

7964 ARJONS DRIVE, SUITE A
SAN DIEGO, CALIFORNIA 92126

FOR SUBLEASE

MIRAMAR INDUSTRIAL | $\pm$ 4,045 SQ. FT. FLEX

TIM GOSSELIN, CCIM

Principal

(760) 822-3730

tgosselin@lee-associates.com

DRE Lic#: 01495432



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PROPERTY FEATURES

7964 ARJONS DRIVE #A

SAN DIEGO, CALIFORNIA 92126
± 4,045 SQ. FT. FLEX

FEATURES:

- ± 4,045 square feet
- Clear height: ± 19'
- 50% HVAC office & 25% HVAC production area balance warehouse
- Heavy power: 3 phase, 110/208 volts
- 1 (12 x 12') grade level door
- Private balcony
- Several window lined offices
- Frontage on Arjons Drive
- Good access to I-805 and I-15

RATE:

\$1.40 MG + Utilities

TERM REMAINING:

August 31, 2026

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COMMERCIAL REAL ESTATE SERVICES

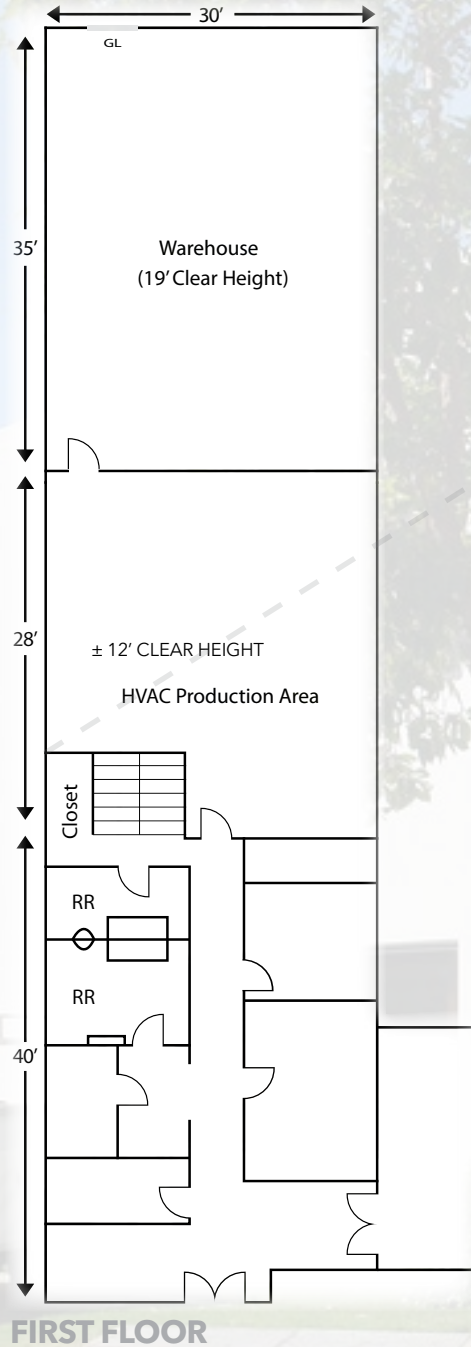


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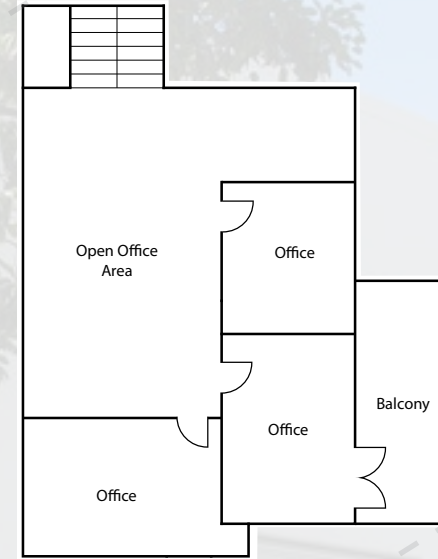
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FIRST & SECOND FLOOR FLOORPLAN

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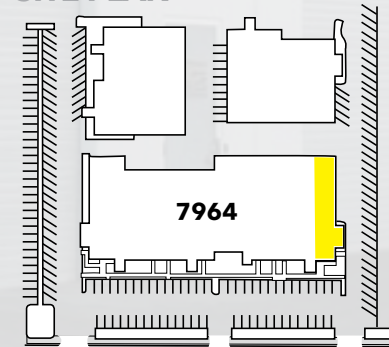


FIRST FLOOR



SECOND FLOOR

SITE PLAN



PROPERTY PICTURES

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Lobby Area / Reception



Entrance Into Premises



Potential Wet Lab or Kitchenette



Production or Lab area with HVAC



Second Floor Office



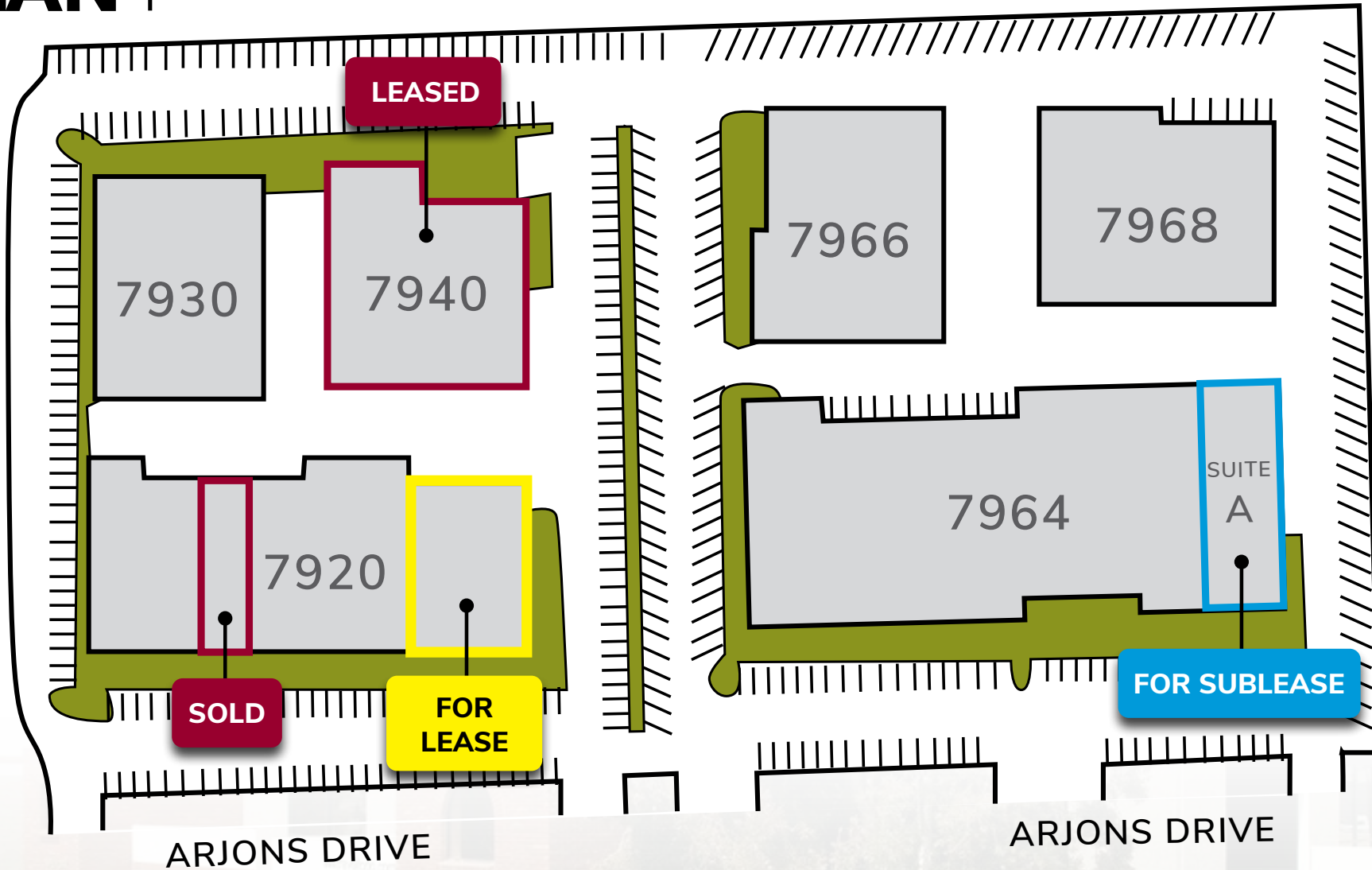
Warehouse

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SITE PLAN

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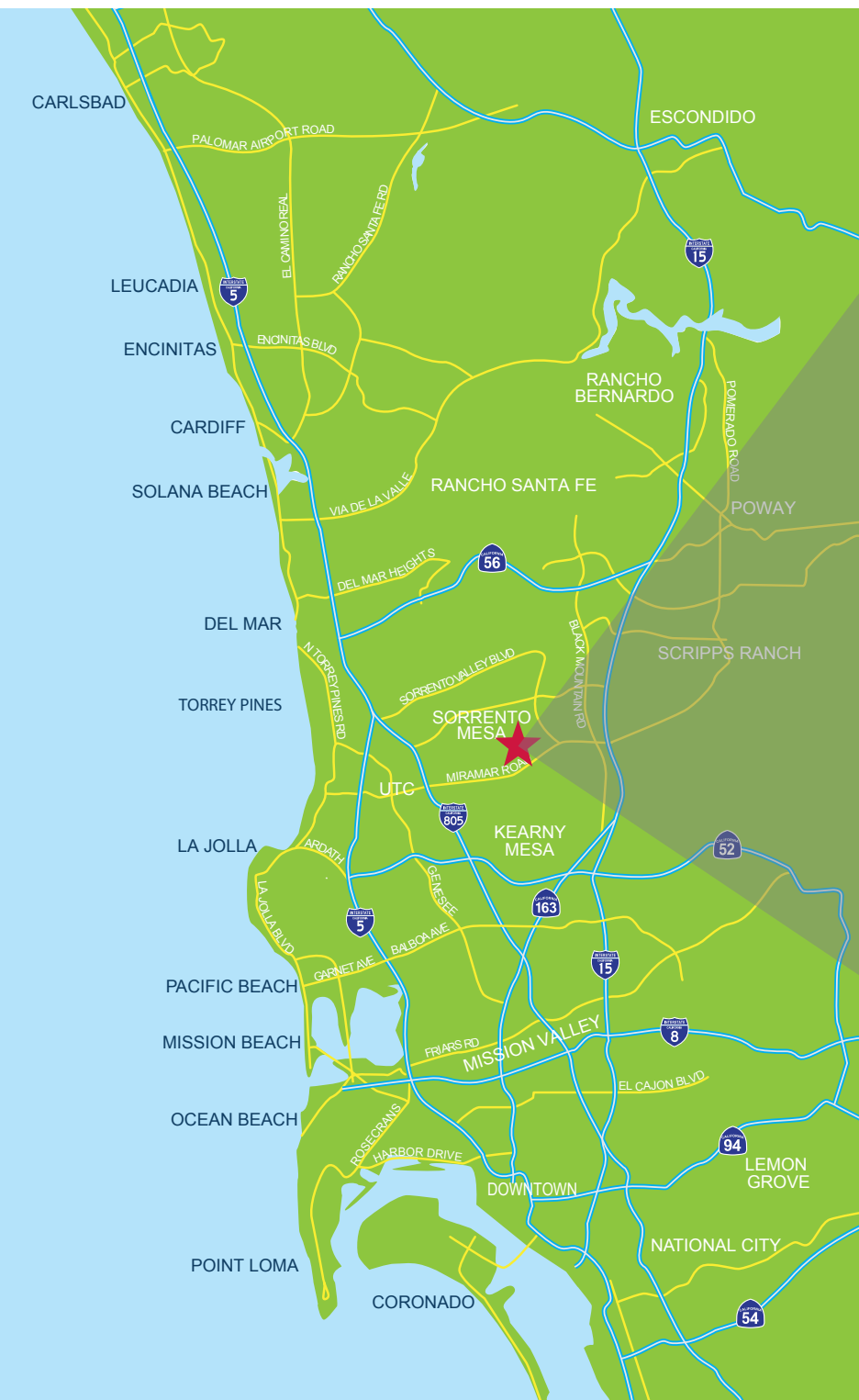
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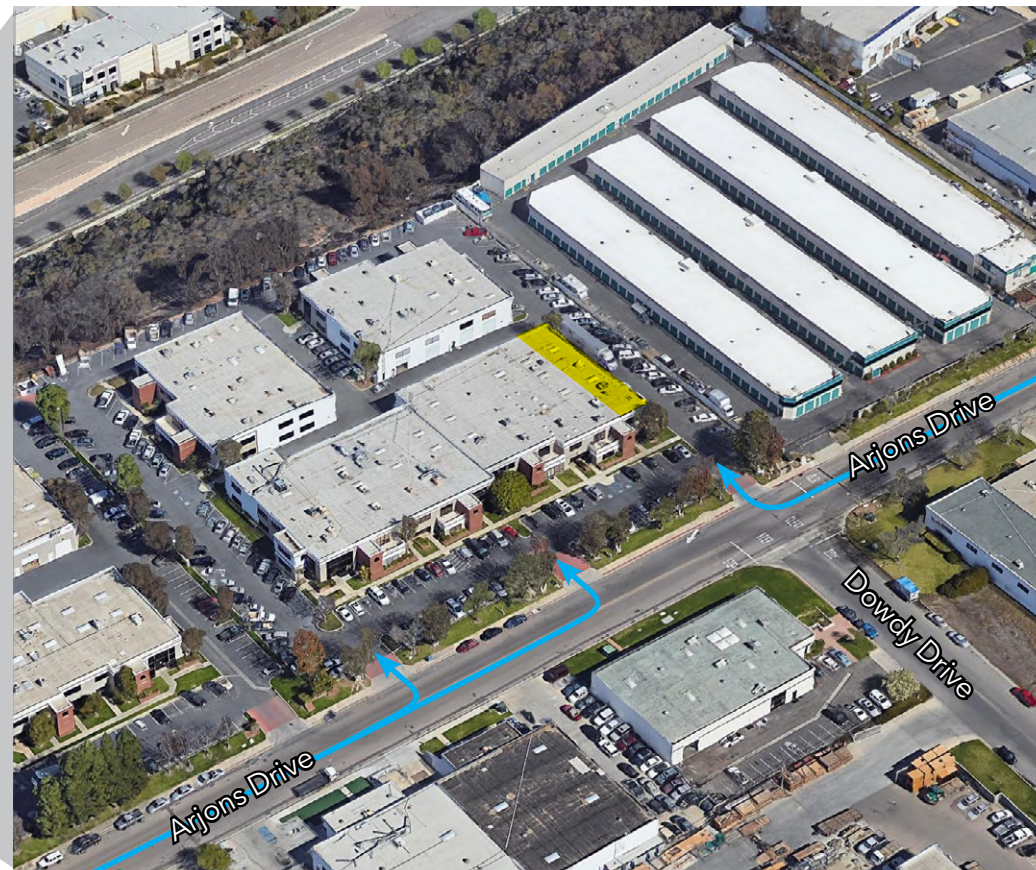
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AERIAL MAP

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