

8221, 8333, 8441 ARJONS DRIVE | SAN DIEGO, CA 92126

Arjons

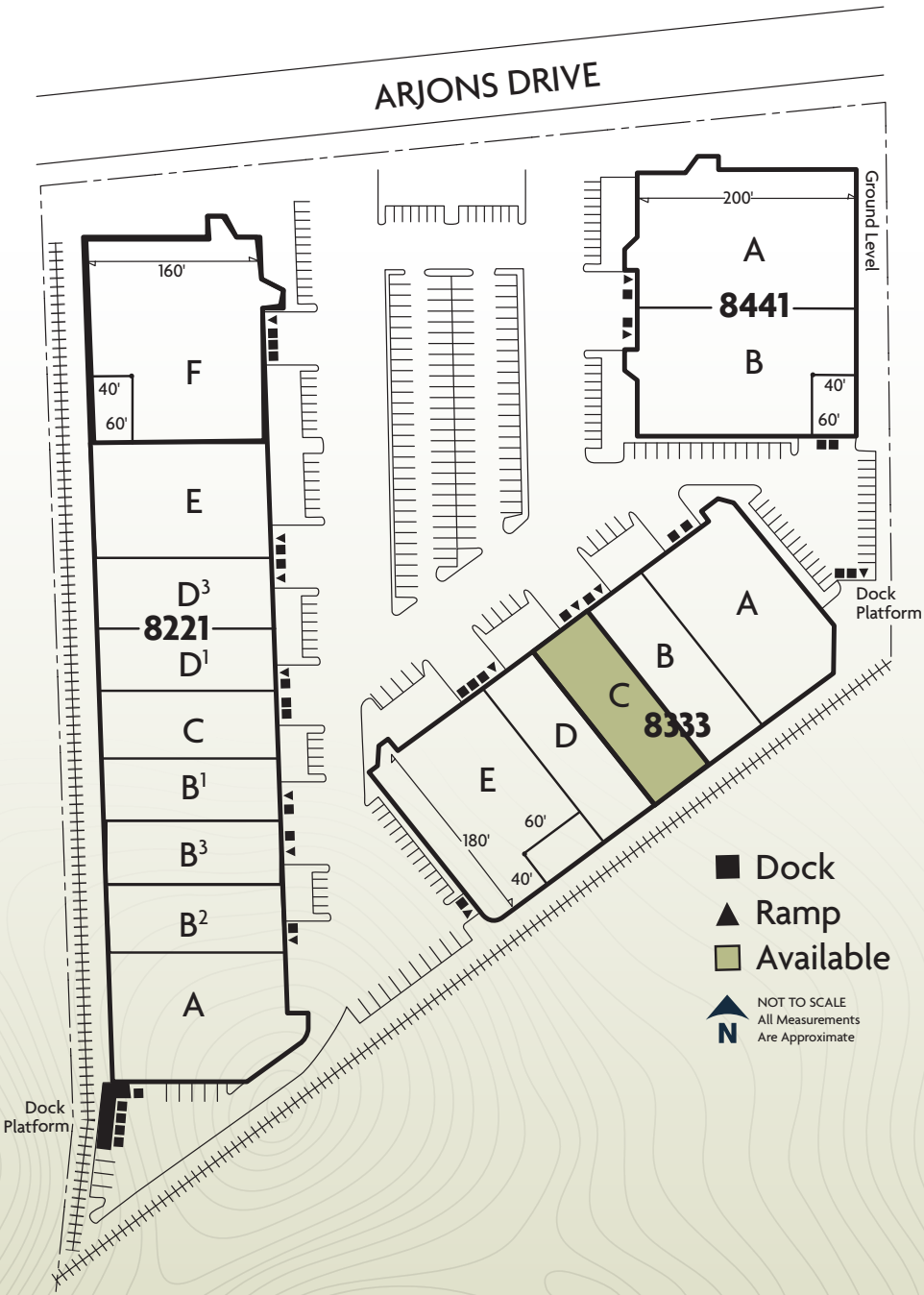
INDUSTRIAL PARK



CBRE

AVAILABILITIES

ADDRESS	SUITE	SQUARE FEET	LEASE RATE	AVAILABLE
8333 Arjons Dr	C	10,800 SF	\$1.68/SF/Mo. NNN (NNN's = \$.34/SF)	Immediately



DRIVE TIMES



FEATURES & CHARACTERISTICS



LAND AREA
12.44 Acres



TOTAL BUILDING AREA
**Approximately
244,400 square feet**



PROJECT USE
**Distribution/
Warehouse/
Manufacturing**



CONSTRUCTION TYPE
Concrete Tilt-Up



TRUCK LOADING
**Dock & Grade/Ramp
(12' x 10' - 12' x 14')**



CLEAR HEIGHT
Approximately 22' – 24'



SPRINKLERED
Yes



PARKING
**Approximately
1.13/1,000 SF**



MIN. TURNING RADIUS
Approximately 90'



INTERNET ACCESS
**Time Warner Cable
and Fiber (tenant to
verify)**



SKYLIGHTS
Varies



GAS
Yes



ROOF
3-ply Fiberglass



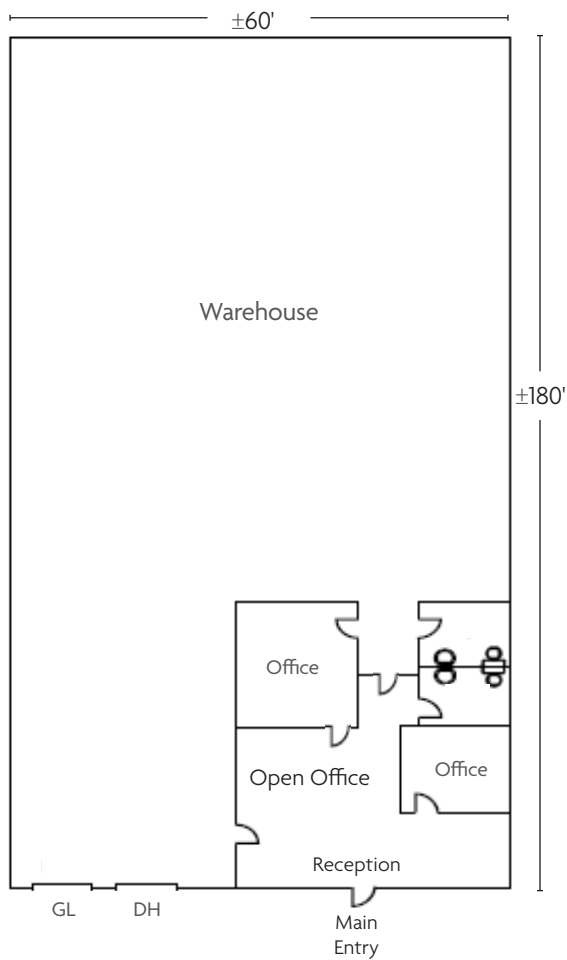
ZONING
IL-2-1

- Prime Distribution Location Within Minutes to Interstates 15, 805, 5 and Highway 52
- Ideal Central Miramar location
- Close proximity to retail amenities
- Quality distribution center
- Area tenants include:
FedEx, Dr.Pepper Snapple Group, SleepTrain, UCSD, GE, Redbull, Alere, AT&T, BD Biosciences, Mor Furniture, Ale Smith & Ballast Point.
- Institutionally owned and managed with no debt



FLOOR PLAN

8333 Arjons Drive, Suite C



GL - Grade level loading door
DH - Dock high loading door

*Not to scale

SUITE SIZE	10,800 SF
OFFICE IMPROVEMENTS	±20% office, balance warehouse
TRUCK LOADING	1 Dock Position / 1 ramp grade level loading doors (Approx. 12' x 12')
DIMENSIONS / COLUMN SPACING	Approximately 60' x 180'
CLEAR HEIGHT	22' - 24'
SKYLIGHTS	Yes
RENTAL RATE	\$1.68/SF/Mo. NNN (NNN's = \$.34/SF)
AVAILBLE	Immediately

AERIAL





Arjons

INDUSTRIAL PARK

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