

±4,950 SF - 17,325 SF INDUSTRIAL WAREHOUSE

8655  
PRODUCTION AVENUE  
SAN DIEGO, CA 92121

FOR LEASE

MIRAMAR INDUSTRIAL OPPORTUNITY



## CENTRAL SAN DIEGO INDUSTRIAL WAREHOUSE OPPORTUNITY



- ±4,950 SF – 17,325 SF AVAILABLE
- DOCK-LEVEL LOADING
- GRADE-LEVEL LOADING
- ±18' CLEAR-HEIGHT
- PARTIAL CLIMATE CONTROL
- CONCRETE PAD
- MINIMAL OFFICE
- ±8,200 FENCED YARD
- HEAVY POWER
- ABUNDANT PARKING
- SOLAR POWER
- FULLY SPRINKLERED
- COMPRESSED AIR
- FLOOR DRAINS

**8655**  
PRODUCTION  
AVENUE

MIRAMAR

LEASE RATE:  
\$1.75 / SF - \$1.85 / SF NNN

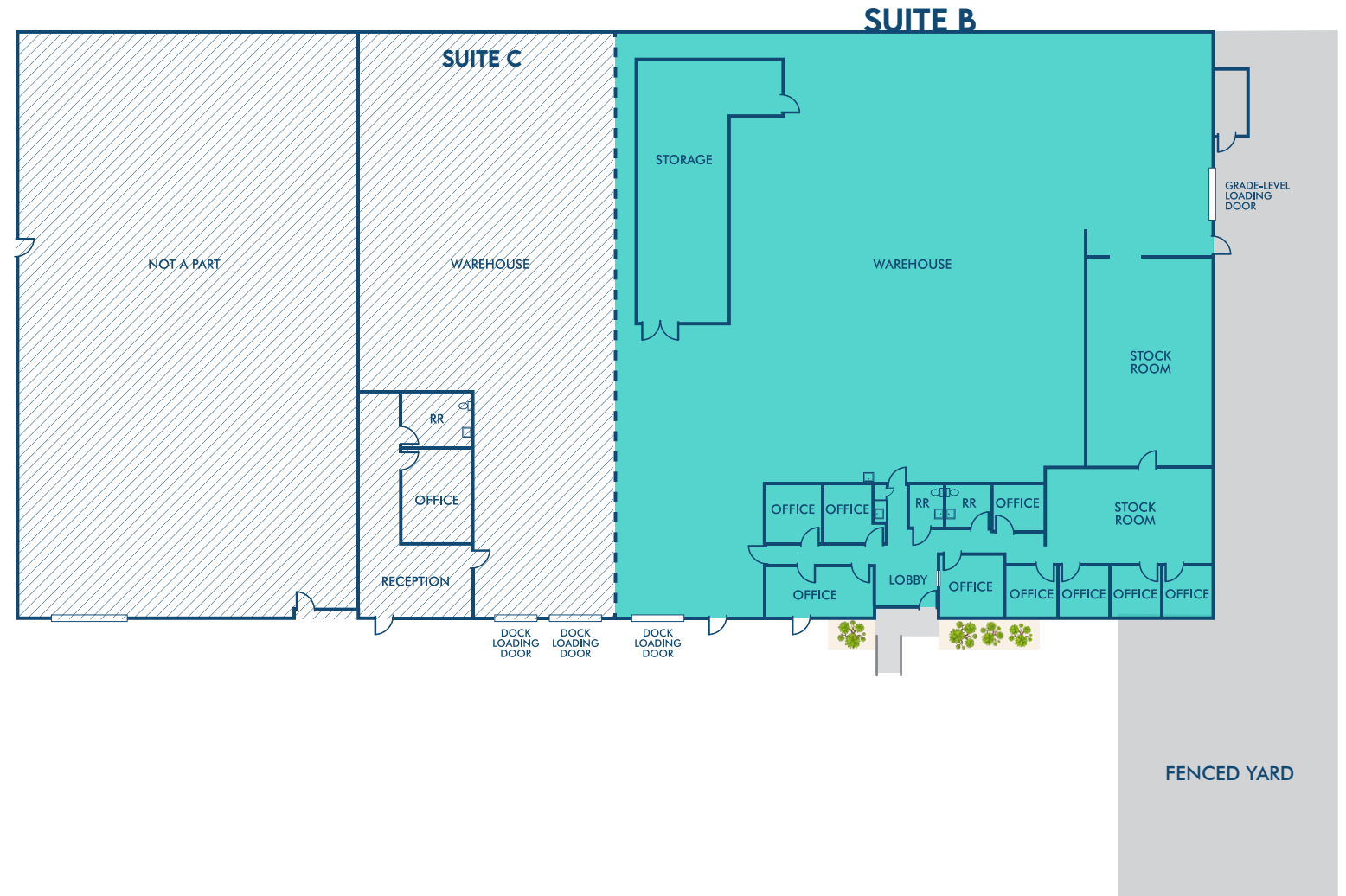
LOW NNN'S OF  
APPROXIMATELY \$0.19 / SF

## SUITE B

- ±12,375 SF industrial warehouse
- ±8,200 SF fenced yard
- One dock loading door
- One grade-level loading door
- Two stock rooms & interior storage area
- Lobby
- Nine private offices
- Two restrooms

**LEASE RATE: \$1.75 / SF (±\$0.19/SF NNN)**

**AVAILABLE: February 1, 2024**

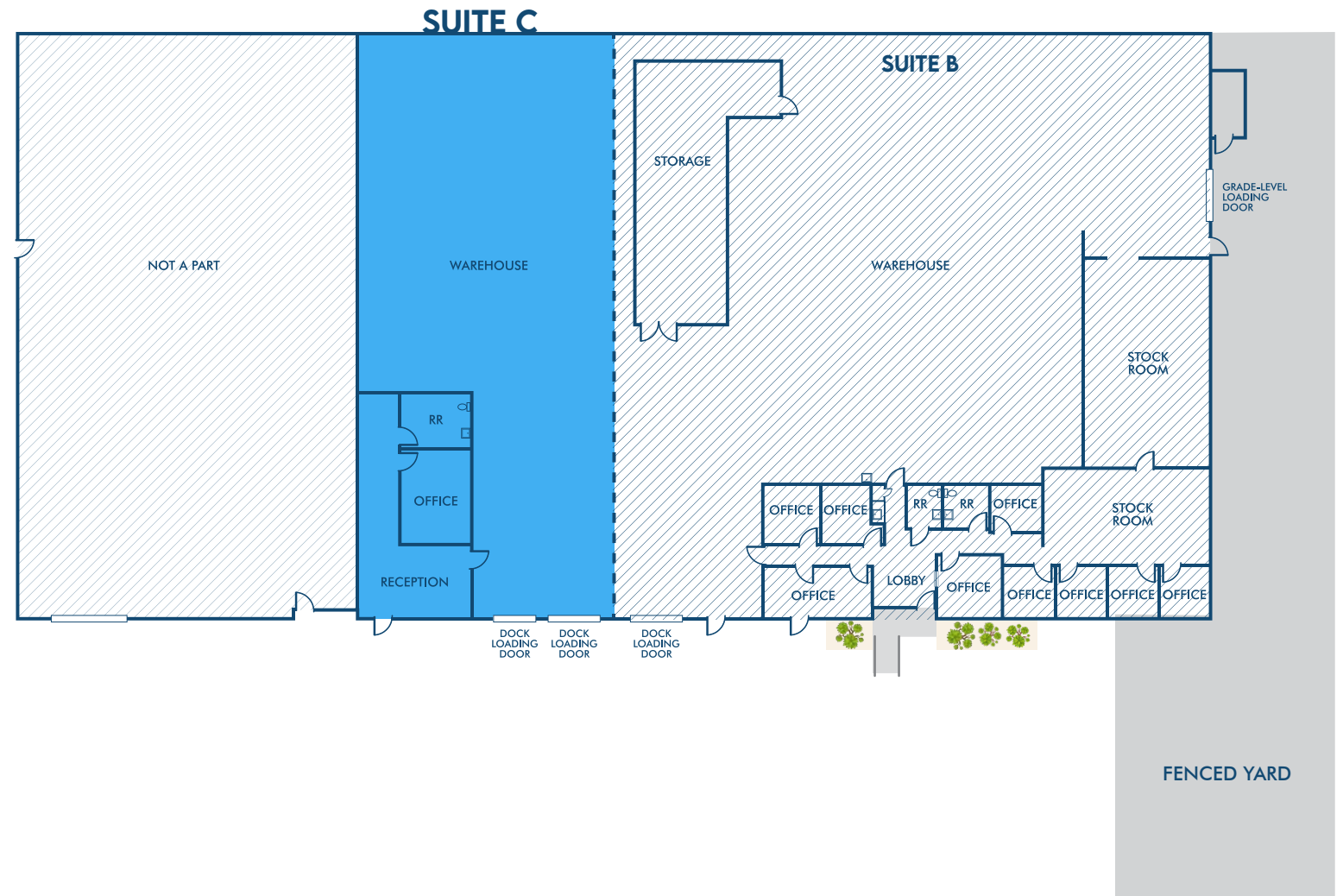


## SUITE C

- ±4,950 SF industrial warehouse
- Two dock loading doors
- Reception area
- One office
- One restroom

**LEASE RATE: \$1.85 / SF (±\$0.19/SF NNN)**

**AVAILABLE: November 15, 2023**

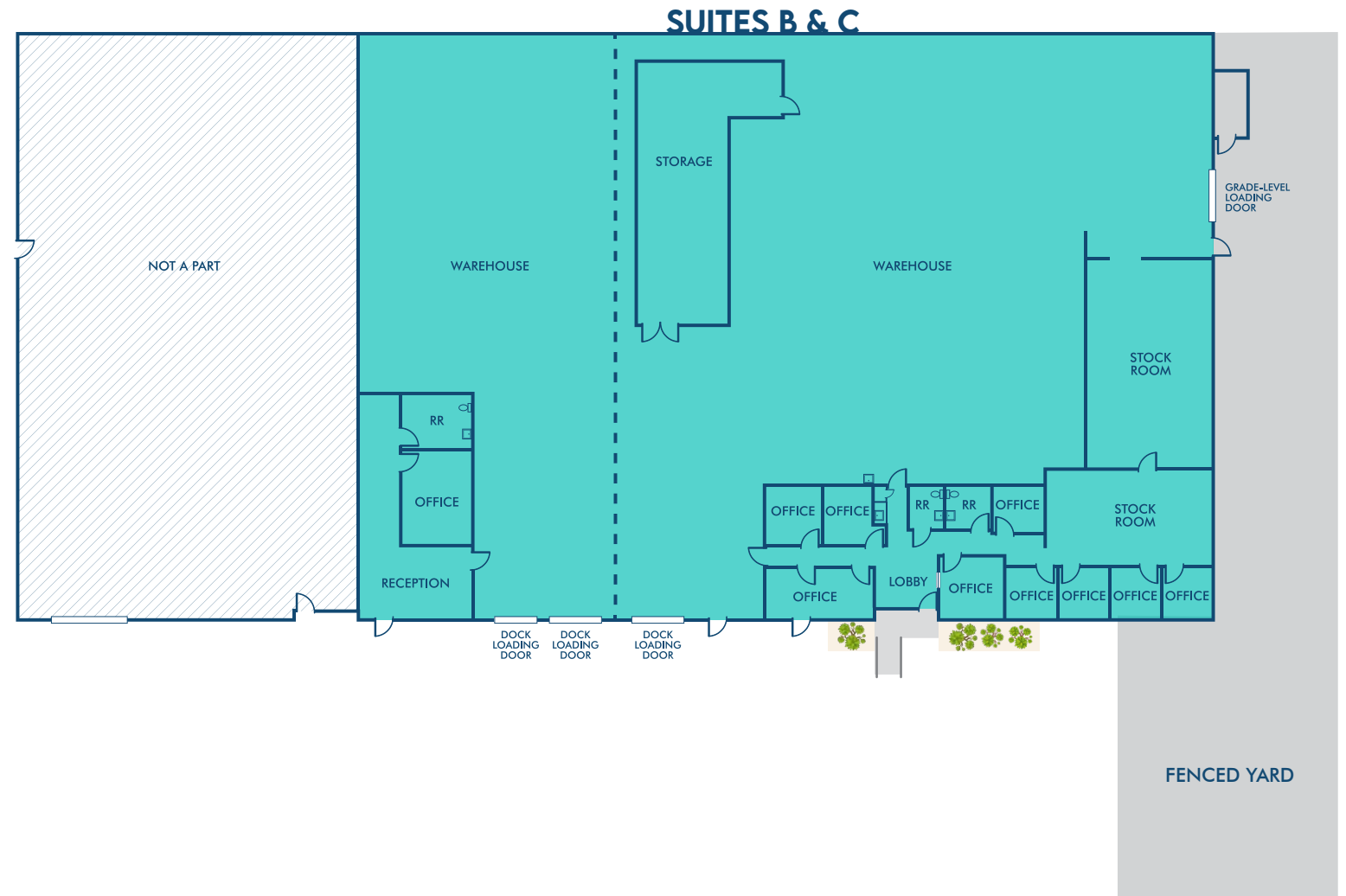


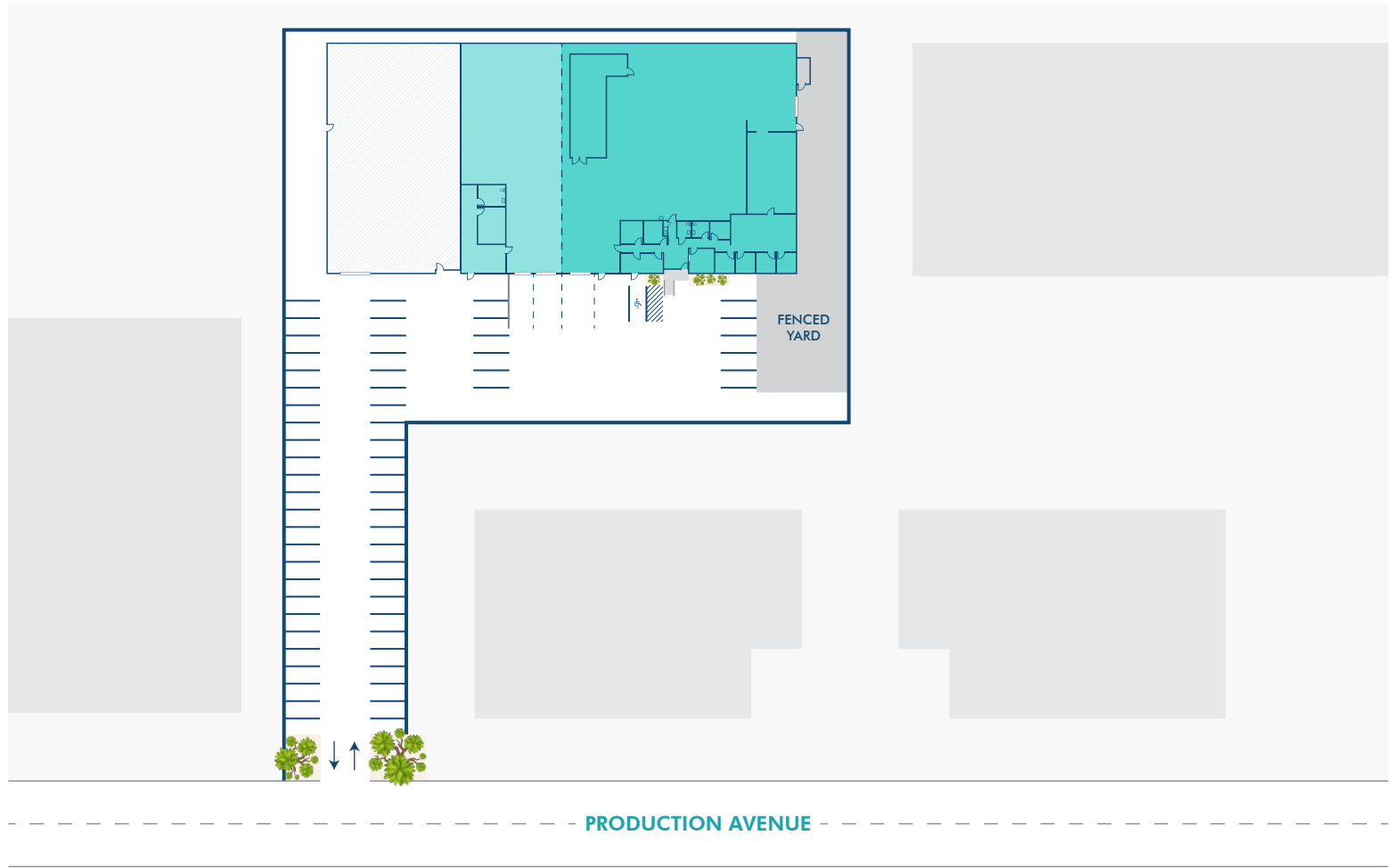
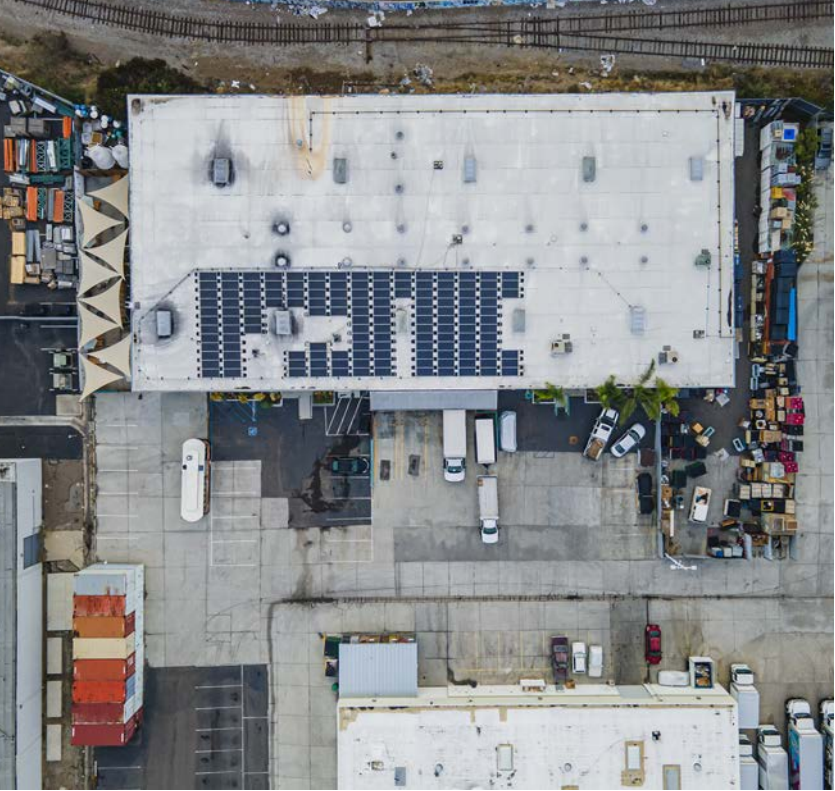
## SUITES B & C

- ±17,325 SF industrial warehouse
- ±8,200 SF fenced yard
- Three dock loading doors
- One grade-level loading door
- Two stock rooms & interior storage area
- Lobby
- Reception
- Ten private offices
- Three restrooms

**LEASE RATE: \$1.75 / SF (±\$0.19/SF NNN)**

**AVAILABLE: February 1, 2024**





# 8655 PRODUCTION AVENUE

MIRAMAR

±4,950 SF - 17,325 SF  
INDUSTRIAL WAREHOUSE



±4,950 SF INDUSTRIAL WAREHOUSE

GRADE-LEVEL LOADING DOOR

±12,375 SF INDUSTRIAL WAREHOUSE

SUITE B

SUITE C

HEAVY POWER

FULLY SPRINKLERED

±8,200 FENCED YARD

DOCK LOADING DOOR

CONCRETE PAD

DOCK LOADING DOOR

DOCK LOADING DOOR

ABUNDANT PARKING

SOLAR POWER



- RIGOBERTO'S COFFEE SHOP
- THE PIZZA JOINT
- SUPERNATURAL SANDWICHES

- NATSUMI SUSHI & SEAFOOD BUFFET
- KEBABISH

- STARBUCKS

- PHO HA NOI ASIAN CUISINE
- DAGONG ASIAN FOOD EXPRESS
- ABBEY'S REAL TEXAS BBQ
- HAIR BY STACIE
- SOTOS MEXICAN FOOD
- VINTAGE WINES

- JACK IN THE BOX

- BETTER BUZZ COFFEE

- DENNY'S
- THE MELTDOWN

- JERSEY MIKE'S SUBS
- FADE FACTORY BARBER
- THE UPS STORE

- CARL'S JR
- PAULY'S PIZZA JOINT
- BOWL TO GO
- VIRSA INDIAN CUISINE
- TENKATORI MIRAMAR
- GYRO GRILL
- DONATOS TACO SHOP

CAMINO SANTA FE

COMMERCE AVENUE

PRODUCTION AVENUE

MIRAMAR ROAD





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For more information or tours, please contact:

**SPENCER DOK**

Associate

† 858.805.5547

sdok@lee-associates.com

CA RE Lic. #02106855

**PAUL BRITVAR**

Vice President

† 858.230.1166

pbritvar@lee-associates.com

CA RE Lic. #01949354

**BRENT BOHLKEN**

Senior Vice President / Principal

† 858.395.8053

bbohlken@lee-associates.com

CA RE Lic. #01022607



Lee & Associates San Diego | 6310 Greenwich Drive, Suite 240, San Diego, CA 92122 | 858.453.9990 | [www.lee-associates.com/sandiego](http://www.lee-associates.com/sandiego)