

FOR LEASE

AERO PLACE BUSINESS PARK

8291-8295 Aero Place • San Diego, CA 92123



For More Information, Contact:

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Voit
REAL ESTATE SERVICES

AERO PLACE BUSINESS PARK

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PROJECT FEATURES:

- 66,273 SF Total Project
- High-Quality Two Building Project
- Built in 1999
- Oversized Truck Doors
- Sprinklered
- 19'-21' Clear Height
- 3.2/1,000 Parking Ratio
- Great Freeway Access to I-15, Hwy 163, and I-805
- High Speed Internet - AT&T Fiber
- Suite Sizes from 3,360 to 16,900 SF

LEASE RATE: \$1.99 - \$2.10 NNN
(NNN=\$0.43/SF)



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AVAILABILITY



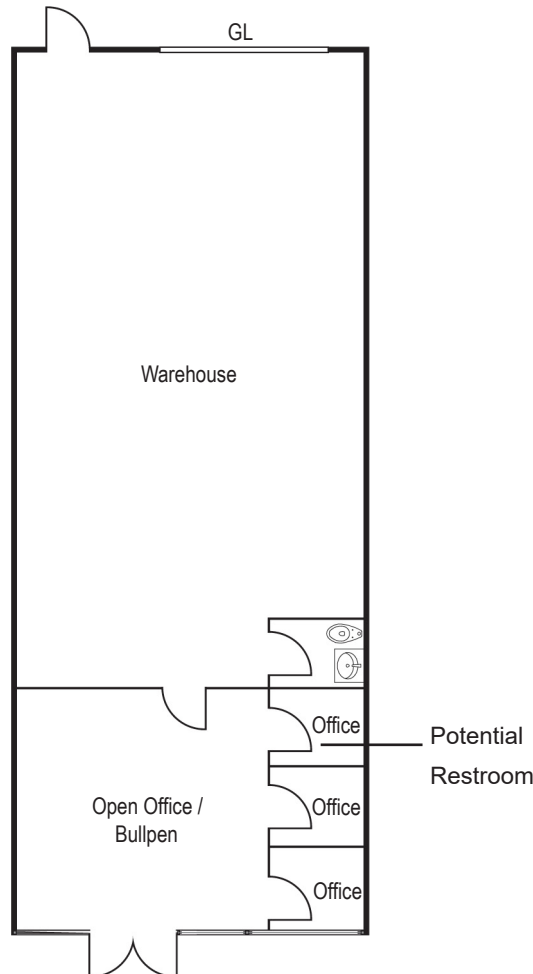
8291 AERO PLACE					
SUITE #	SIZE	RENT	COMMENTS	TO SHOW	AVAILABILITY
120	3,360 SF	\$1.99 NNN (NNN=\$0.44)	30% Office/ 70% Warehouse	Call Broker	Available Immediately
170	6,022 SF	\$2.10 NNN (NNN=\$0.44)	50% Office/ 25% HVAC Production/ 25% Warehouse	Call Broker	Available July 1, 2026

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Suite #	Size	Rent	Comments	To Show	Availability
Suite 120	3,360 SF	\$1.99 NNN (NNN=\$0.44)	30% Office/ 70% Warehouse	Call Broker	Available Immediately



Suite Features:

- Quality Flex Interior Improvements
- 21' Clear Height Warehouse
- 1 Oversized Grade Level Door
- Potential for 2nd Restroom

SITE PLAN

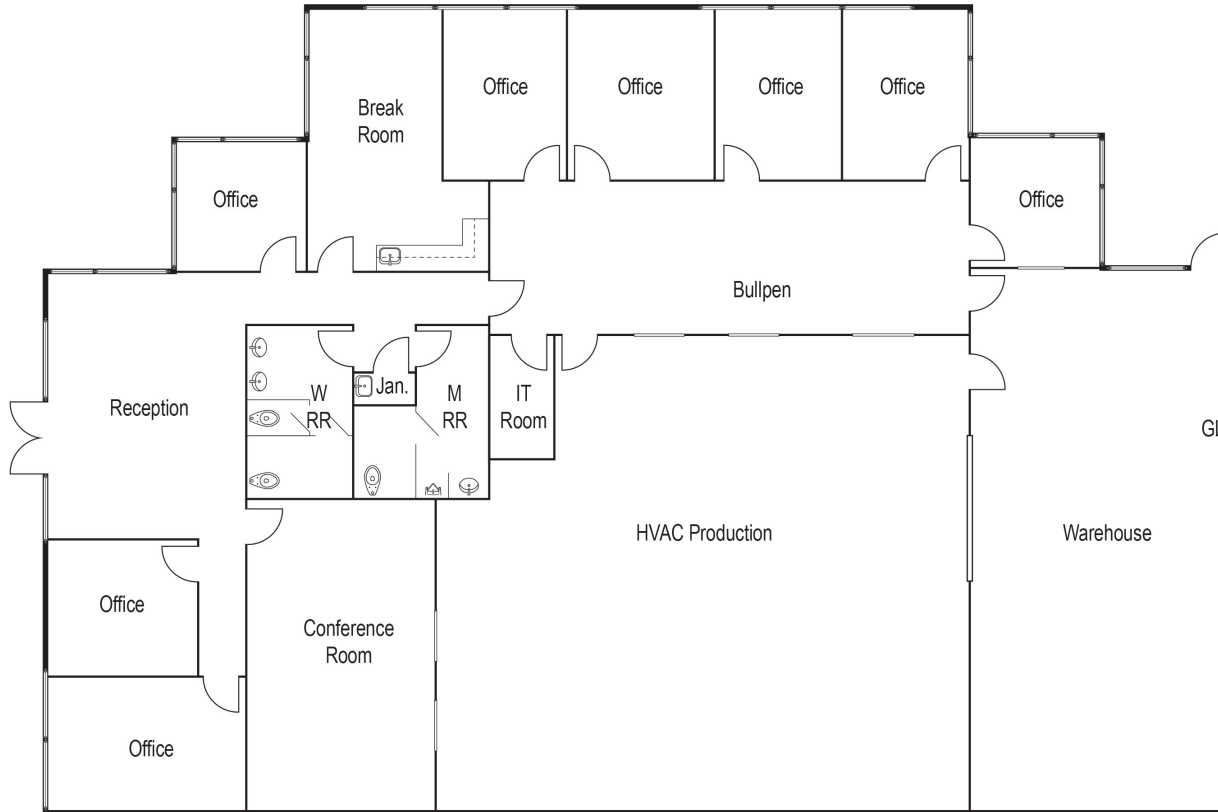


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Suite #	Size	Rent	Comments	To Show	Availability
Suite 170	6,022 SF	\$2.10 NNN (NNN=\$0.44)	50% Office/ 25% HVAC Production/ 25% Warehouse	Call Broker	Available July 1, 2026



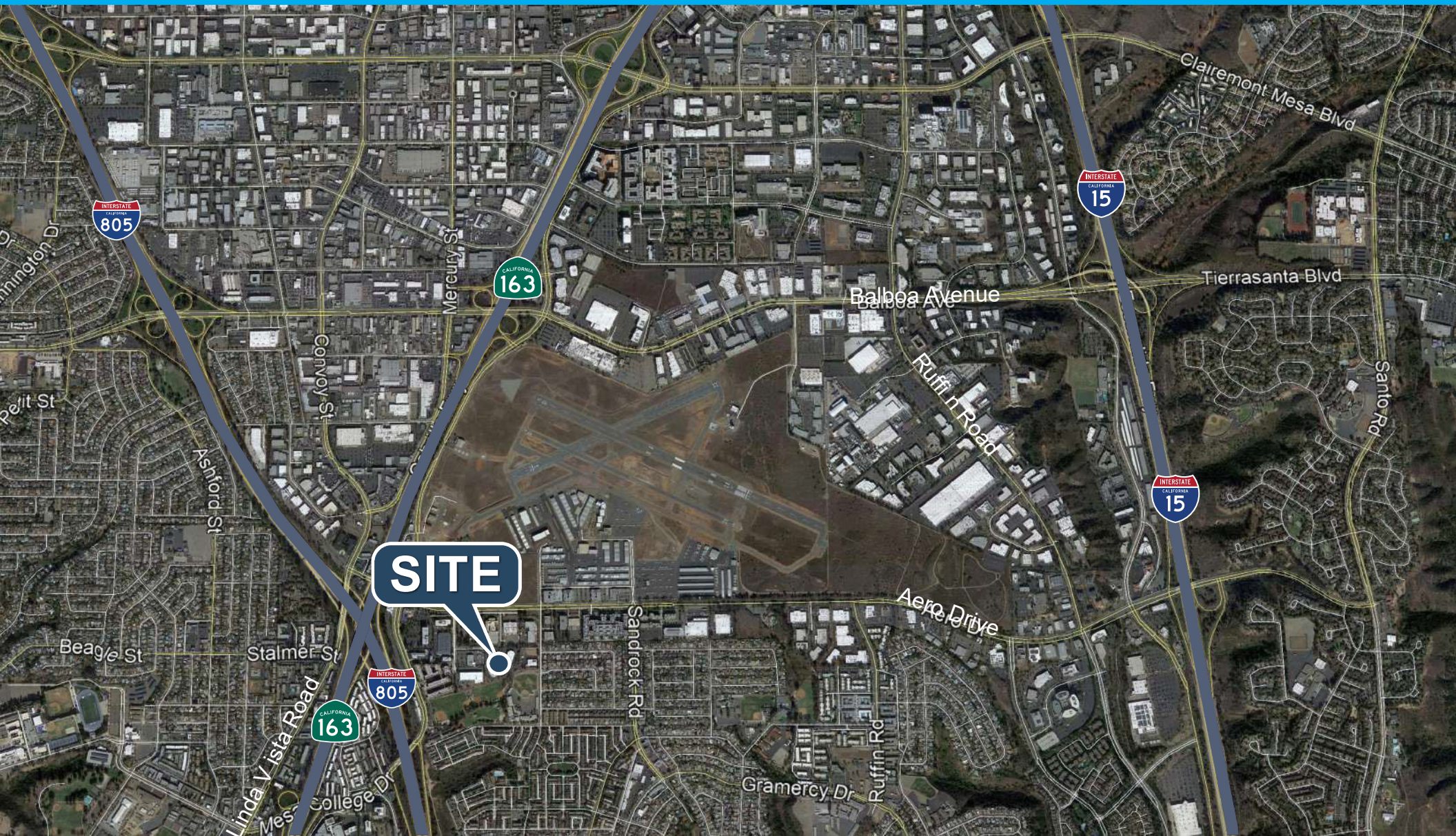
Suite Features:

- 21' Clear Height Warehouse
- 1 Oversized Grade Level Door
- 75% HVAC Controlled
- High Image Space
- Existing ISO 9000 Clean Room
- Multiple Restrooms

SITE PLAN



AERIAL MAP



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