

# INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

## TRADE PLACE COMMERCE CENTER

9220 - 9270 TRADE PL & 7925 - 7985 DUNBROOK RD, SAN DIEGO, CA 92126



**4.5% BROKER COMMISSION**



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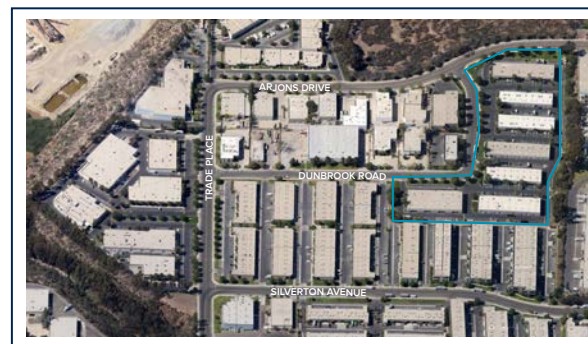
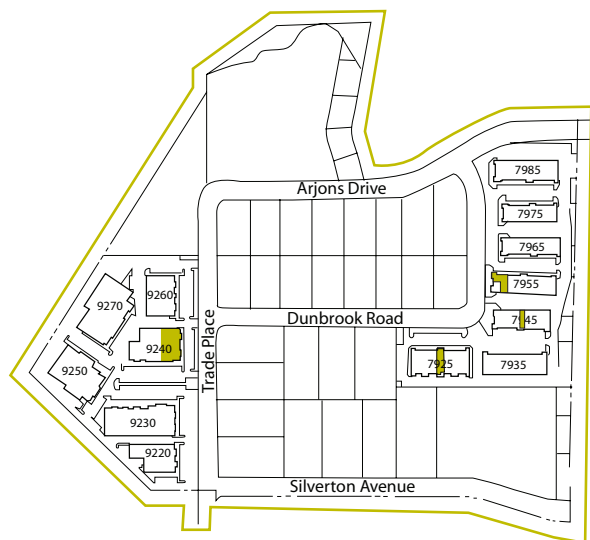
# TRADE PLACE COMMERCE CENTER

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### PROPERTY HIGHLIGHTS

- Central Miramar location
- Grade level loading doors
- Approximately 16' warehouse clearance
- Gas service to 7925 and 7985 Dunbrook Road
- IL-2-1 Zoning
- High image business park

ADDRESS	SF	RENT	COMMENTS
7925 Dunbrook Road Suite D	2,605	\$1.60/SF NNN NNNs = \$0.35/SF	Reception/open office area, (2) restrooms, balance warehouse, (1) GL door. Available now.
7945 Dunbrook Road Suite F/G	3,302	\$1.60/SF NNN NNNs = \$0.35/SF	Reception, open office area, (2) restrooms, balance warehouse, (2) GL doors. Available now.
7955 Dunbrook Road Suite B-D	3,970	\$1.60/SF NNN NNNs = \$0.35/SF	Reception, open office area, (3) private offices, (1) break room, (3) restrooms, balance warehouse. (2) GL doors. 100% HVAC. Available now.
9240 Trade Place Suite 100	9,812	\$1.85/SF NNN NNNs = \$0.36/SF	Open office, (9) private offices, (1) conference room, (1) break room, (2) restrooms, balance warehouse, (1) GL door. Can be combined with Suite 200 for 14,725 SF. Available with 30 day notice.



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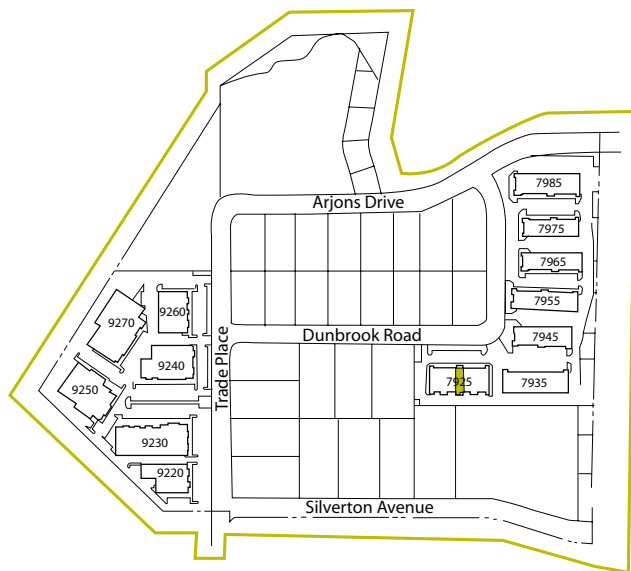


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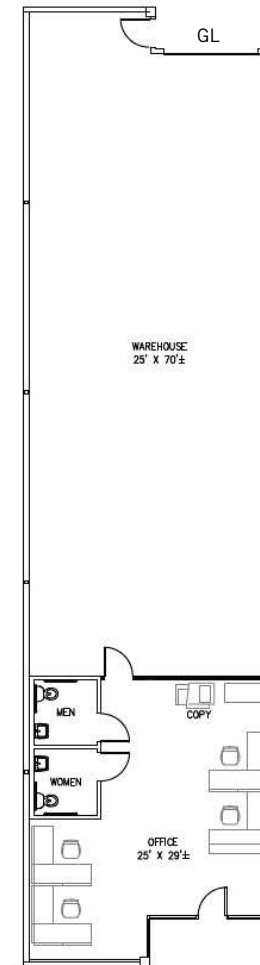
## INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

### SUITE DETAILS

- 2,605 SF
- Reception/office area, (2) restrooms, balance warehouse, (1) GL door
- \$1.60/SF NNN
- NNNs = \$0.35/SF
- Available Now



**7925 DUNBROOK RD, SUITE D**



\*Floor Plan to be Verified



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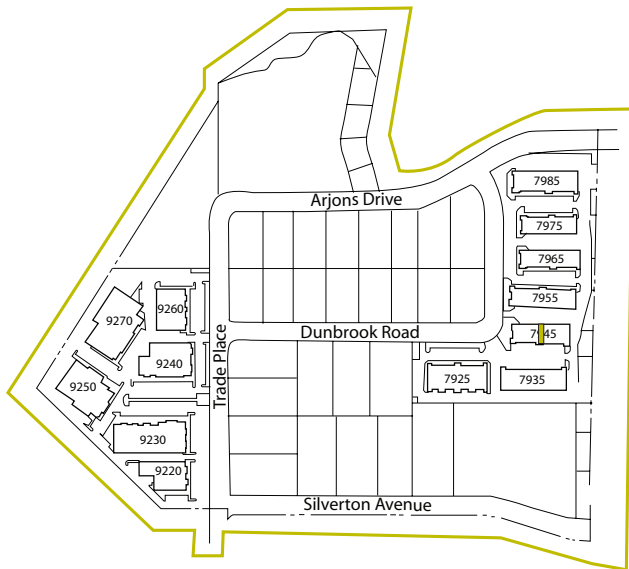


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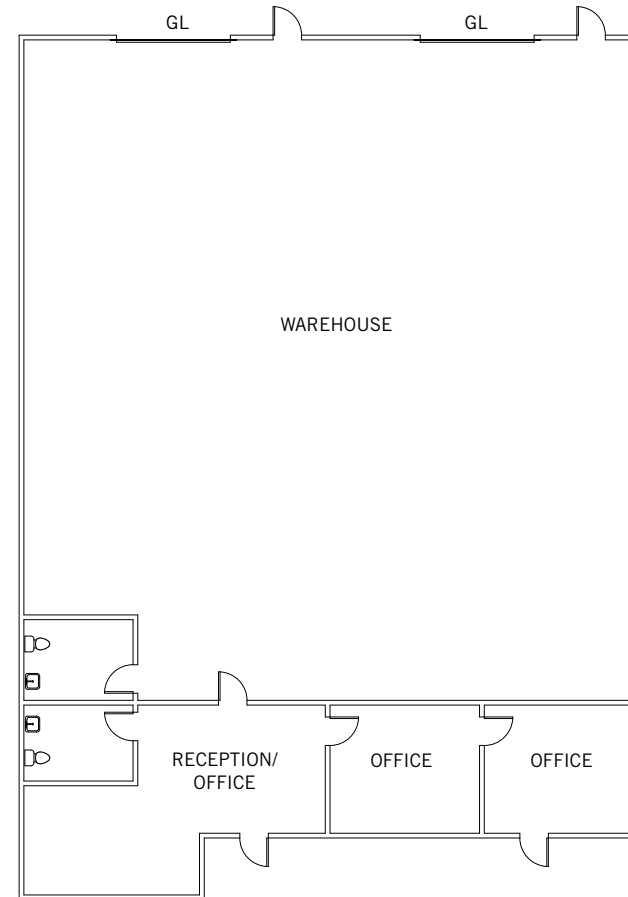
## INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

### SUITE DETAILS

- 3,302 SF
- Reception, open office area, (2) restrooms, balance warehouse, 2 GL doors
- \$1.60/SF NNN
- NNNs = \$0.35/SF
- Available Now



**7945 DUNBROOK RD, SUITE F/G**



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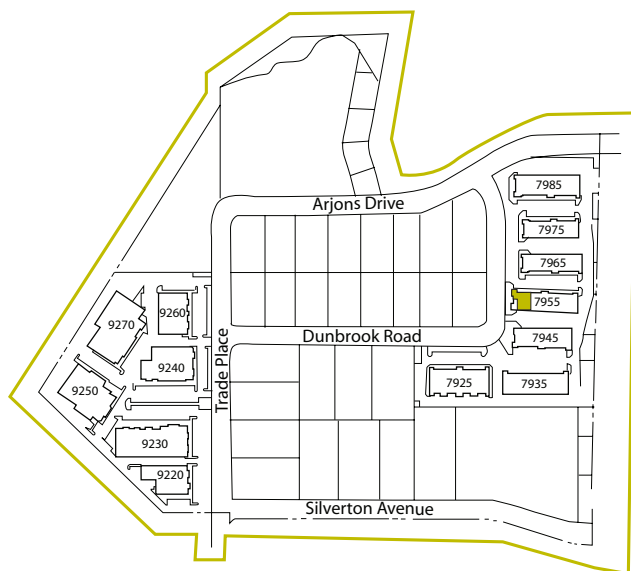


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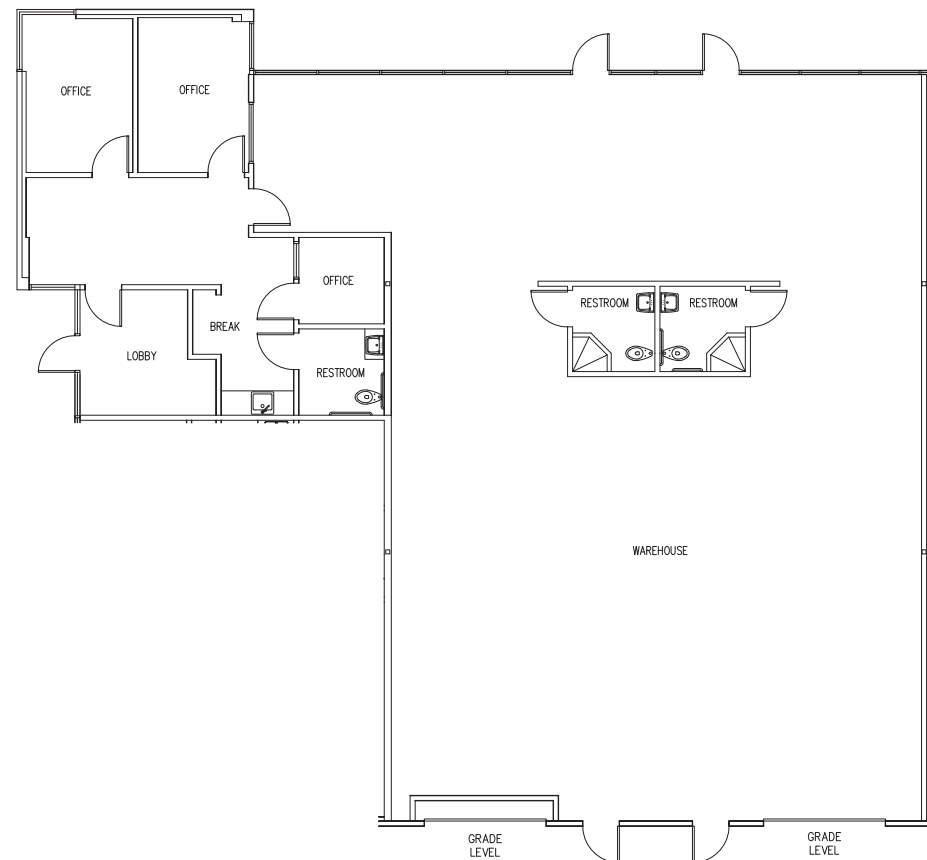
## INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

### SUITE DETAILS

- 3,970 SF
- Reception, open office area, (3) private offices, (1) break room, (3) restrooms, balance warehouse, 2 GL doors.
- 100% HVAC
- \$1.60/SF NNN
- NNNs = \$0.35/SF
- Available Now



**7955 DUNBROOK RD, SUITE B-D**



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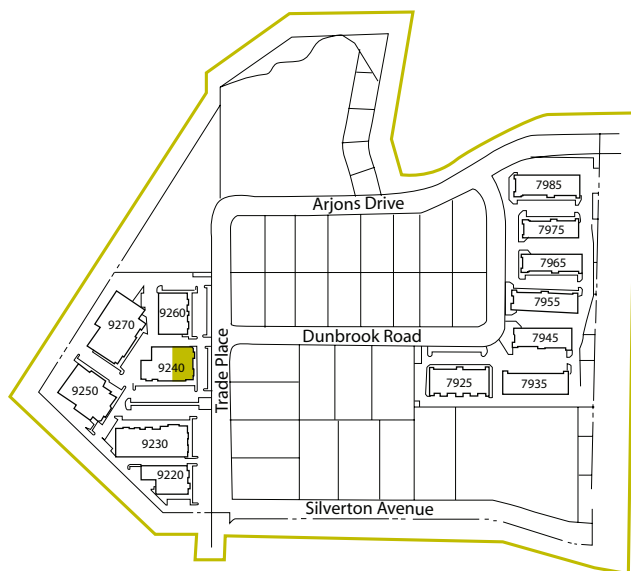


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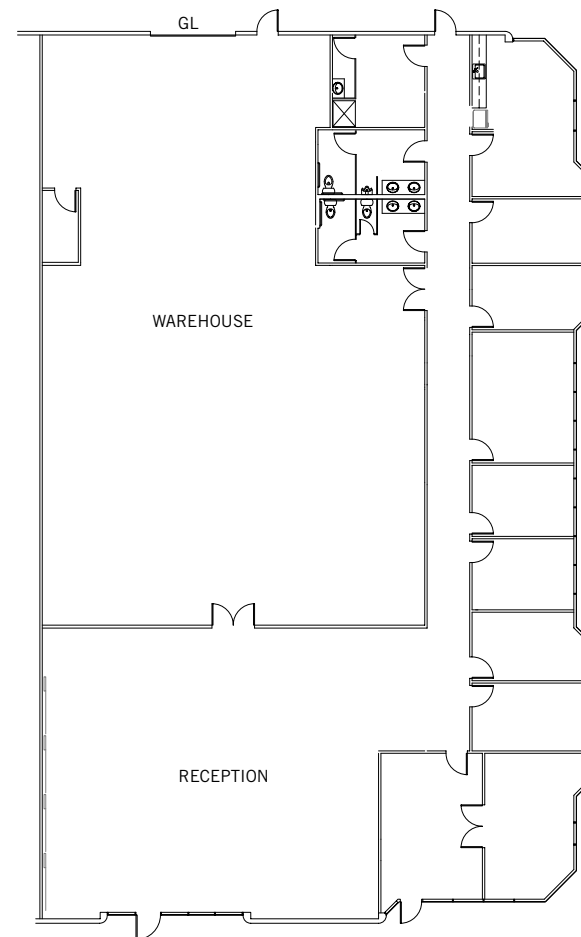
## INDUSTRIAL / FLEX / OFFICE SUITES FOR LEASE

### SUITE DETAILS

- 9,812 SF
- Open office, (9) private offices, (1) conference room, (1) break room, (2) restrooms, balance warehouse, 1 GL door
- \$1.85/SF NNN
- NNNs = \$0.36/SF
- Available with 30 day notice



9240 TRADE PL, SUITE 100



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