

RENOVATIONS COMPLETE!

KIDDER.COM



FOR SALE OR LEASE

±53,395 SF Freestanding Industrial/Manufacturing Building

8985 CRESTMAR POINT, MIRAMAR / SAN DIEGO, CA 92121



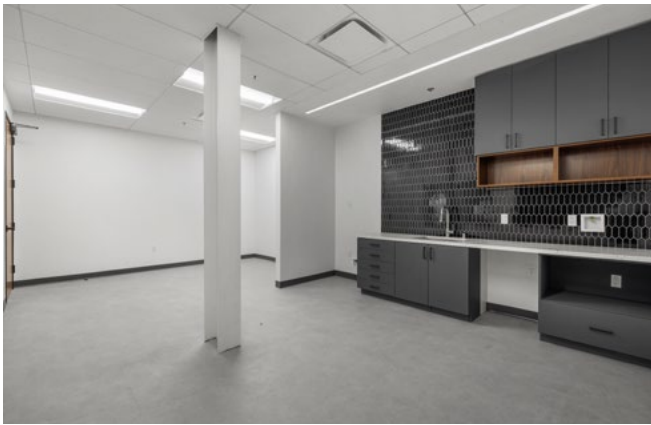
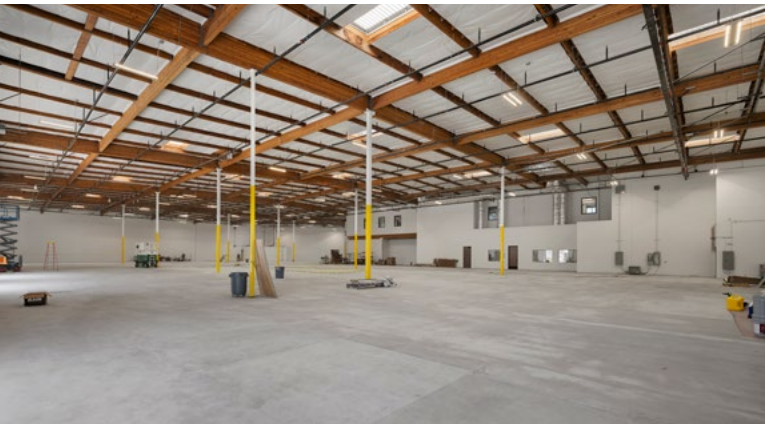


PROPERTY HIGHLIGHTS

- Approx. 53,395 SF freestanding industrial / manufacturing building
- Extensive renovations - new office & warehouse areas, dock & grade loading, exterior painting, landscaping & parking lot
- Approx. 17% office & 83% high bay manufacturing / warehouse
- Approx. 2.88/1,000 on-site parking
- Centrally located in Miramar
- Fenced/secured - entire property is fully fenced and secured
- Fully Sprinklered 0.8 / 2,000
- Zoned IL-2-1
- Approx. 26' clear height
- Natural gas service to the building
- 600A 277/480V power capacity* (power upgrade in progress)
- Three (3) dock-high doors
- Three (3) grade level roll-up doors
- Sweeping views to the north from 2nd floor
- Lease Rate: Negotiable (\$.33/SF NETS)
- Sale Price: Negotiable

*Tenant to verify power

FULLY RENOVATED INTERIOR



8985 CRESTMAR POINT

FULLY RENOVATED EXTERIOR



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

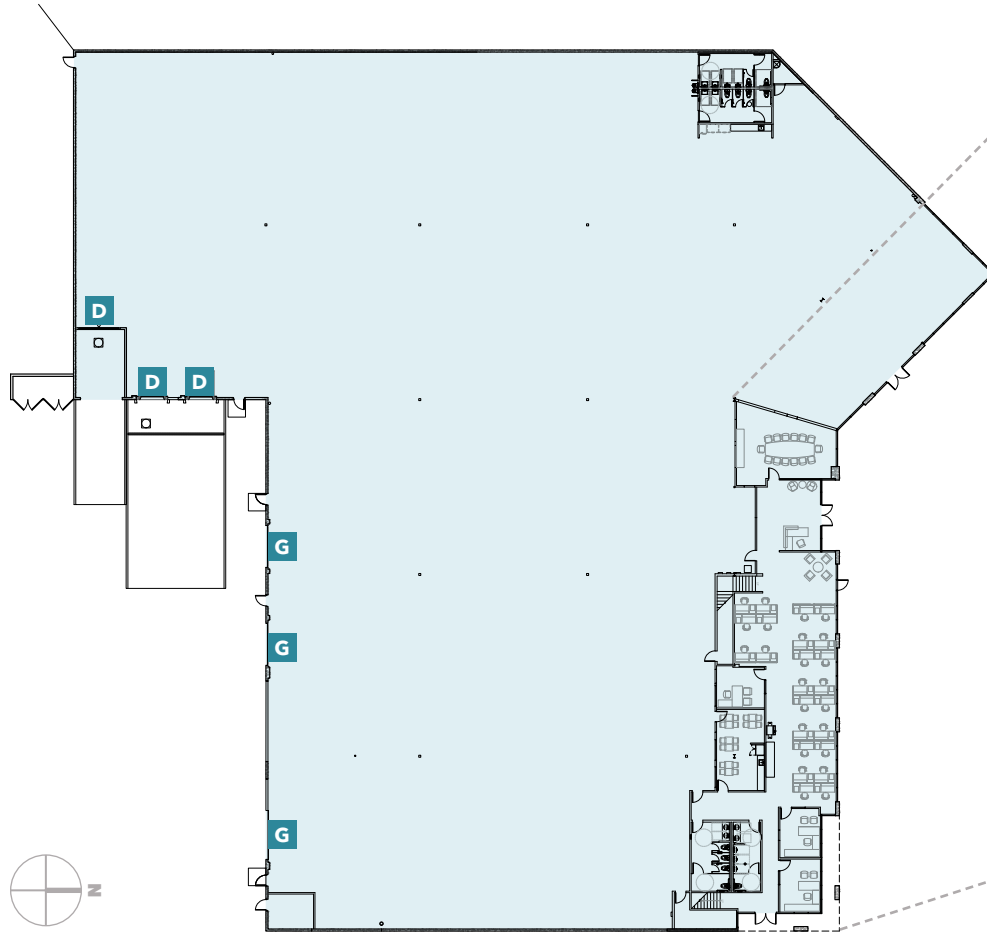
SITE PLAN



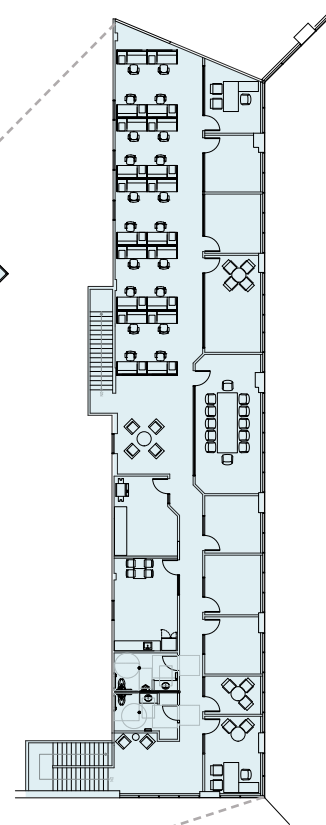
- D** Dock Door
- G** Grade Door

FLOOR PLAN

1ST FLOOR



2ND FLOOR



±53,395 SF

AVAILABLE

±44,235 SF

WAREHOUSE

±4,406 SF

GROUND LEVEL OFFICE

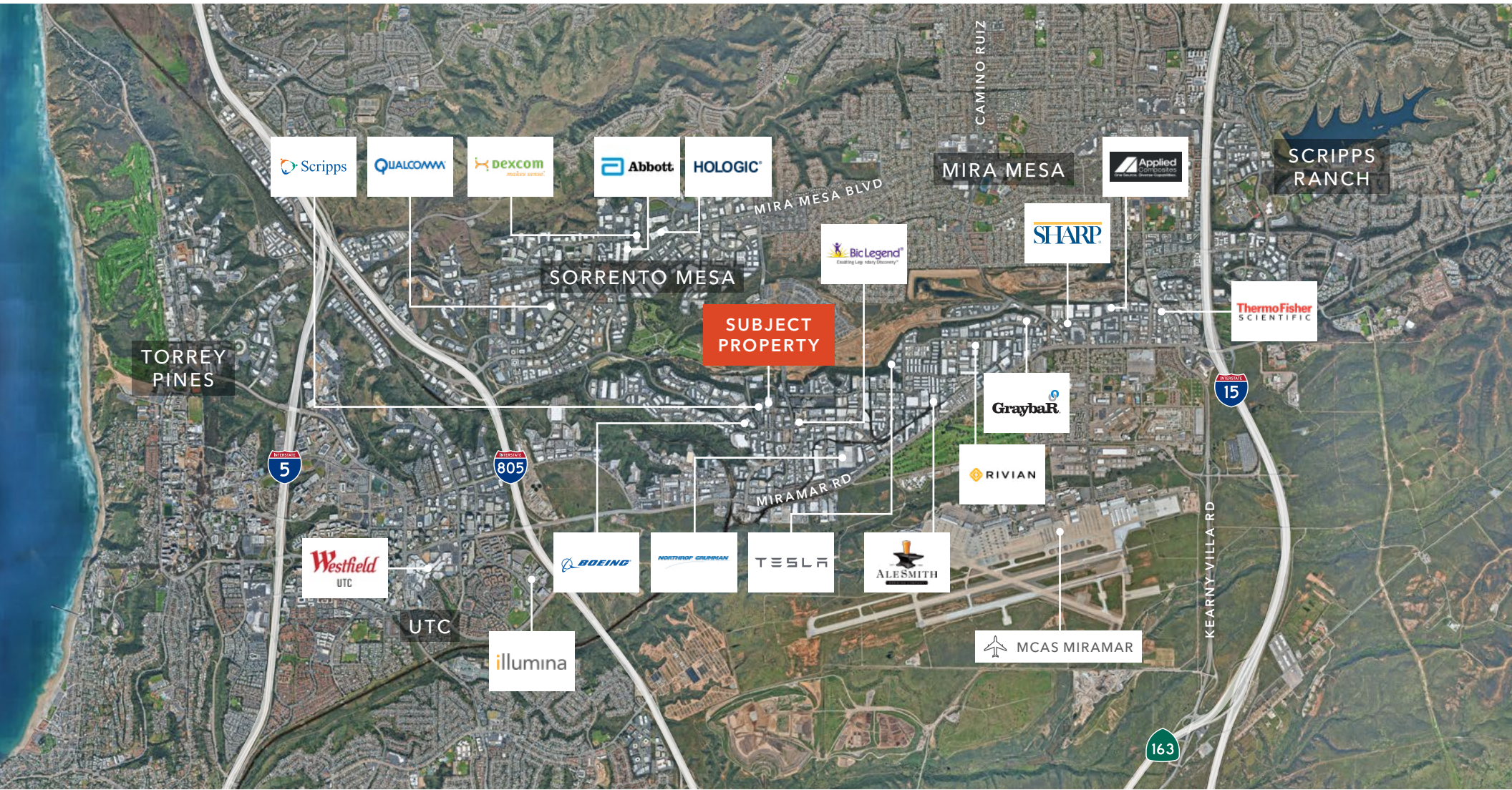
±4,754 SF

MEZZANINE LEVEL OFFICE

D Dock Door

G Grade Door

CORPORATE NEIGHBORS



NEARBY AMENITIES



DEMOGRAPHICS

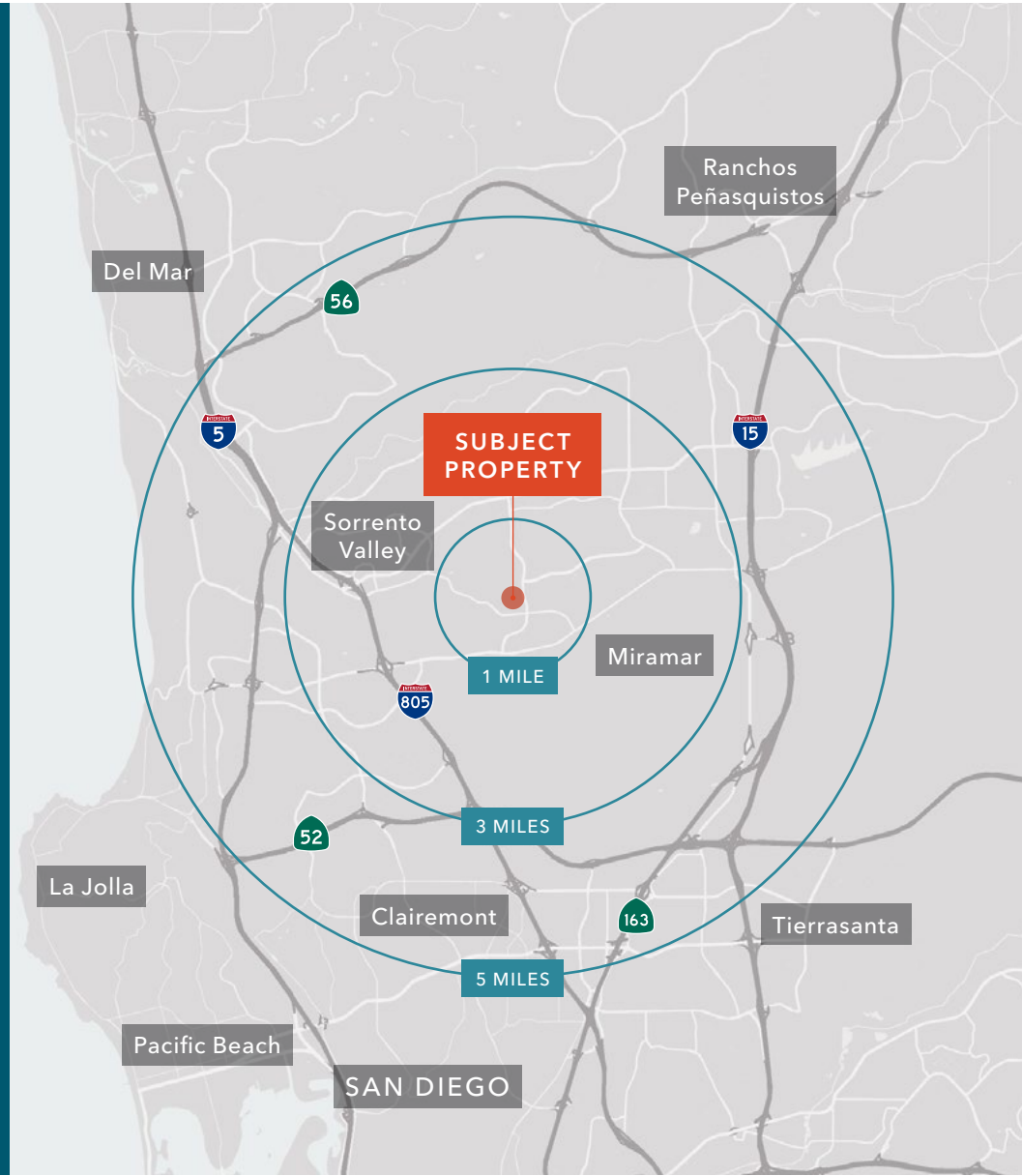
POPULATION

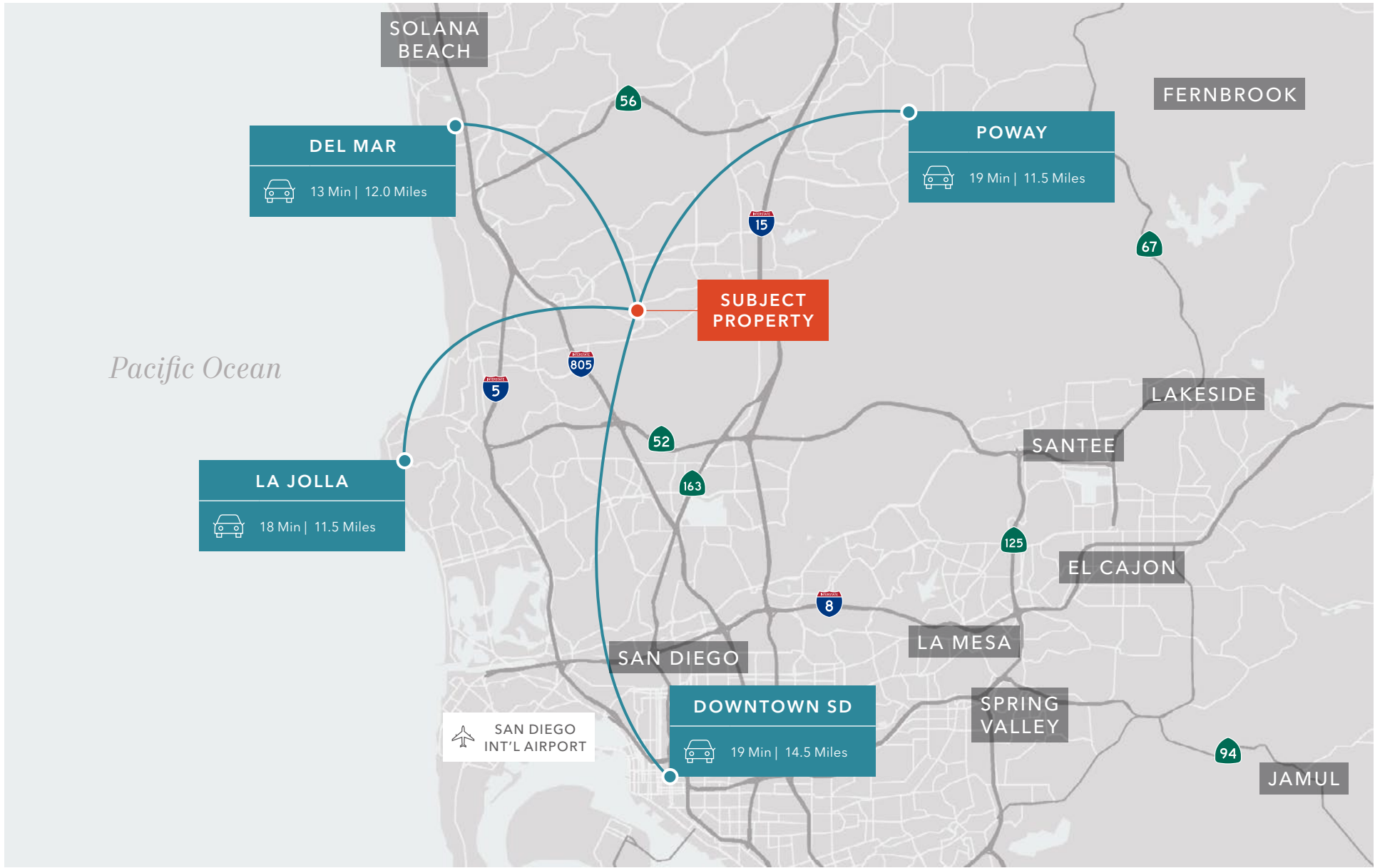
| | 3 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| 2025 ESTIMATED | 73,378 | 246,076 | 885,479 |
| MEDIAN AGE | 36.3 | 36.7 | 38.4 |
| TOTAL BUSINESSES | 8,158 | 19,264 | 57,449 |
| TOTAL EMPLOYEES | 110,518 | 232,997 | 557,005 |
| WHITE COLLAR WORKERS | 71% | 76% | 77% |
| BLUE COLLAR WORKERS | 29% | 24% | 23% |

HOUSEHOLDS

| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|-----------|-----------|-----------|
| 2025 ESTIMATED | 25,359 | 88,226 | 353,848 |
| AVERAGE HOUSEHOLD INCOME | \$169,140 | \$178,756 | \$181,383 |
| AVERAGE HOUSEHOLD SIZE | 2.7 | 2.6 | 2.4 |
| MEDIAN HOME VALUE | \$901,183 | \$1.05M | \$1.18M |
| OWNER-OCCUPIED | 47% | 50% | 49% |
| RENTER-OCCUPIED | 53% | 50% | 51% |

Data Source: ©2025, Sites USA







For more information, please contact

MICKEY MORERA
858.369.3030
mickey.morera@kidder.com
LIC N° 00950071

JAMES DUNCAN, SIOR
858.369.3015
james.duncan@kidder.com
LIC N° 01253770

KIDDER.COM