



Modern, Functional Upgrades Throughout



25,000 SF AVAILABLE FOR LEASE

DIVISIBLE TO 9,722 SF & 15,278 SF

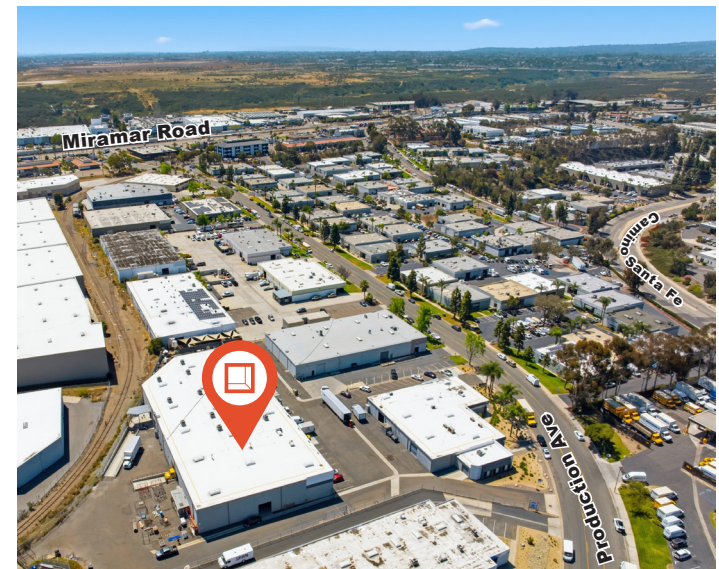
PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

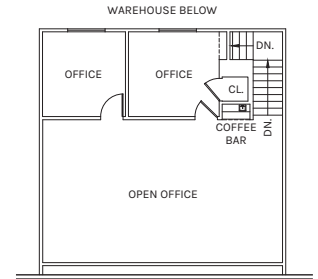
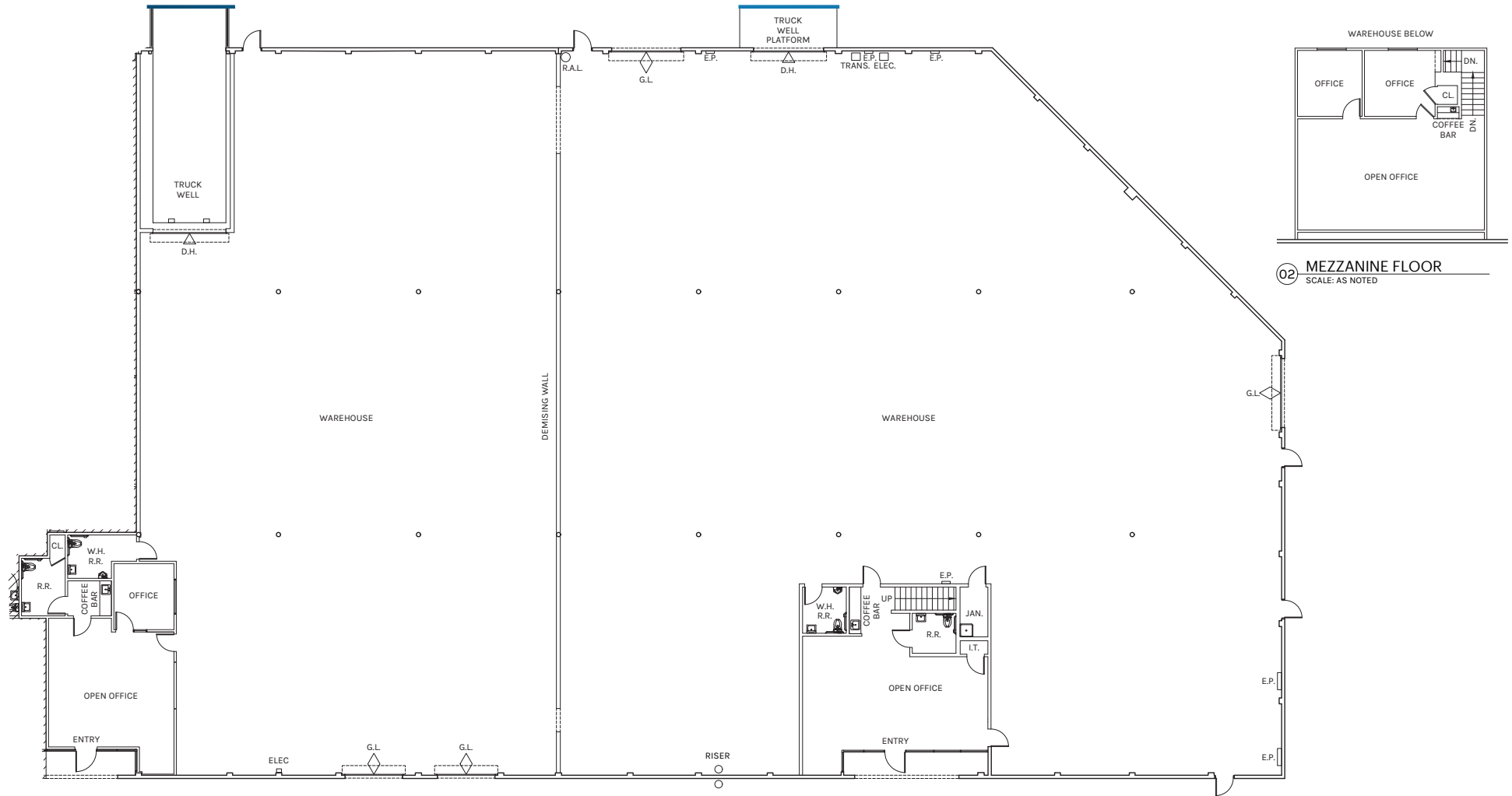
8745 Production Avenue | San Diego, CA



Property Highlights

- 9,722 SF / 15,278 SF / 25,000 SF Industrial Available
- Dock and Grade Loading
- Approximately 24' Clear Height
- Newly Upgraded Offices
- 120/208 Volt, 200 Amp - 277/480 Volt, 1200 Amp
- Upgraded Sprinkler System
- New Dock-Well positions
- Extended Fenced Yard Capabilities
- Upgraded Exterior Finishes
- Western Miramar Location
- IL-2-1 Zoning
- Available October 1, 2026
- Lease Rate: \$1.65/SF - \$1.70/SF NNN





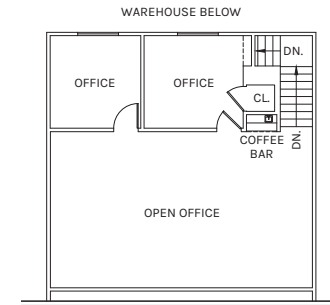
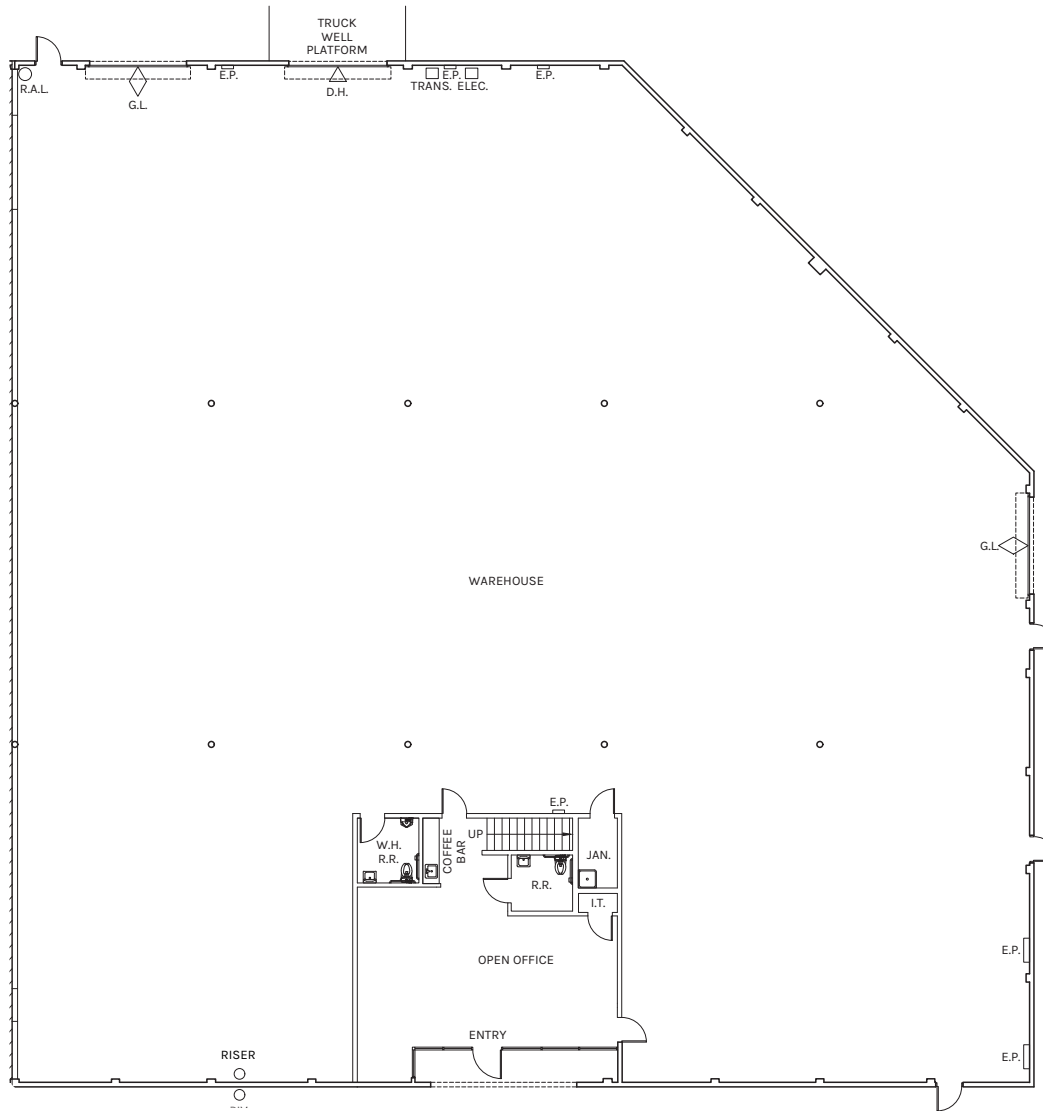
02 MEZZANINE FLOOR
SCALE: AS NOTED

OFFICE
2,690 SF

WAREHOUSE
22,310 SF

TOTAL
25,000 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



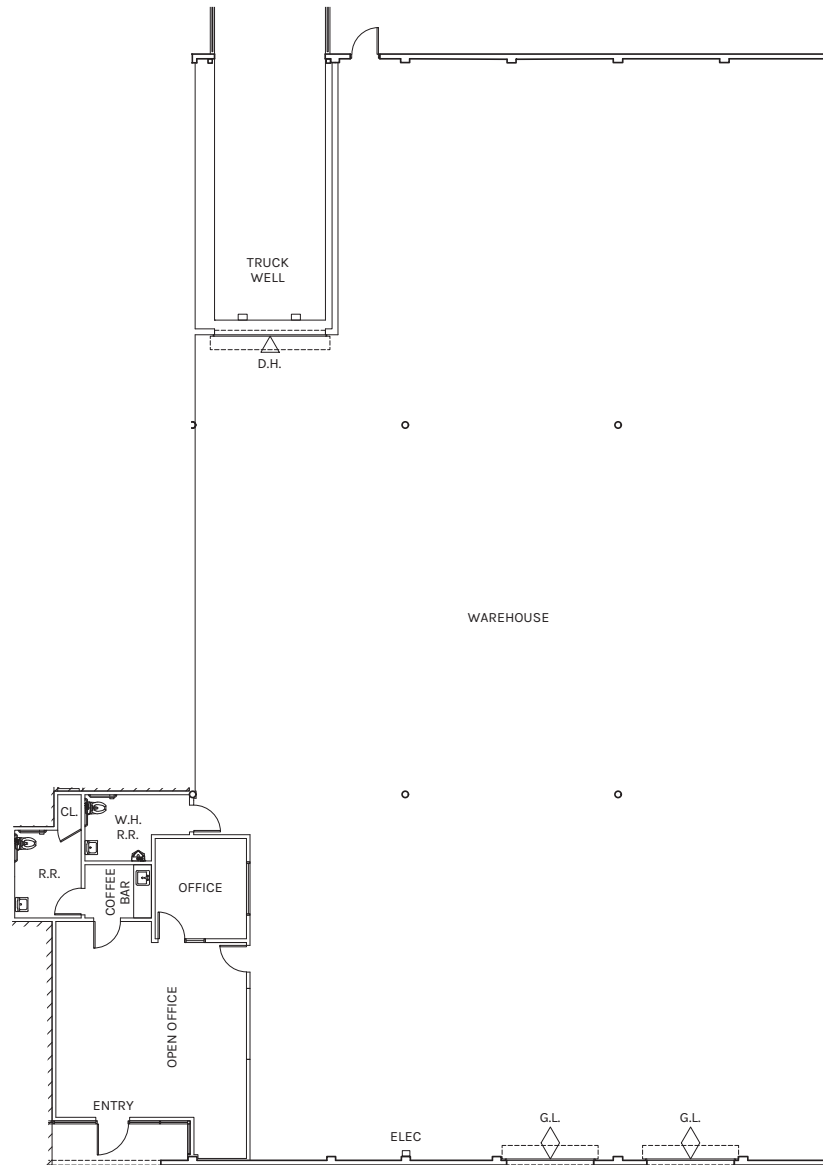
02 MEZZANINE FLOOR
SCALE: AS NOTED

OFFICE
1,909 SF

WAREHOUSE
13,369 SF

TOTAL
15,278 SF

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OFFICE
781 SF

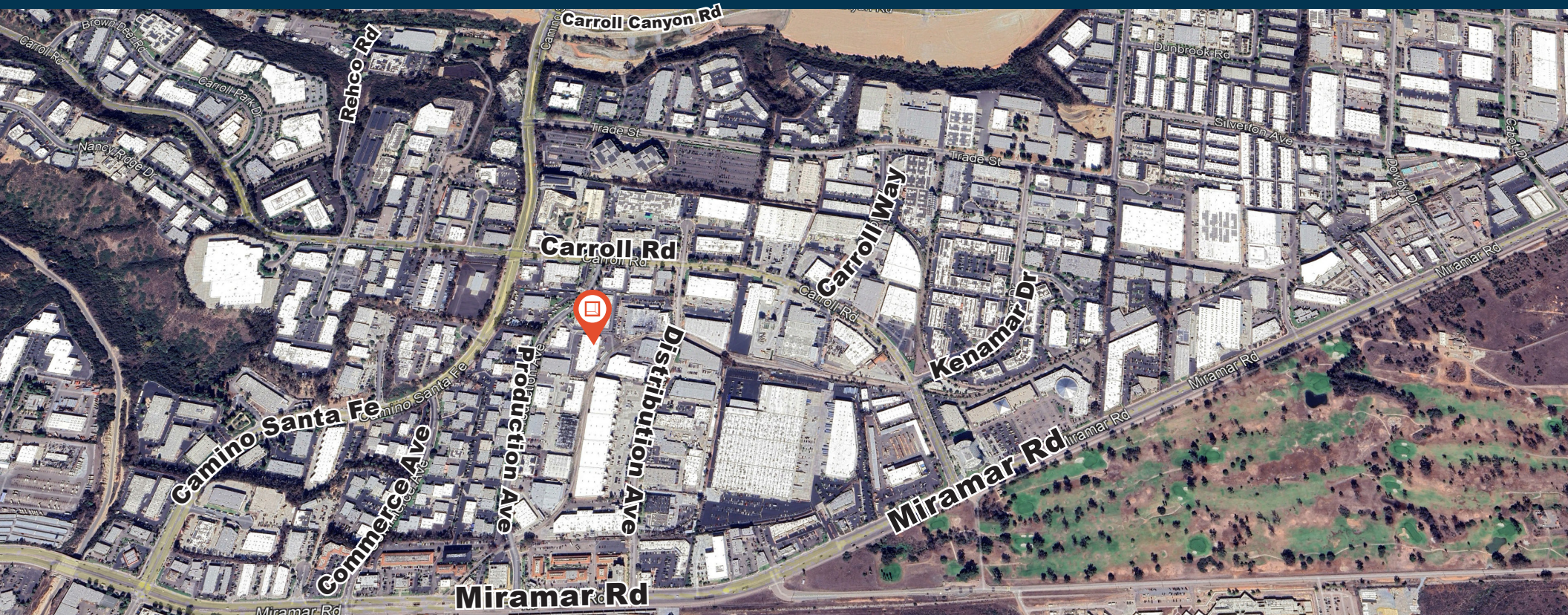
WAREHOUSE
8,941 SF

TOTAL
9,722 SF

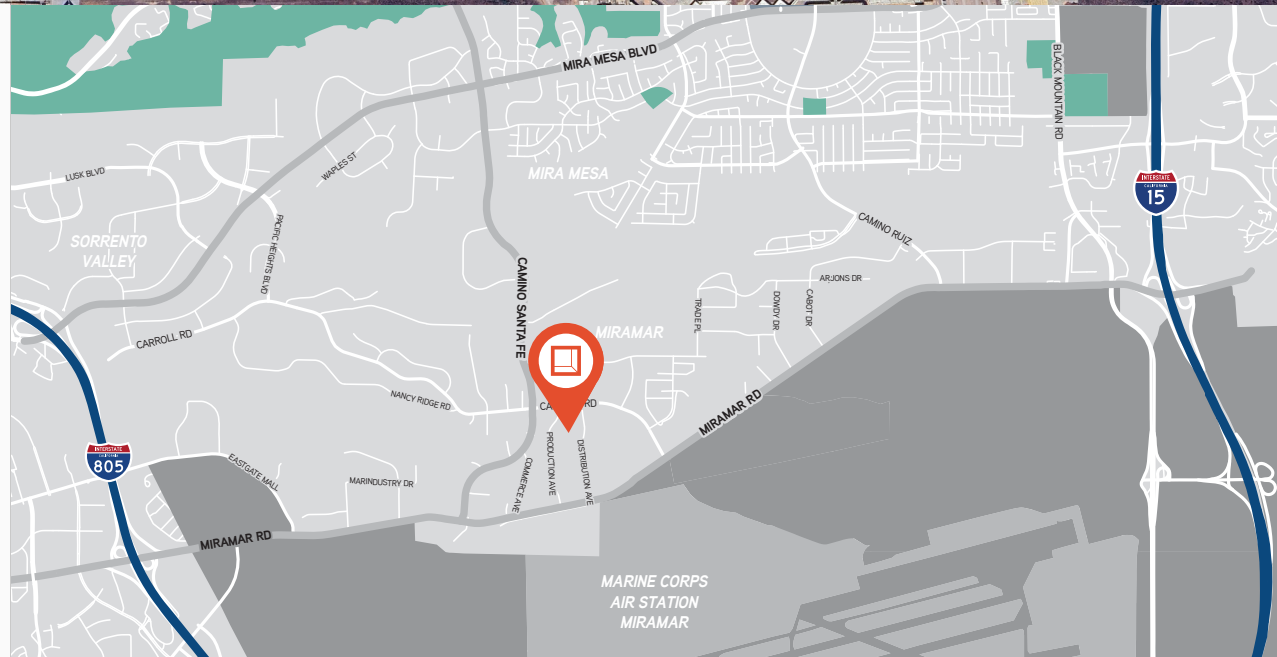
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Location

8745 Production Avenue



2.6 Miles UTC	18.0 Miles to San Diego Int Airport
8.9 Miles to Kearny Mesa	3.1 Miles to I-15
11.9 Miles to Naval Shipyards	2.1 Miles to I-805





**Rexford
Industrial**

Leasing Contacts

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