



Freestanding Industrial Building



FOR LEASE

8330 Miralani Drive

±21,119 SF | San Diego, CA 92126

CONTACT US

**Evan McDonald, SIOR**  
+1 858 353 8669  
evan.mcdonald@colliers.com  
CA License# 01813359

# Property Essentials



±21,119 SF  
Freestanding Industrial Building



Central San Diego Location



4 Dock-High Positions  
(Covered Docks) +  
3 Grade-Level Doors (10' x 14')



Gas Service Available



±20% Office /  
Balance Warehouse



Fully  
Sprinklered Building



20' - 22'  
Clear Height



Excellent Access to I-15,  
I-805, I-5, & SR-52



Building Situated on 1.0 Acre



1,000A 277/480V 3-Phase  
Service



Zoned  
IL-2-1



Secured, Fenced Yard Area

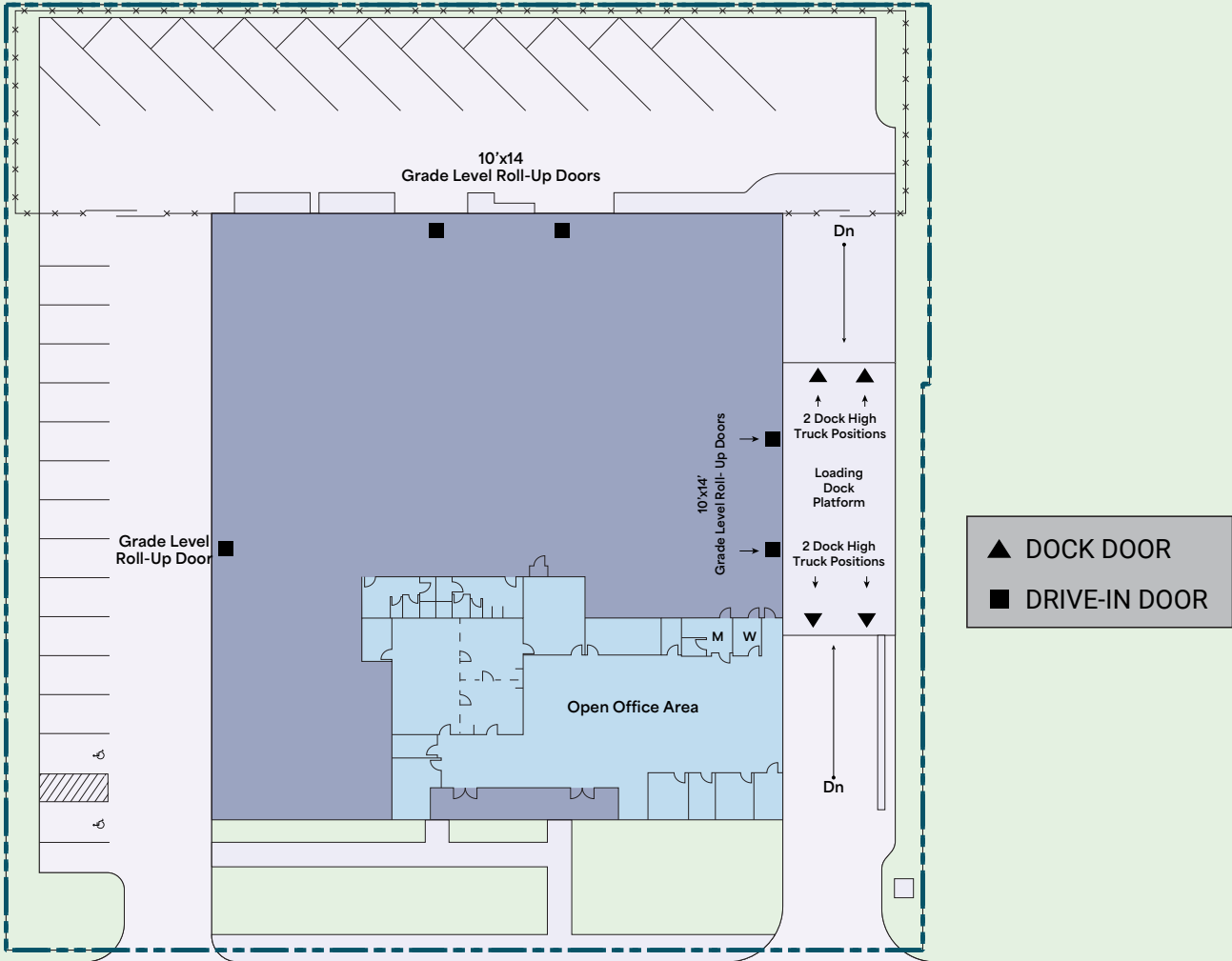


**LEASE RATE**

**\$1.70 SF NNN**



# Site Plan



MIRALANI DR



MCAS  
MIRAMAR

MIRAMAR RD

8330  
MIRALANI DR



MIRALANI DR

# Driving Distances & Times



CAMINO SANTA FE

ARJONS DR

CABOT DR

CARROLL CANYON RD

MIRALANI DR

8330  
MIRALANI DR



I-15  
1.7 Miles  
East



I-805  
3.9 Miles  
West



I-5  
5.8 Miles  
West



SR-52  
5.8 Miles  
South

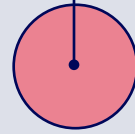




**10**  
Minutes



**20**  
Minutes



**30**  
Minutes

## DRIVE TIMES

Minutes to Kearny Mesa

**12**

Minutes to Downtown San Diego

**20**

Minutes to San Diego East County

**20**

Minutes to Otay Mesa

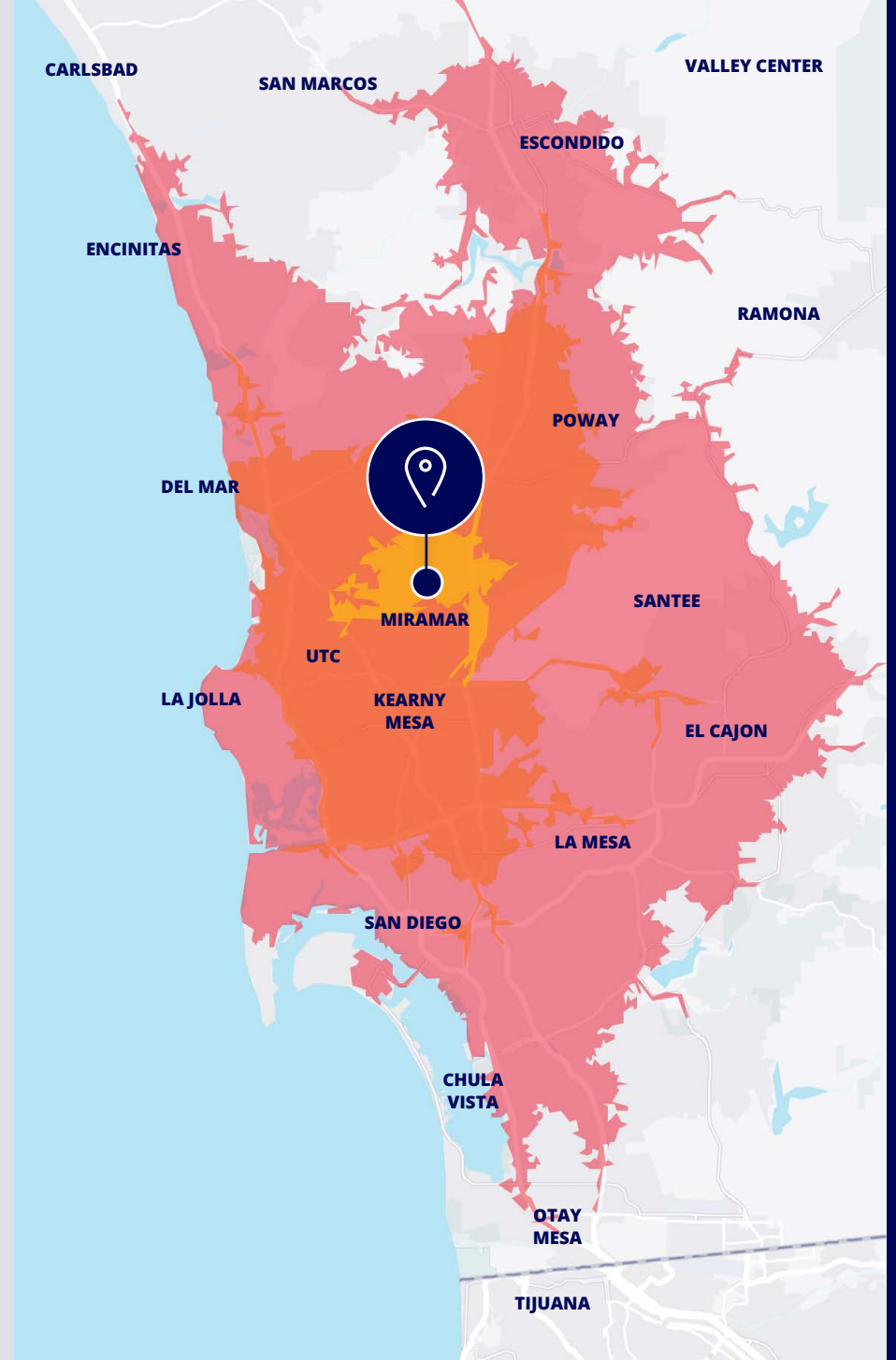
**24**

Minutes to United States - Mexico Border

**30**

Minutes to Port of Long Beach

**90**





Colliers  
4350 La Jolla Village Drive  
Suite 500  
San Diego, CA 92122  
colliers.com

CONTACT US

**Evan McDonald, SIOR**

Executive Vice President

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License No. 01813359

evan.mcdonald@colliers.com



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