

±4,404 SF INDUSTRIAL SUITE AVAILABLE FOR SUBLEASE
8291 AERO PLACE, SUITE 160, SAN DIEGO, CA 92123



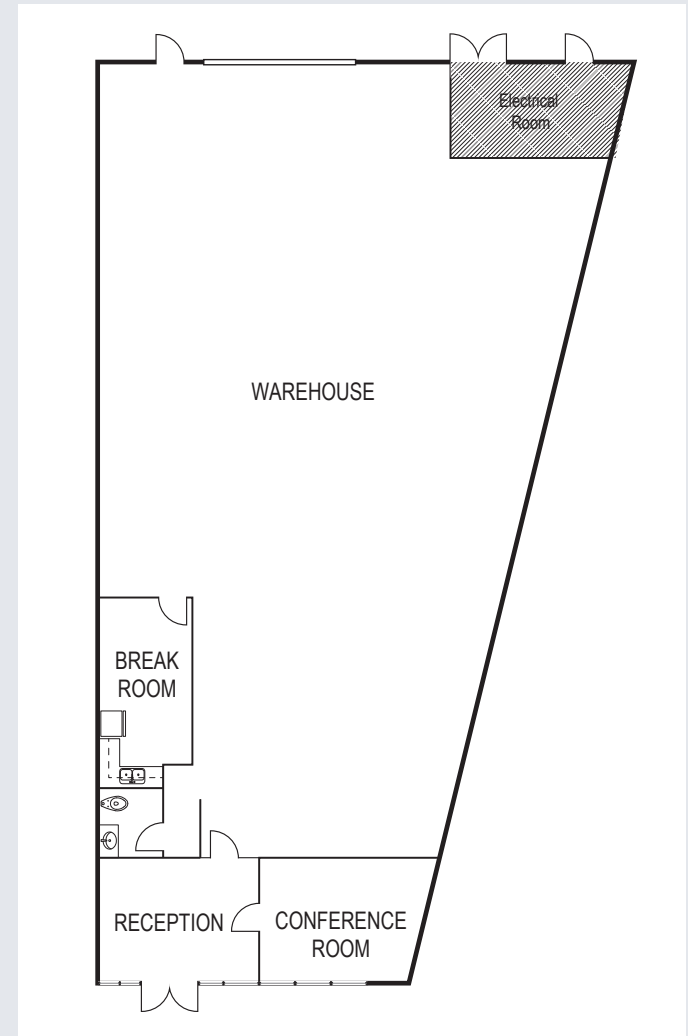
GREG MARX, SIOR
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PROPERTY FEATURES

- » Located in a high quality 2 building ±66,273 SF project
- » 15% office
- » Break area
- » Oversized 14 x 16 grade level roll-up door
- » Sprinklered
- » 19' - 21' clear height
- » 3.0/1,000 parking ratio
- » Internet provided by AT&T and satellite vendor
- » Great freeway access to Interstates 15 and 805 and Highway 163

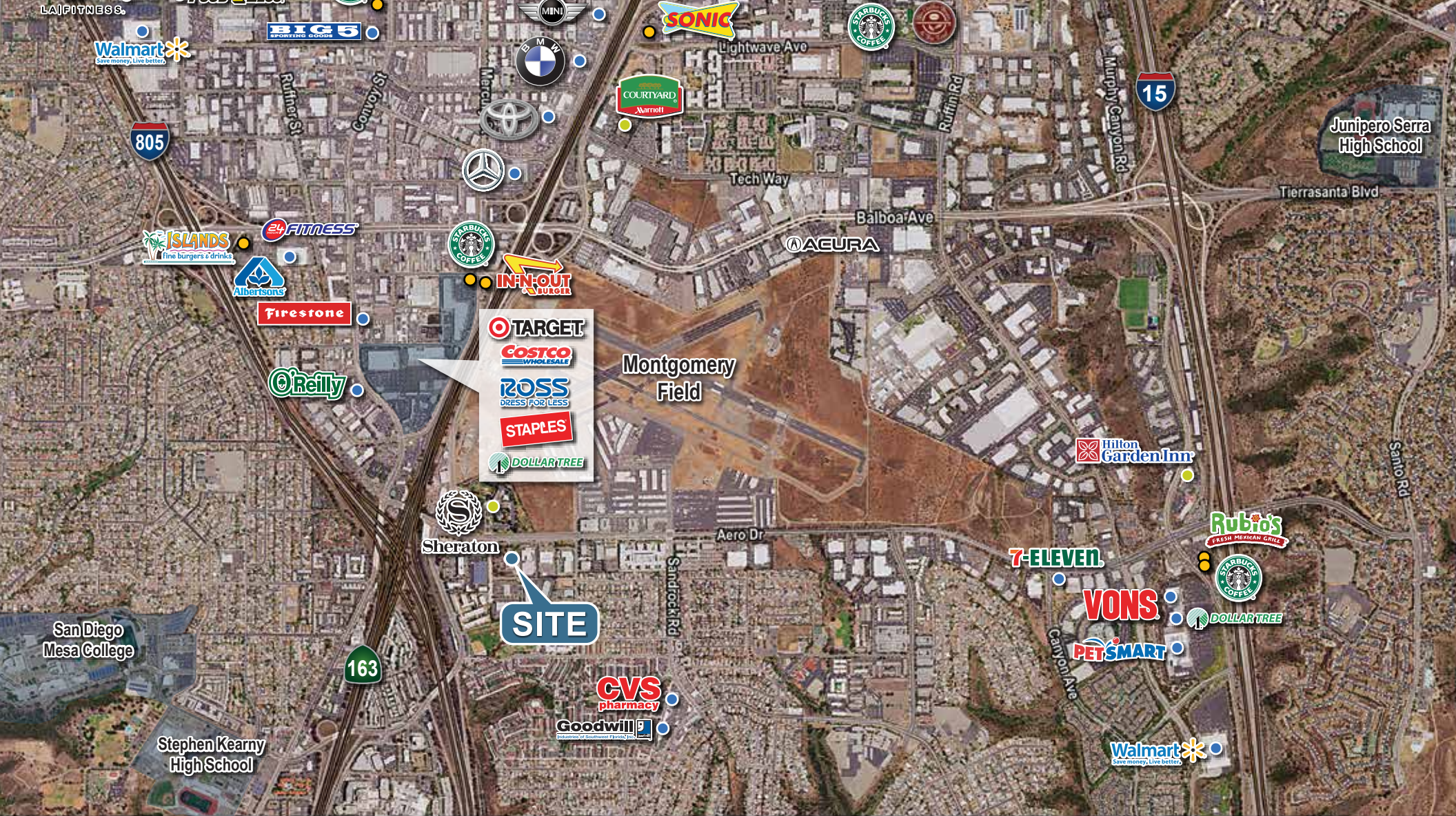


±4,404 SF
SUBLEASE SIZE

\$2.22/SF MG + (CAM = \$0.22/SF)
SUBLEASE RATE

7/31/2027
SUBLEASE EXPIATION

***Landlord open to considering Direct Deal terms**



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