



7949 STROMESA COURT

MIRAMAR SUBMARKET | SAN DIEGO, CA 92126

FOR LEASE

EVAN MCDONALD, SIOR
Executive Vice President
+1 858 353 8669
evan.mcdonald@colliers.com
Lic. # 01813359

KURTIS BLANCHARD
Vice President
+1 760 670 8367
kurtis.blanchard@colliers.com
Lic. # 02114080

HIGHLY EFFICIENT INDUSTRIAL SUITES | DOCK-HIGH & GROUND LEVEL ROLL-UP DOORS



PROPERTY OVERVIEW

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107,564 SF Multi-Tenant Industrial Building



IL- 2-1 Zoning



±95% Warehouse;
±5% Office



New Upgrades to the Property Underway



Dock and Oversized Grade-Level Loading



Immediate Freeway Access, Central San Diego



Newly Upgraded Offices



Close Proximity to Local Amenities, Breweries, and Services



±22' Warehouse Clear Height



Skylights Throughout



Fully Sprinklered



Responsive and Local Ownership & Management



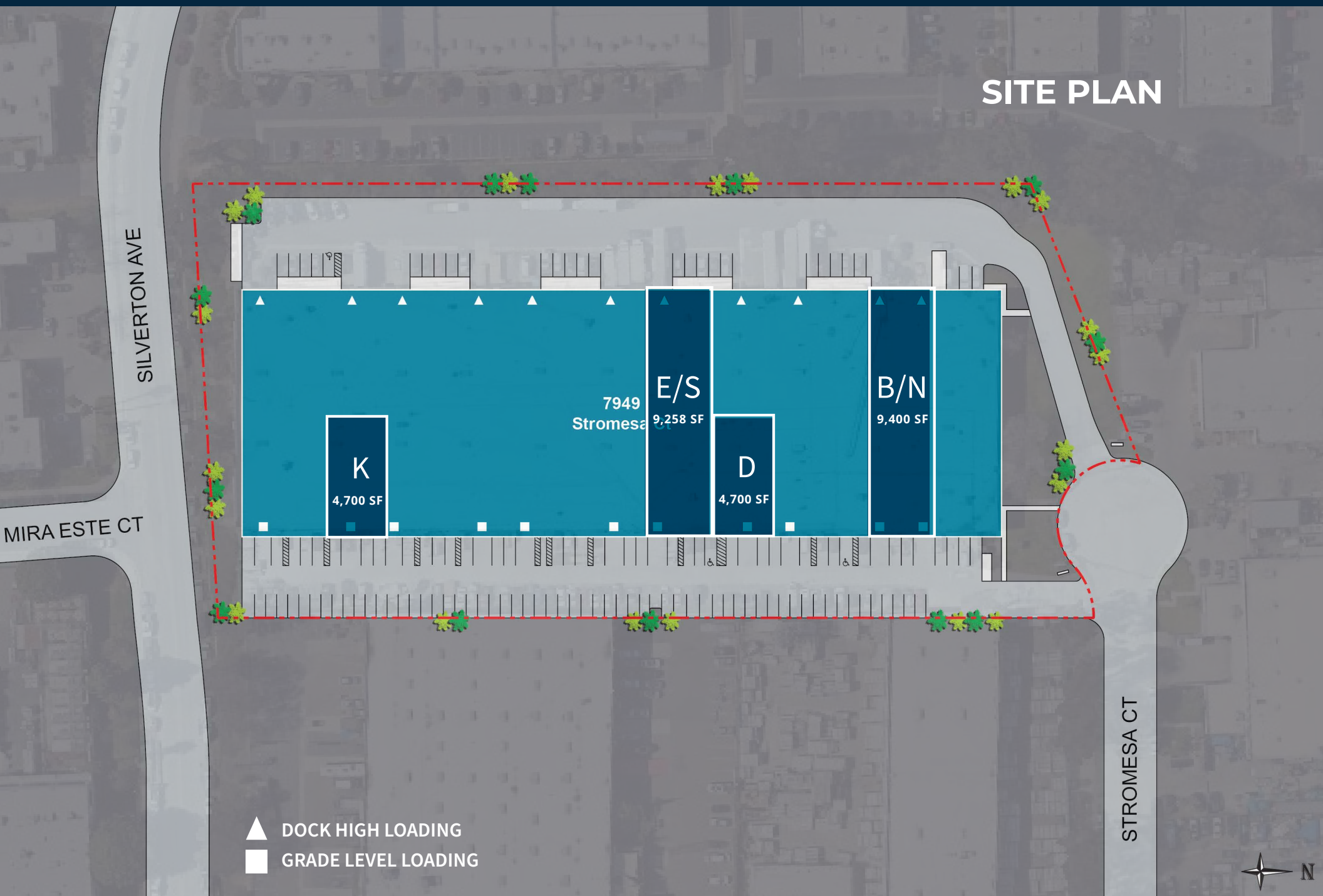
Convenient Truck Access



Lease Rate:
Contact Broker



SITE PLAN



- ▲ DOCK HIGH LOADING
- GRADE LEVEL LOADING

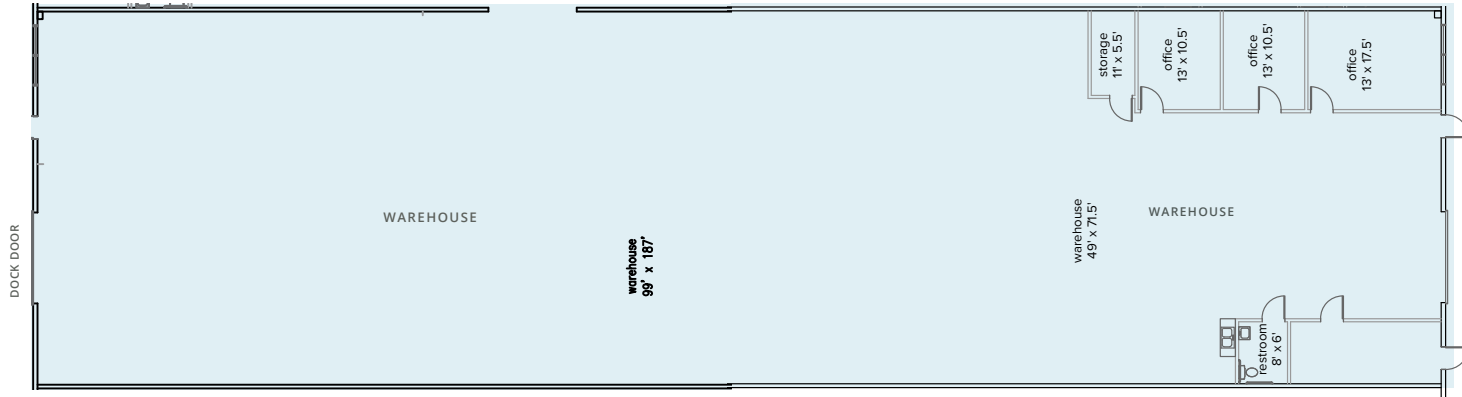
AVAILABLE FOR LEASE

±9,258 SF Industrial Suite

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Floor Plan | Suite E/S

SUITE E/S is a ±9,258 SF industrial suite comprised of 15% office space and a 85% warehouse area with one dock position, one (1) grade level roll-up door.



10%
OFFICE

90%
WAREHOUSE

1
DOCK DOOR
POSITION

1
GRADE
LEVEL DOOR

+22 FEET
WAREHOUSE
CLEAR HEIGHT

AVAILABLE IMMEDIATELY

FLOW-THROUGH ACCESS

LEASE RATE: CONTACT BROKER

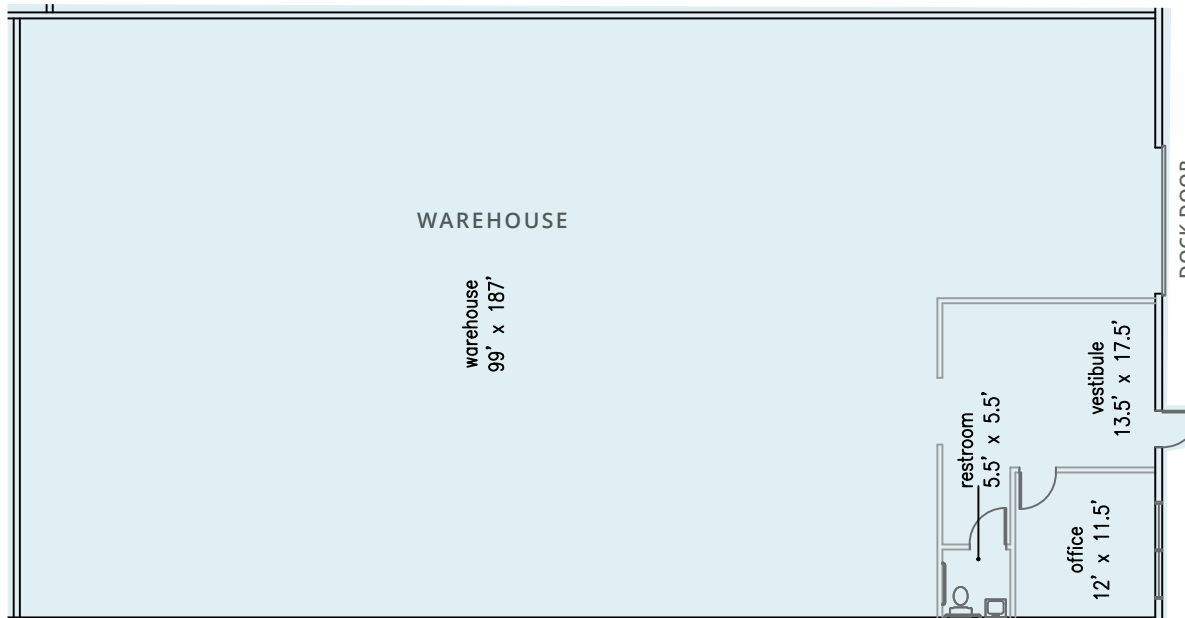
AVAILABLE FOR LEASE

4,700 SF Industrial Suite

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Floor Plan | Suite K

SUITE K is a 4,700 SF industrial suite comprised of 5% office and 95% warehouse area with one (1) grade level roll-up door.



5%
OFFICE

95%
WAREHOUSE

1
**GRADE
LEVEL DOOR**

**+22 FEET
WAREHOUSE
CLEAR HEIGHT**

LEASE RATE: CONTACT BROKER

AVAILABLE IMMEDIATELY

AVAILABLE FOR LEASE

4,700 SF Industrial Suite

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Floor Plan | Suite J

SUITE J is a 4,700 SF industrial suite comprised of 5% office and 95% warehouse area with one (1) grade level door roll-up door



5%
OFFICE

95%
WAREHOUSE

1
GRADE
LEVEL DOOR

+22 FEET
WAREHOUSE
CLEAR HEIGHT

LEASE RATE: CONTACT BROKER

AVAILABLE IMMEDIATELY

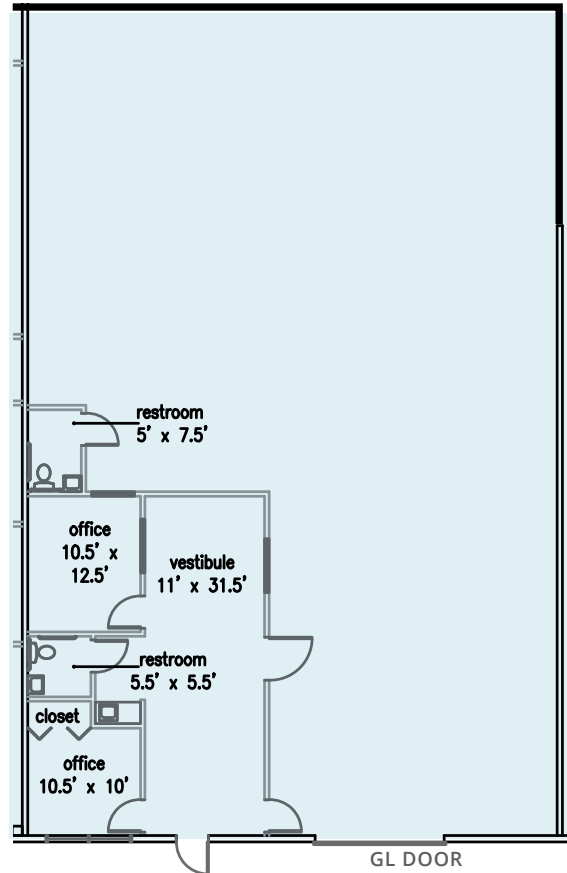
AVAILABLE FOR LEASE

4,700 SF Industrial Suite

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Floor Plan | Suite D

SUITE D is a 4,700 SF industrial suite comprised of 20% office space and a 80% warehouse area with one (1) grade level roll-up door.



20%
OFFICE

80%
WAREHOUSE




1
GRADE
LEVEL DOOR

±22 FEET
WAREHOUSE
CLEAR HEIGHT

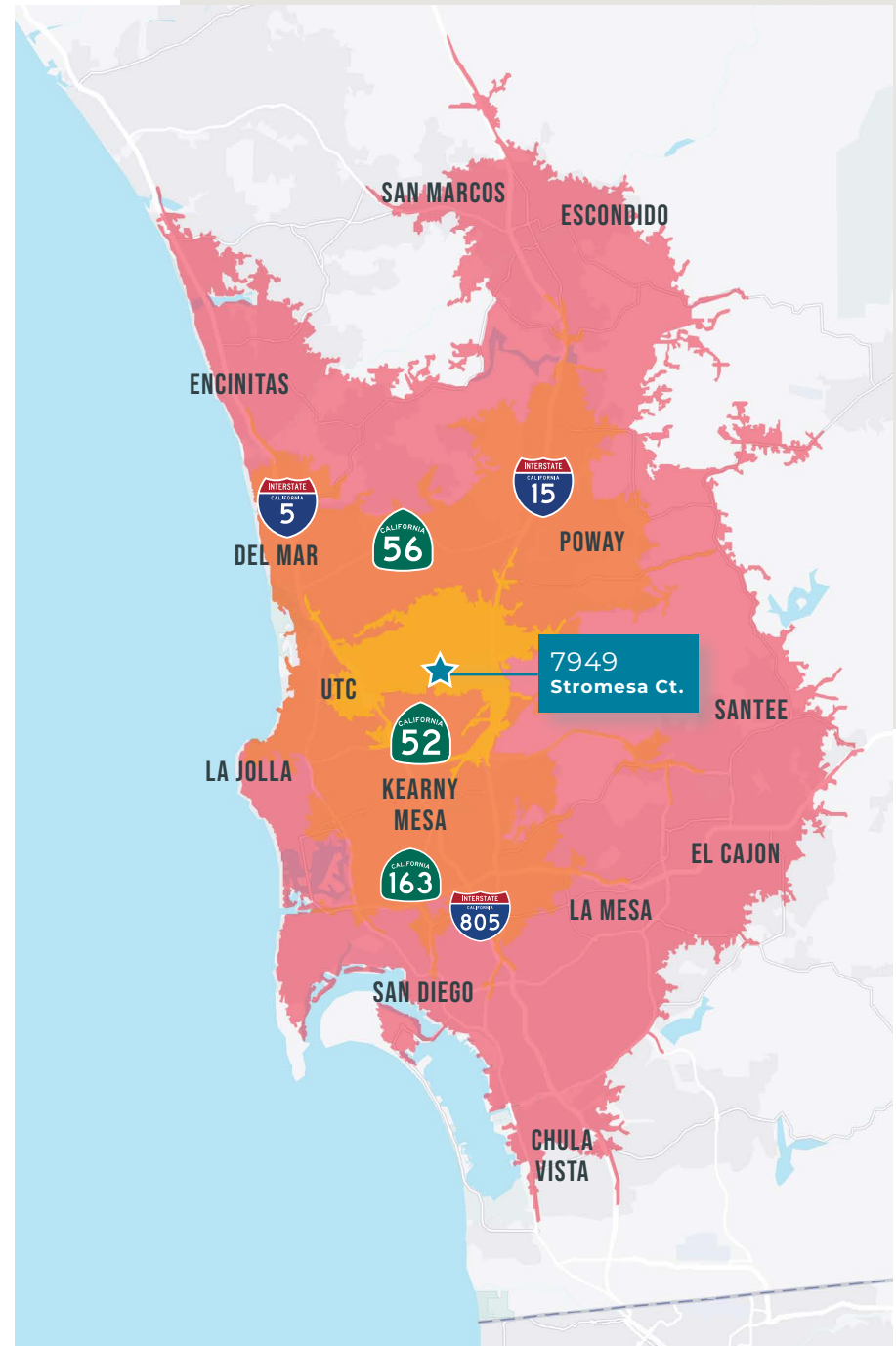
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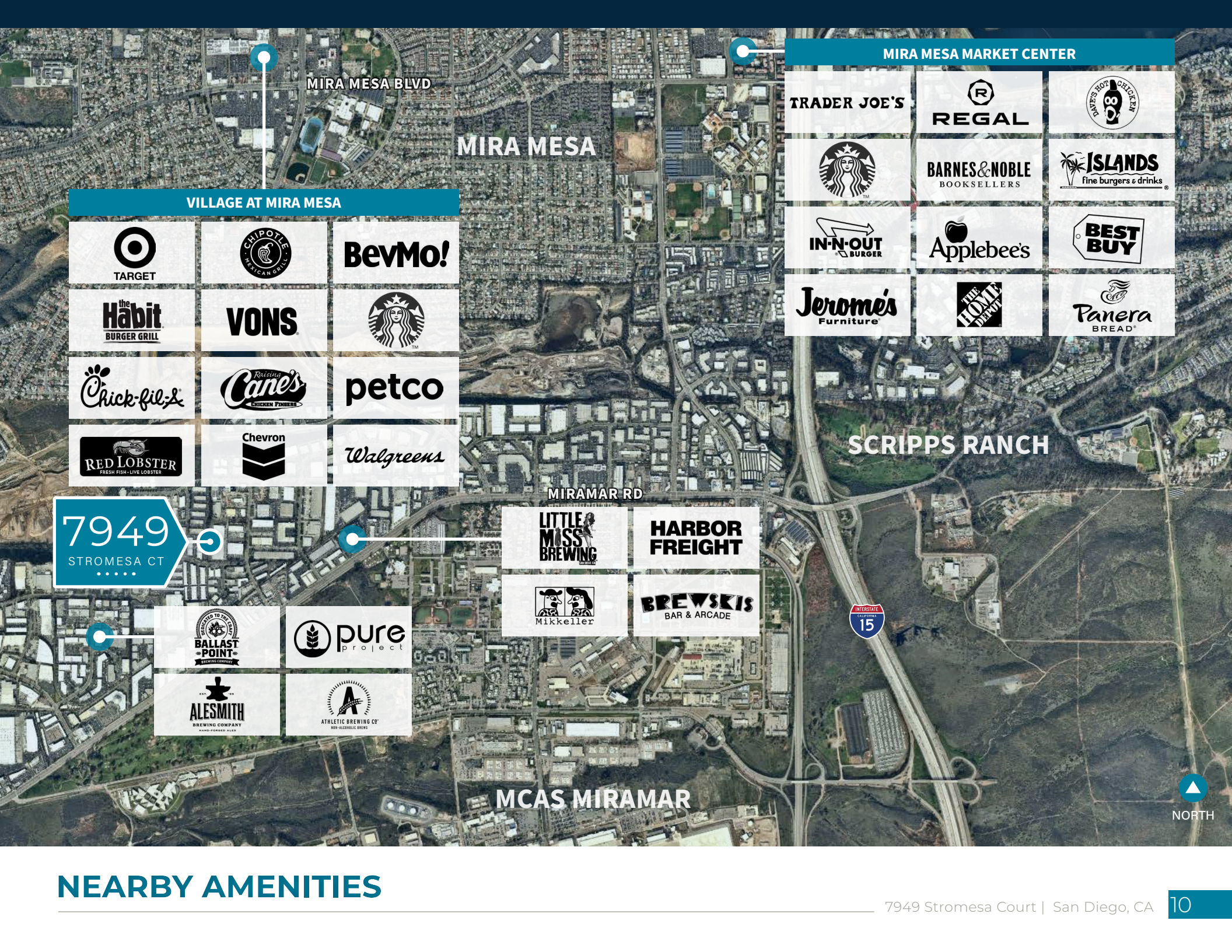
AVAILABLE IMMEDIATELY

DRIVE TIMES

	Drive Time	Daytime Population
	10 Minutes	165,148
	20 Minutes	998,277
	30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120





MIRA MESA BLVD

MIRA MESA

MIRA MESA MARKET CENTER

VILLAGE AT MIRA MESA

		BevMo!
the Habit BURGER GRILL	VONS	
		petco
		<i>Walgreens</i>

TRADER JOE'S		
	BARNES & NOBLE BOOKSELLERS	
Jerome's Furniture		

SCRIPPS RANCH

MIRAMAR RD

	HARBOR FREIGHT
	BREWSKIS BAR & ARCADE

7949
STROMESA CT

MCAS MIRAMAR



NEARBY AMENITIES

MIRA MESA

MCAS MIRAMAR

7949 STROMESA CT

ROUTES: CAMINO SAN JUAN, MIRAMAR RD

Logos: Dexcom, BioLegend, AT&T, UC San Diego, SHARP, Applied Composites, ThermoFisher SCIENTIFIC, HOLOGIC, IRON MOUNTAIN, Abbott, QUIDEL, SCRIPPS, Semi (A Murata Company), BOEING, ROUGH DRAFT brewing Company, BALLAST POINT BREWING COMPANY, NORTHROP GRUMMAN, TESLA, ALESMITH BREWING COMPANY, RIVIAN, GraybaR

CORPORATE NEIGHBORS



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COLLIERS
4350 La Jolla Village Dr
Suite 500
San Diego, CA 92122
colliers.com/sandiego