



# MIRAMAR COMMERCE CENTER



8902-8940 ACTIVITY ROAD, SAN DIEGO, CALIFORNIA 92126  
112,530 SQUARE FOOT MULTI-TENANT INDUSTRIAL CENTER



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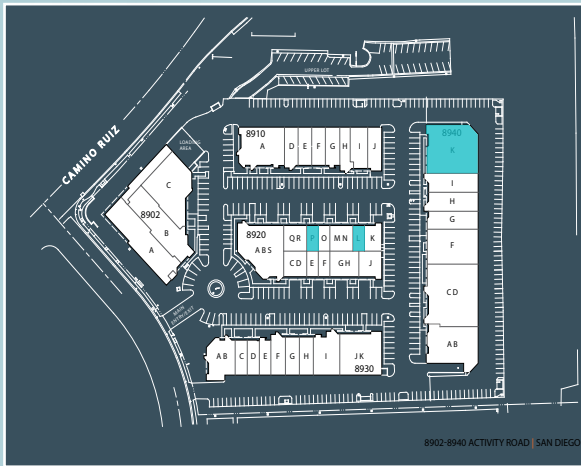
## PROPERTY FEATURES

- High-image, five-building, 112,530 SF multi-tenant industrial park
- Located at the corner of Activity Road & Camino Ruiz with Easy access to I-15 via Miramar Road
- 16'-18' warehouse clear height
- Bay sizes from 900 SF and larger
- Concrete driveways
- IL-2-1 zoning
- 3:1000 parking ratio
- 1987/1997 construction

## CURRENT AVAILABILITY

SPACE	SIZE	RATE	COMMENTS
8920 Ste. L	908 SF	\$2.05 IG	(1) Office/reception and (1) restroom, balance warehouse with (1) grade level loading door.
8920 Ste. P	902 SF	\$2.05 IG	(1) Office/reception and (1) resroom, balance warehouse with (1) grade level loading door.
8940 Ste. K	6,911 SF	\$1.95 IG	Open office, (1) private office, (1) conference room, break room, (2) restrooms, production area, balance warehouse with (2) grade level loading doors.

## SITE PLAN



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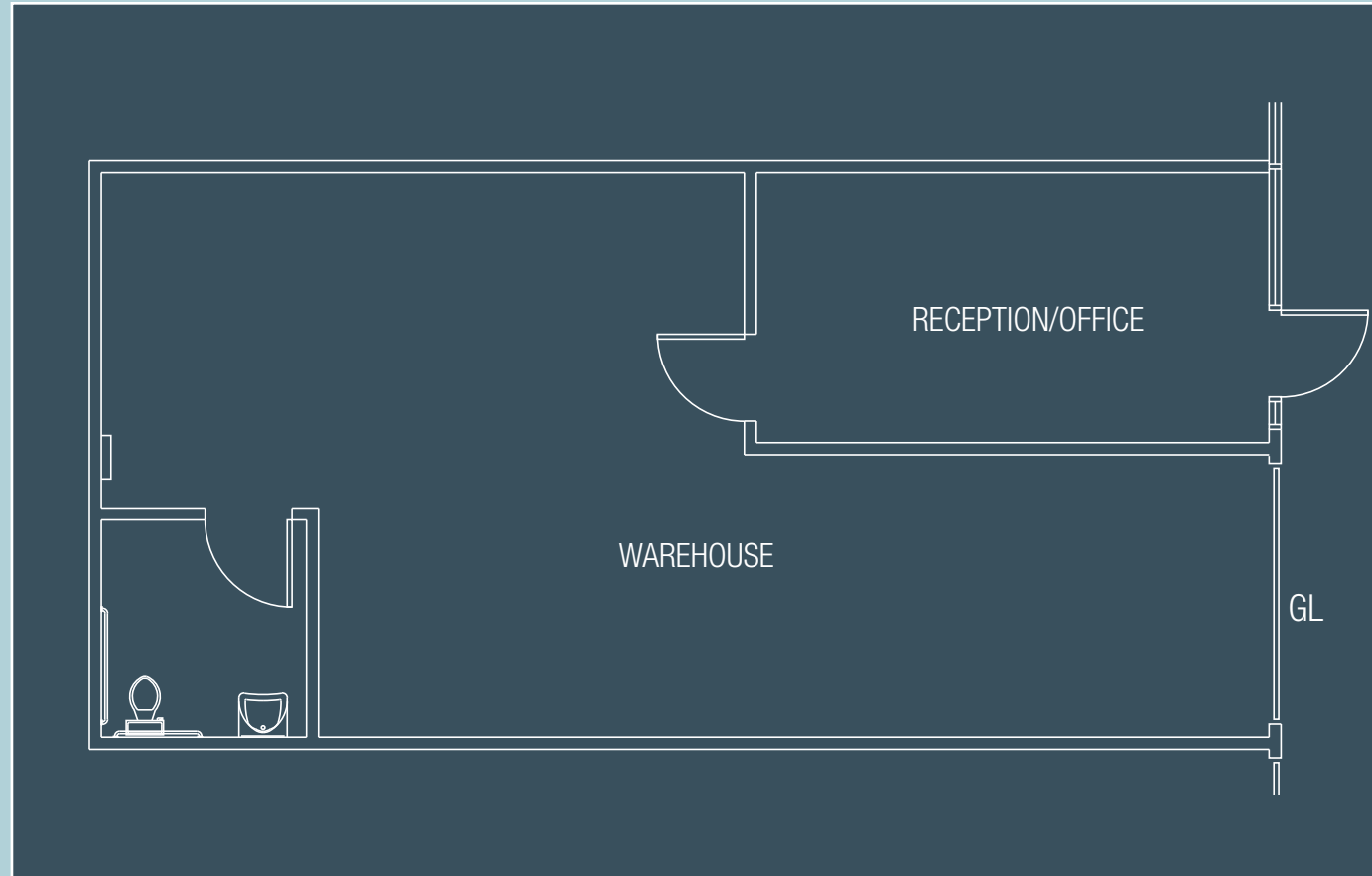
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## SUITE SPECIFICATIONS:

- 8920 ACTIVITY RD, SUITE L
- 908 SF
- (1) OFFICE/RECEPTION (1) RESTROOM
- (1) GRADE LEVEL LOADING DOOR
- LEASE RATE: \$2.05 IG PSF/MONTH

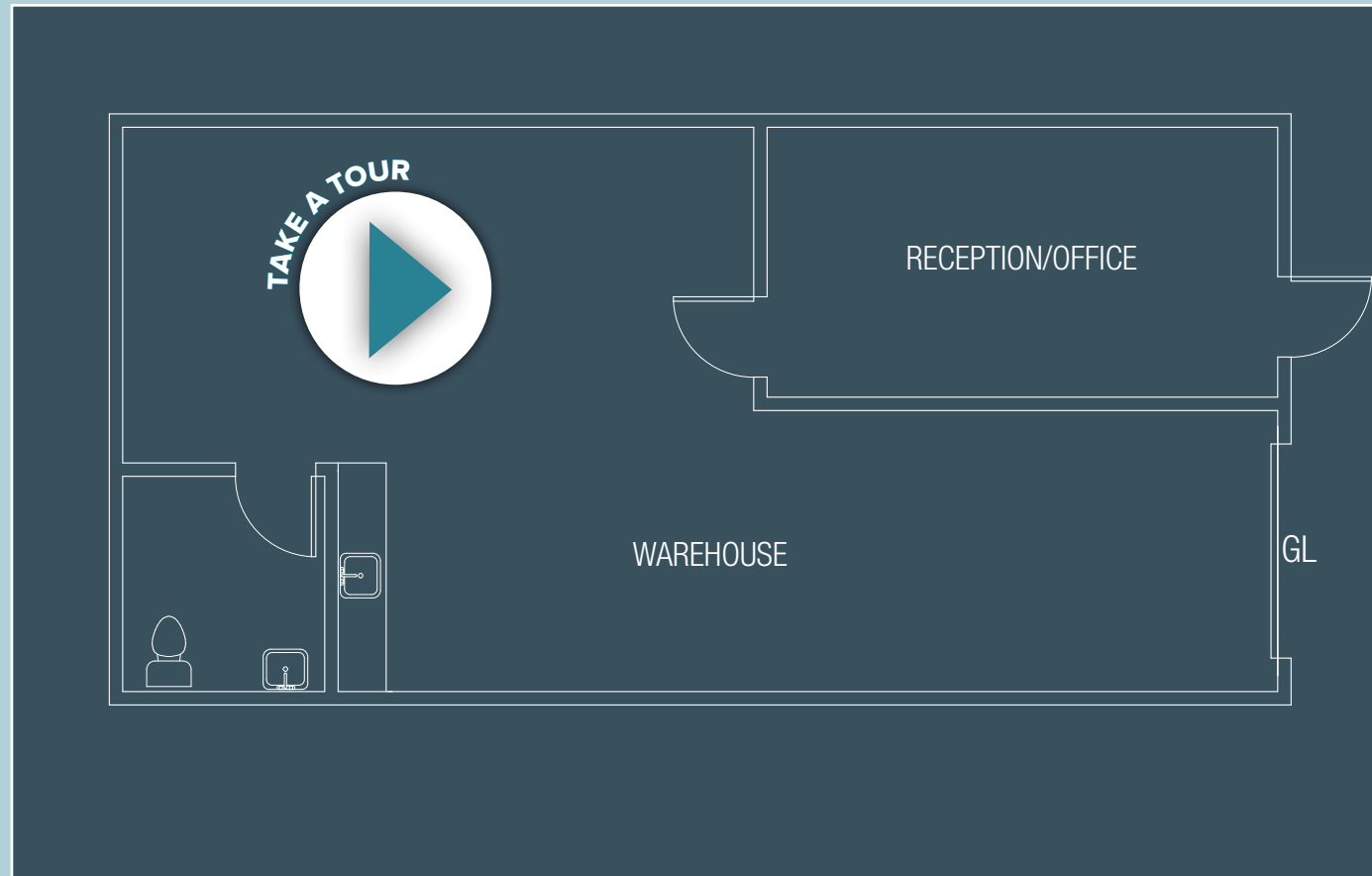
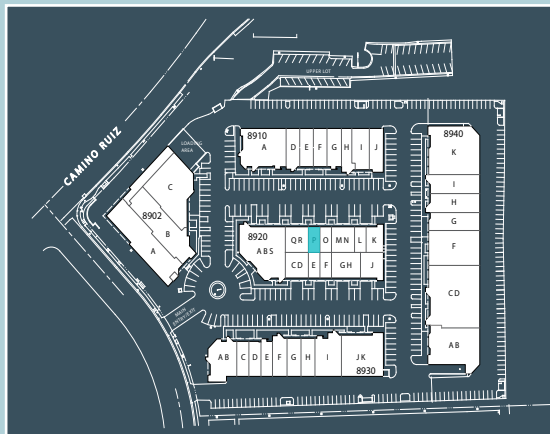




# MIRAMAR COMMERCE CENTER

## SUITE SPECIFICATIONS:

- 8920 ACTIVITY RD, SUITE P
- 902 SF
- (1) OFFICE/RECEPTION AREAS, (1) RESTROOM
- (1) GRADE LEVEL LOADING DOOR
- LEASE RATE: \$2.05 IG PSF/MONTH
- CAN BE COMBINED WITH SUITE P FOR A TOTAL OF 1,812 SF



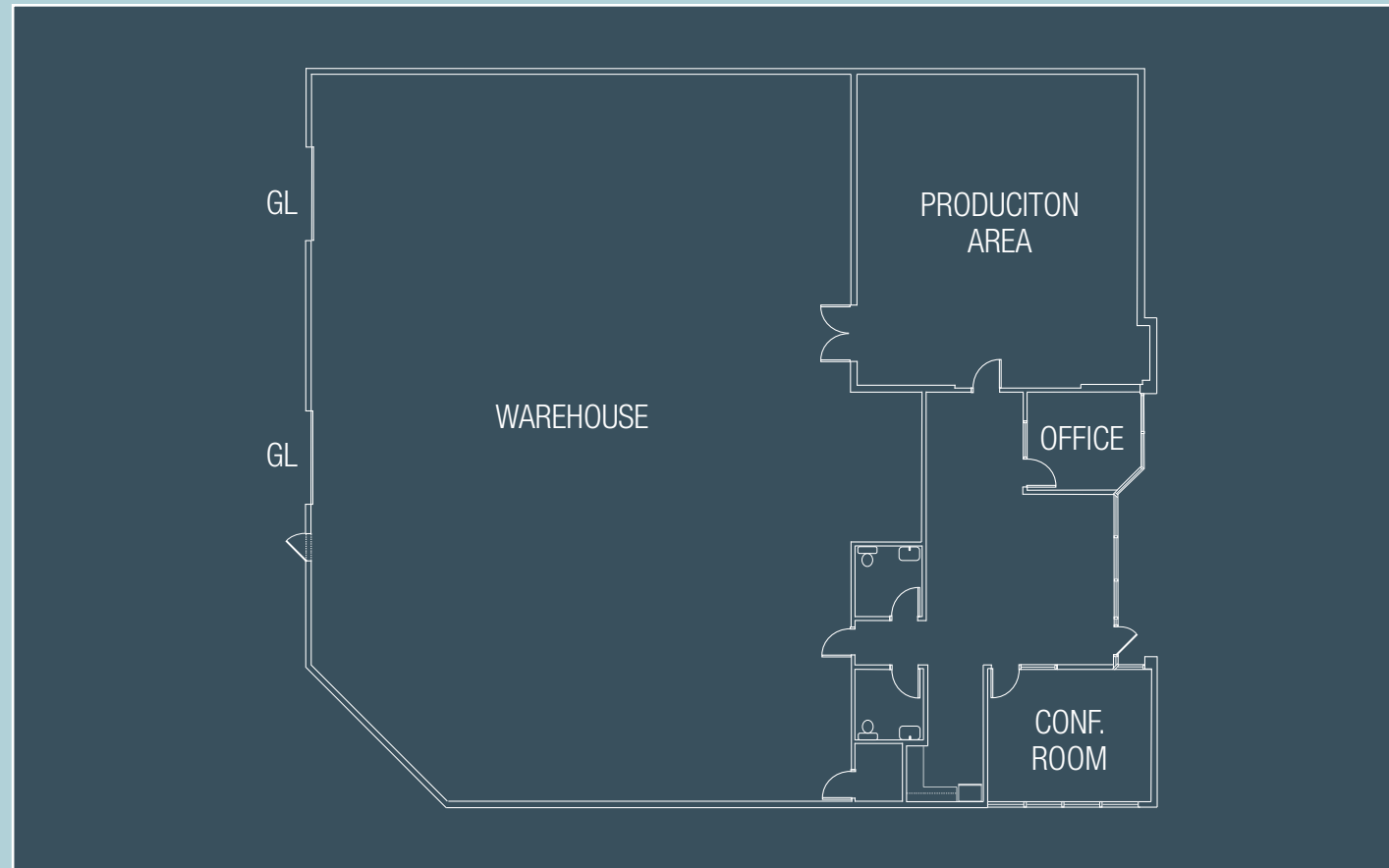
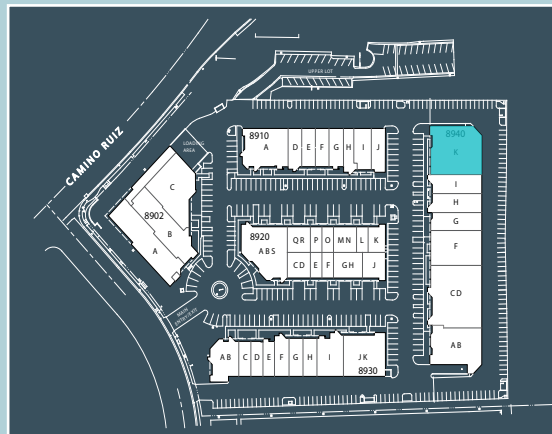


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**FREE RENT PROMO:**  
2 months free for a 3 year deal or 4 months free for a 5 year deal  
on qualified leases signed before 6/30/24

## SUITE SPECIFICATIONS:

- 8940 ACTIVITY RD, SUITE K
- 6,911 SF
- OPEN OFFICE, (1) PRIVATE OFFICE, PRODUCTION AREA, CONFERENCE ROOM, BREAK ROOM, (2) RESTROOMS, BALANCE WAREHOUSE
- (2) GRADE LEVEL LOADING DOORS
- LEASE RATE: \$1.95 IG PSF/MONTH





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