

7606 – 7776 TRADE STREET

**TREPTE
INDUSTRIAL
PARK**

SAN DIEGO, CA 92121



AVAILABLE FOR LEASE

±9,000 - 18,000 SF of Warehouse/Distribution with Dock Loading

CBRE

project attributes



ADDRESS

7606 -7776 Trade Street
San Diego, CA 92121



QUALITY

Professionally maintained and
managed by Meissner
Commercial Real Estate Services



SQUARE FEET

Eight (8) buildings in project
totaling approx. 233,731 SF



SIGNAGE

Suite and directory
signage available



ELECTRICAL POWER

Heavy power to select
buildings



AMENITIES

Close proximity to various
amenities and services



FLEXIBILITY

Variety of bay sizes and
loading options



LOCATION

Central location in Miramar
with easy access to both I-805
and I-15 freeways



CLEAR HEIGHT

±18'-22'



ZONING

IL-2-1



ONSITE FEATURES

Outdoor common area
with seating



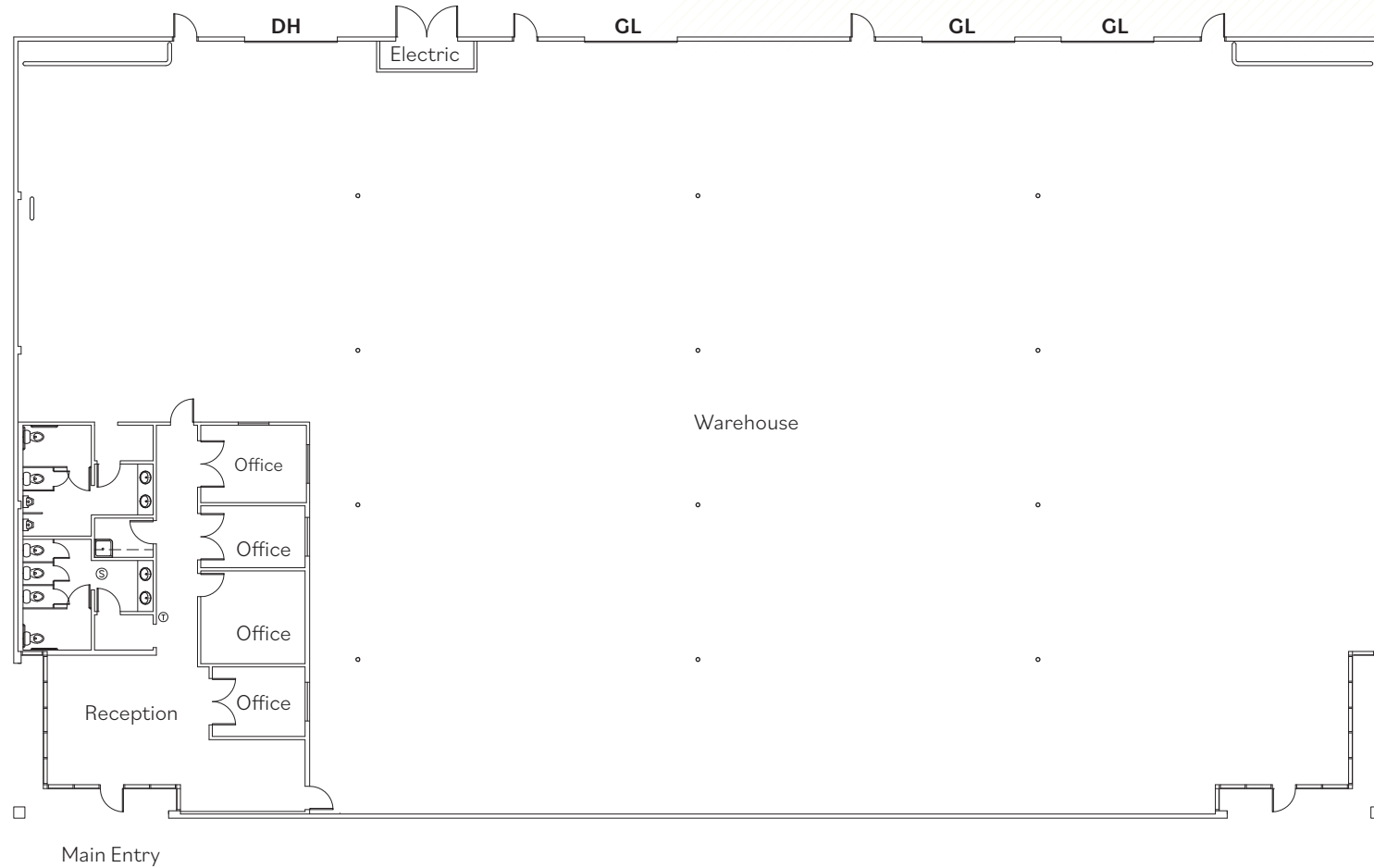
site plan

ADDRESS	SUITE	SF	OFFICE %	LOADING	AVAILABILITY	LEASE RATE
7706 TRADE ST	ENTIRE BUILDING	±18,000	±10%	1 DH 3 GL	90-DAY NOTICE	\$1.75/SF NNN (NNN'S = \$.24/SF)
7776 TRADE ST	A-D	±18,000 (DIVISIBLE)	±15%	4 DH 4 GL	NOVEMBER 1, 2026	\$1.75/SF NNN (NNN'S = \$.24/SF)
7776 TRADE ST	A-B	±9,000	±20%	2 DH 2 GL	SEPTEMBER 1, 2026	\$1.75/SF NNN (NNN'S = \$.24/SF)
7776 TRADE ST	C-D	±9,000	±5%	2 DH 2 GL	NOVEMBER 1, 2026	\$1.75/SF NNN (NNN'S = \$.24/SF)



as-built floor plan

7706
TRADE STREET



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

*not to scale



SQUARE FEET
±18,000 Freestanding
building (10% office,
balance warehouse)



LOADING
(3) Grade level & (1) dock high
loading doors



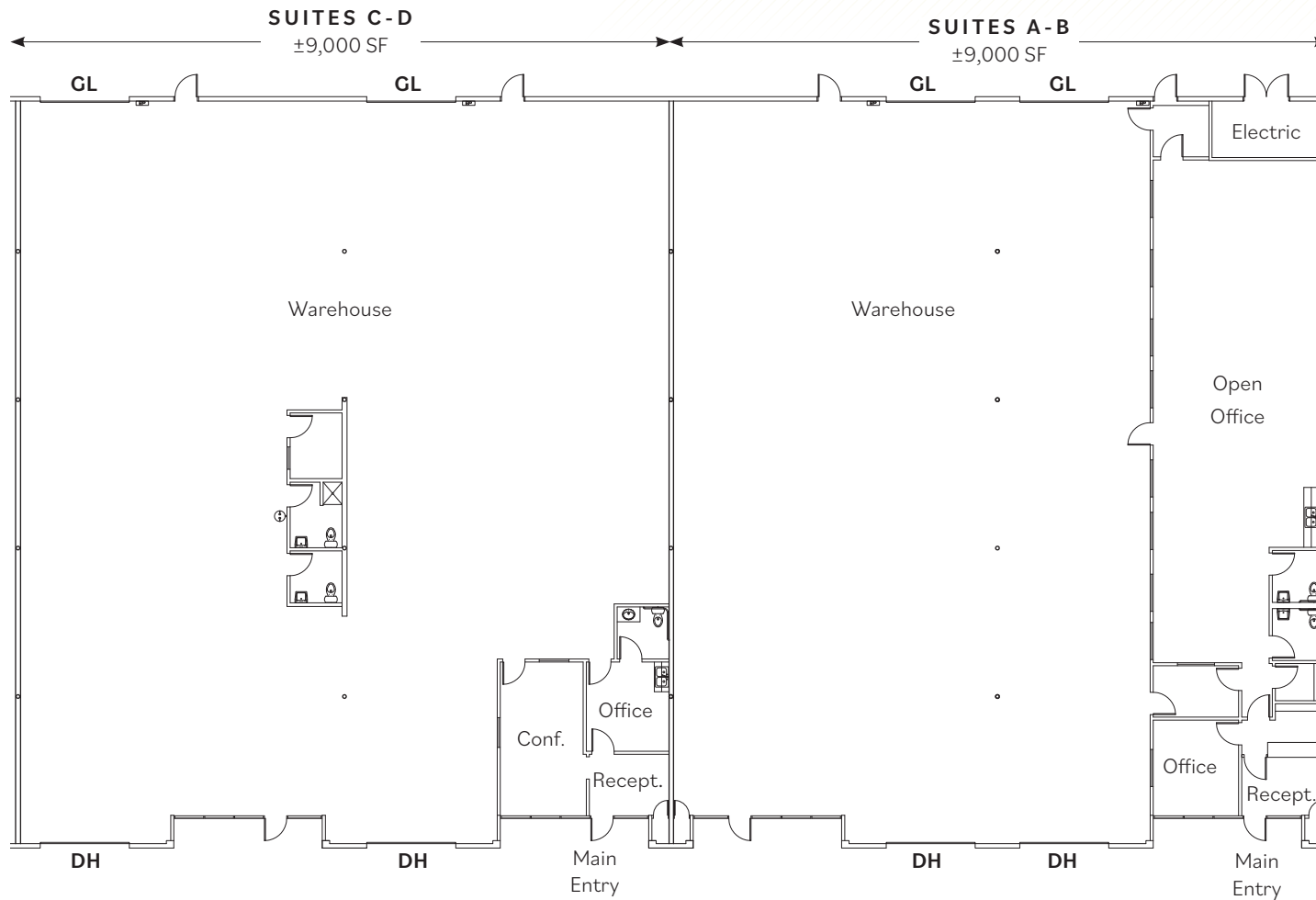
AVAILABLE
90-Day notice



ASKING RATE
\$1.75 NNN (NNN'S = ±\$.24/SF)

as-built floor plan

7776
TRADE STREET



GL - Grade level loading door

DH - Dock high loading door

*not to scale



SQUARE FEET

±18,000 SF (divisible to
±9,000 SF)



LOADING

(4) Grade level & (4) dock high
front loading doors



AVAILABLE

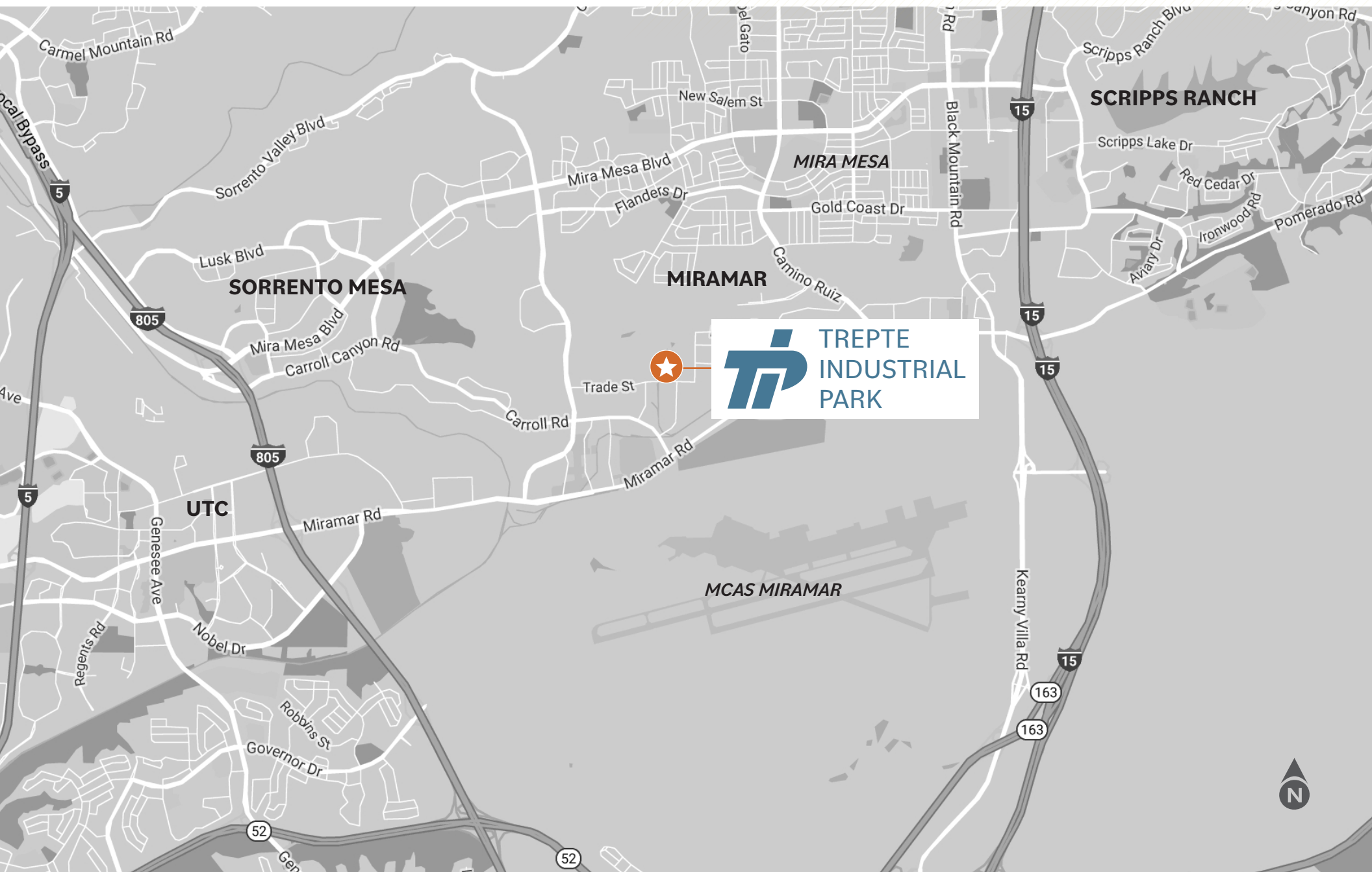
Suites A - B: September 1, 2026
Suites C - D: November 1, 2026



ASKING RATE

\$1.75/SF NNN (NNN'S = \$.24/SF)

area map



amenities map



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CBRE

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