

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

Arjons

INDUSTRIAL PARK



MIRAMAR ROAD

CABOT DRIVE

8221
ARJONS DRIVE

8333
ARJONS DRIVE

8441
ARJONS DRIVE

ARJONS DRIVE

CBRE

AVAILABILITIES

ADDRESS	SUITE	SQUARE FEET	LEASE RATE	AVAILABLE
8333 Arjons Dr	C & D	21,600 SF	Negotiable	Immediately
8333 Arjons Dr	C	10,800 SF	Negotiable	Immediately
8333 Arjons Dr	D	10,800 SF	Negotiable	Immediately



DRIVE TIMES



Drive Times
2.0 Miles (5 min) to I-15
4.0 Miles (7 min) to I-805



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



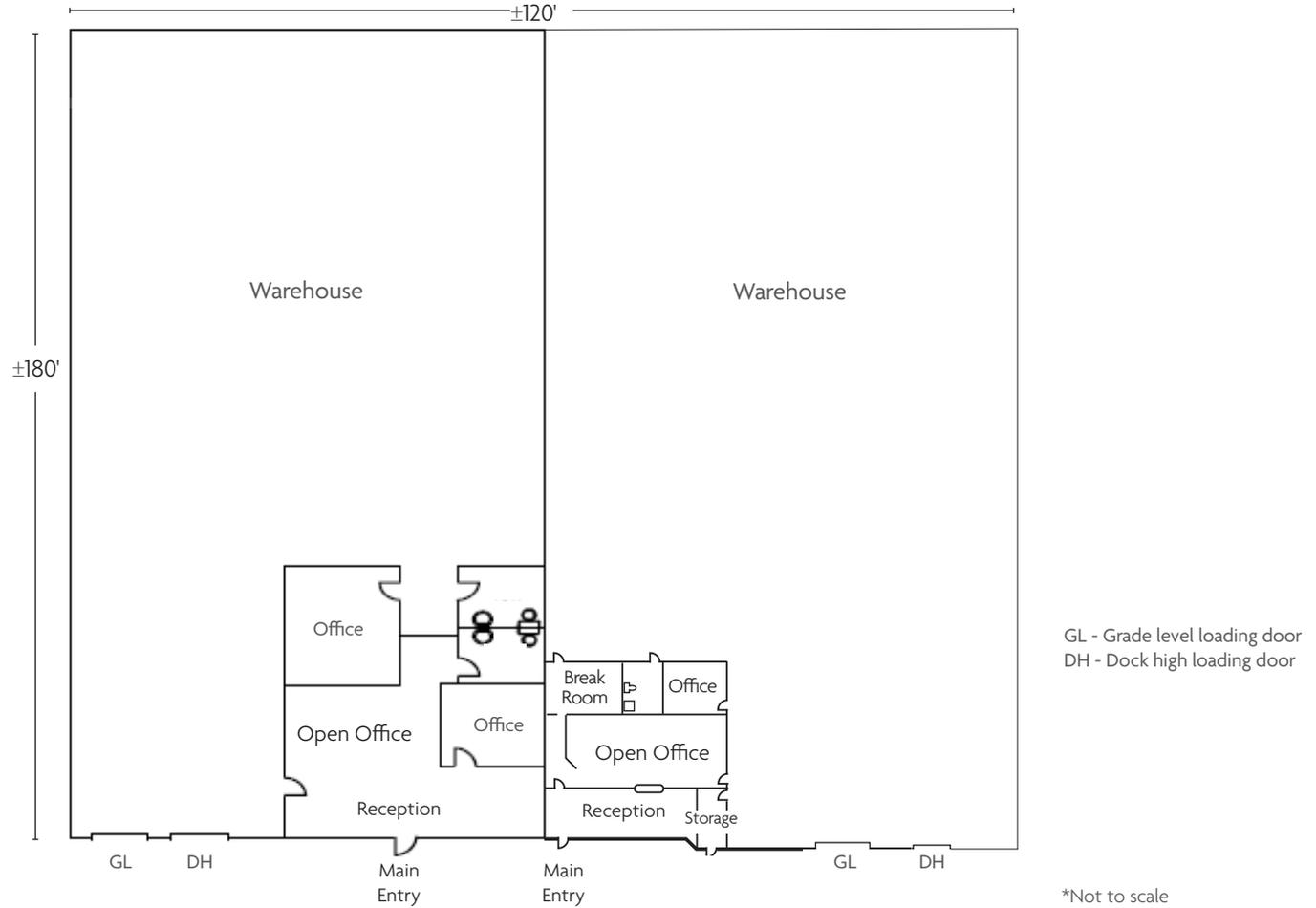
ZONING
IL-2-1

- 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

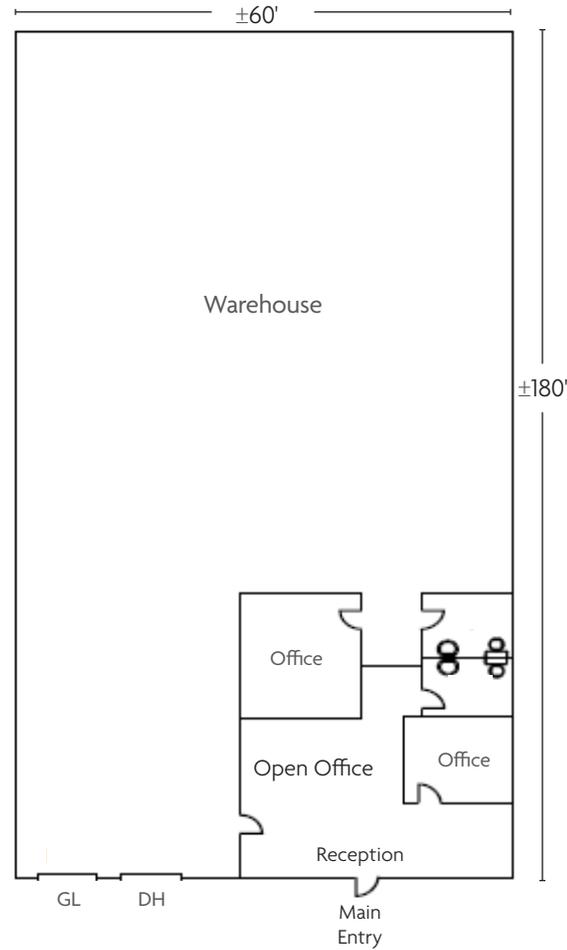
8333 Arjons Drive, Suites C & D



SUITE SIZE	21,600 SF
OFFICE IMPROVEMENTS	±15% office, balance warehouse
TRUCK LOADING	2 Dock Position / 2 ramp grade level loading doors (Approx. 12' x 12')
DIMENSIONS / COLUMN SPACING	Approximately 120' x 180'
CLEAR HEIGHT	22' - 24'
SKYLIGHTS	Yes
RENTAL RATE	Negotiable
AVAILABLE	Immediately

FLOOR PLAN

8333 Arjons Drive, Suite C



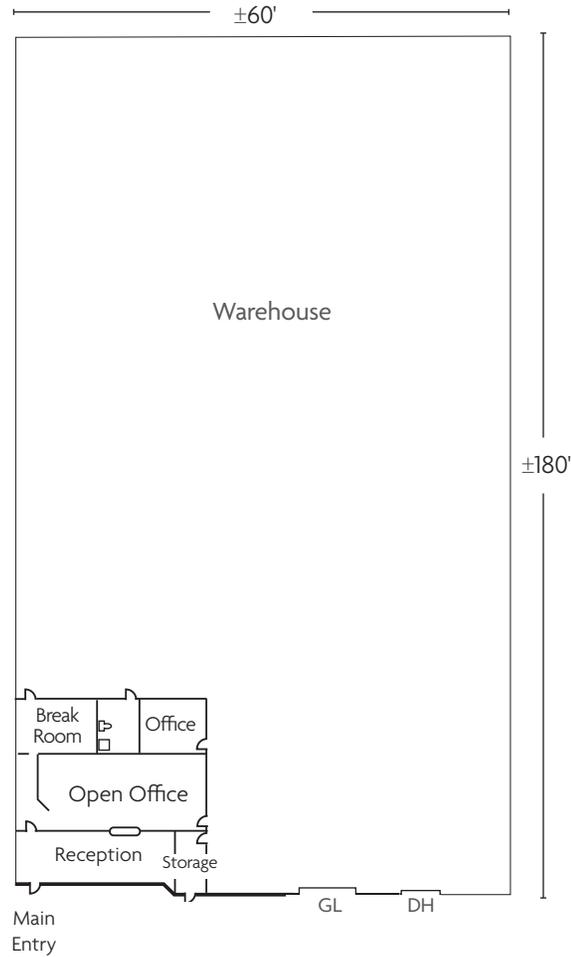
GL - Grade level loading door
DH - Dock high loading door

*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	Negotiable
AVAILBLE	Immediately

FLOOR PLAN

8333 Arjons Drive, Suite D



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

*Not to scale

SUITE SIZE	10,800 SF
OFFICE IMPROVEMENTS	±15% 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	Negotiable
AVAILBLE	Immediately

AERIAL





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