

FOR LEASE

±18,000 SF Freestanding Building with Large Fenced Yard

62 MARINDUSTRY DRIVE

25 San Diego, California 92121



**VIEW PROPERTY
VIDEO**



EVAN MCDONALD
+1 858 677 5339

110 MINUTES
TO LOS ANGELES

80 MINUTES
TO ORANGE COUNTY

25 MINUTES
TO EAST COUNTY

10 MINUTES
TO PACIFIC OCEAN

20 MINUTES
TO DOWNTOWN

37 MINUTES
TO U.S.-MEXICO BORDER

6225 MARINDUSTRY DRIVE



Marine Corps
Air Station
Miramar





OPTIMIZED.

A one-of-a-kind property with strong recognition, 6225 Marindustry Drive provides exactly what a quality business needs for today and tomorrow – a highly flexible location with easy access to employees, suppliers, and customers. Located in Western Miramar with immediate access to I-805, I-5, and I-15, the fully sprinklered property includes a large concrete lot that allows a large truck turning radius. The efficient layout reflects the highly sought after qualities that are in high demand among single tenant industrial users.

- › **LOCATION:** 6225 Marindustry Drive, San Diego, California 92121
- › **SQUARE FOOTAGE:** ±18,000 SF building
- › **OFFICE:** ±15% (2,400 SF)
- › **LAND AREA:** 2.2 AC with fenced and secured yard
- › **CLEAR HEIGHT:** 20'-22'
- › **LOADING:** 13 dock door positions with levelers
- › **ZONING:** IL-2-1
- › **LEASE RATE:** Negotiable





STRONG RECOGNITION. UNLIMITED POTENTIAL.







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