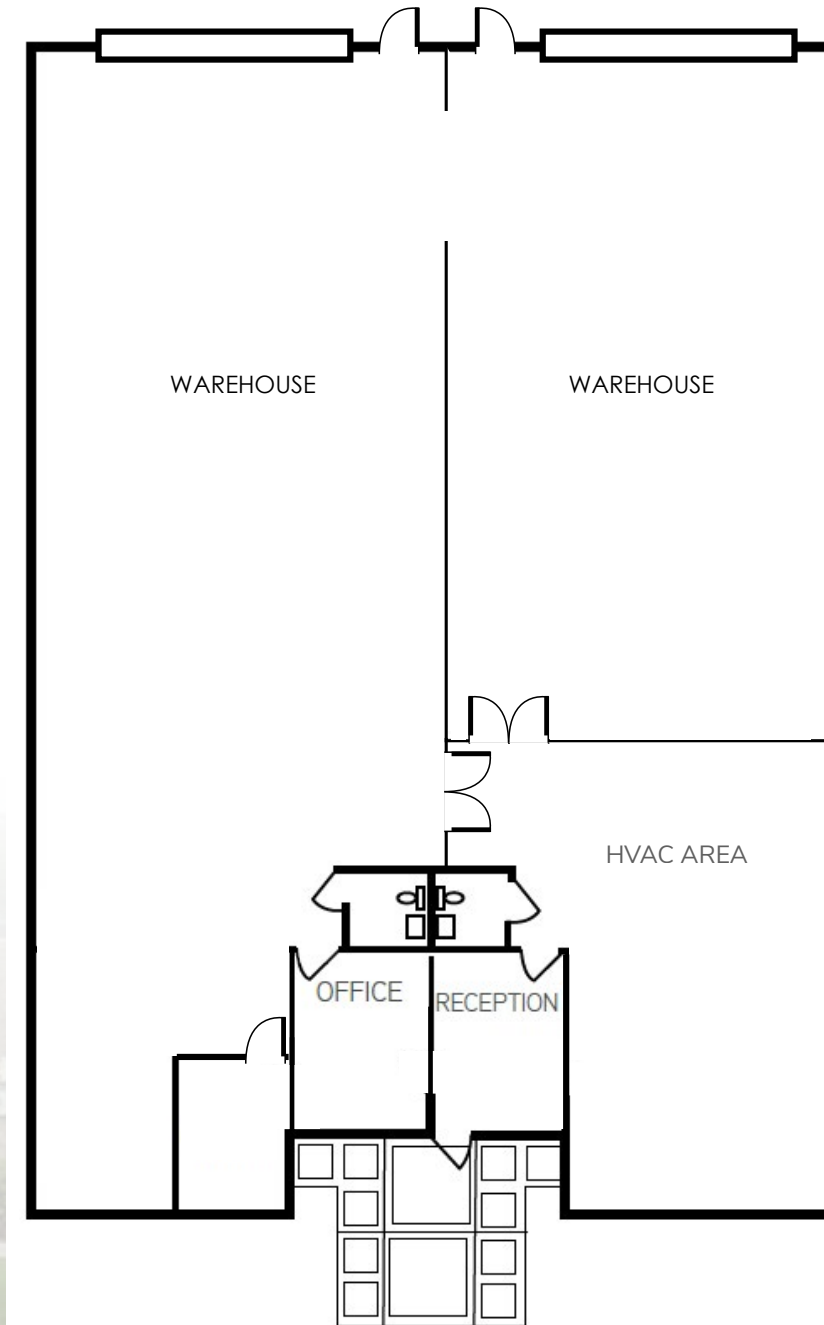


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1902 Wright Place, Suite 180, Carlsbad CA 92008 P: 760-929-9700 F: 760-929-9977 www.lee-associates.com/sandiegonoorth

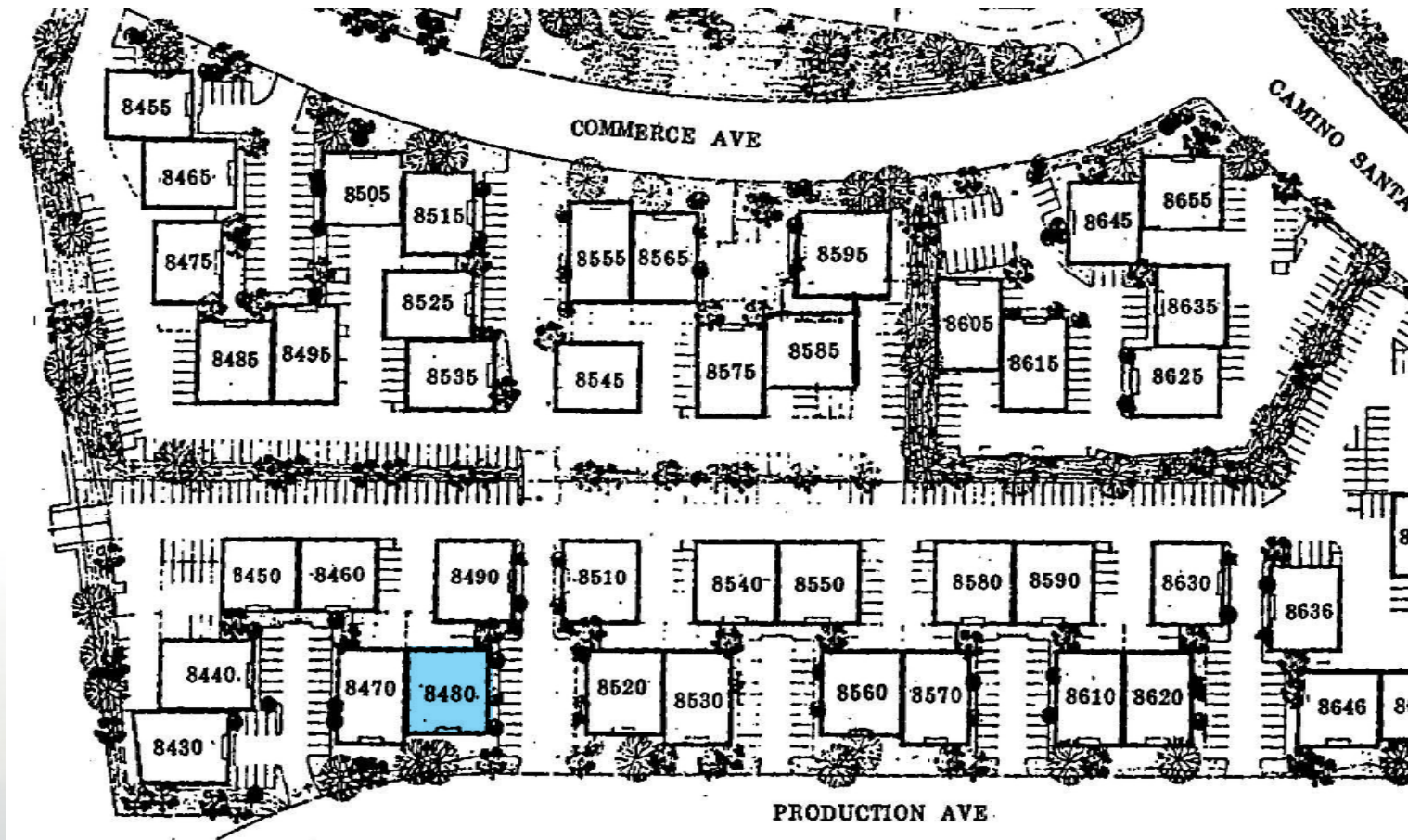
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FIRST FLOOR FLOORPLAN

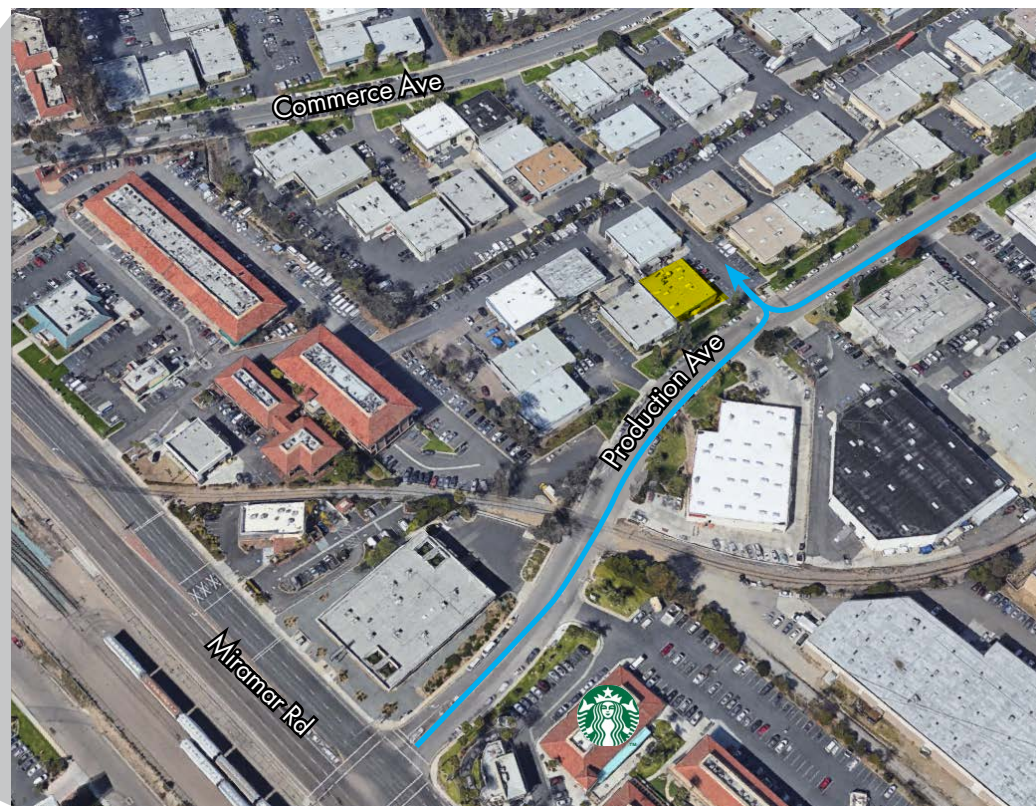


* Rendering is an approximation, not drawn to scale.

SITE PLAN



AERIAL MAP



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