



# For Sublease

7825 Trade Street, Suite 100/110, San Diego CA 92121

## Warehouse Space Available Now

- 44,210 SF
- LED: 3/31/2028
- 90% warehouse / 10% office
- Cross-dock facility with cold storage component
- Central San Diego DH Distribution Space
- Asking rate: \$1.55/sf NNN (NNNs are \$0.36/SF)



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

**Joe Anderson**  
+1 858 410 6360  
[joe.anderson@jll.com](mailto:joe.anderson@jll.com)  
RE license #01509782

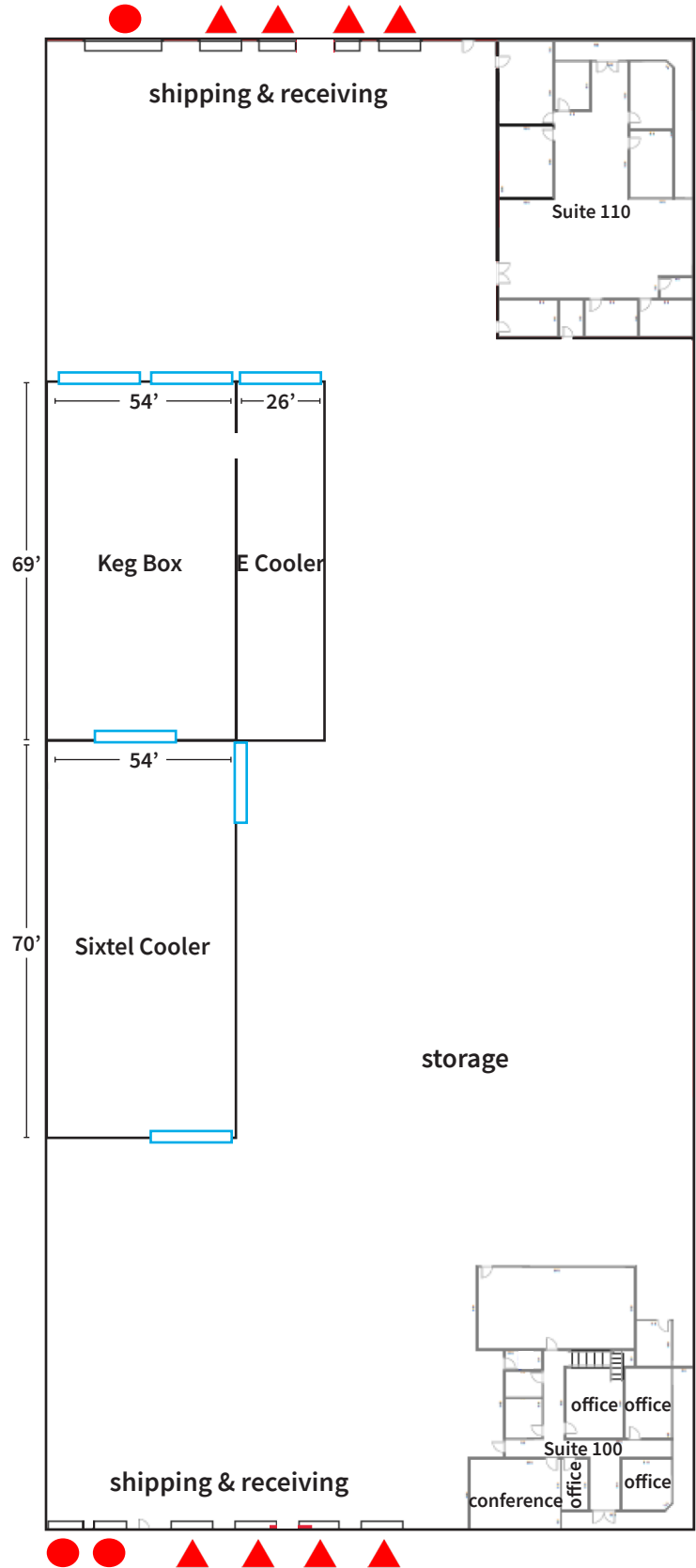
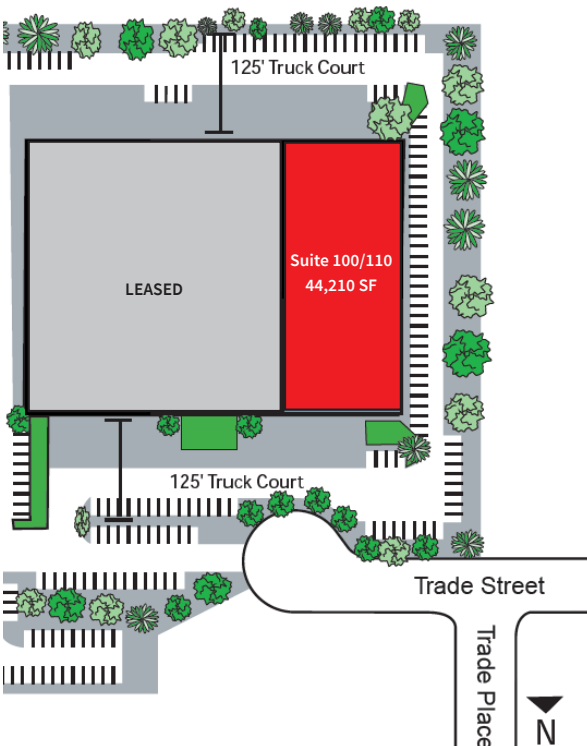
**Greg Moore**  
+1 858 410 6367  
[greg.moore@jll.com](mailto:greg.moore@jll.com)  
RE license #02068852

## 7825 Trade Street, Suite 100/110 | Floor Plan

- $\pm$  5% office in 2 office pods (NW & SW corners)
- $\pm$  21' - 24' clear heights
- Sprinklered
- 8-dock high doors
- 3 grade-level doors (1 over-sized)
- Cold Storage Area within warehouse (currently used to store beverages)
- Racking is negotiable
- Floor plan not to scale
- Measurements to be verified

- ▲ Dock high doors
- Grade-level doors (1 over-sized)
- Larger sliding doors

### Site Plan



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lobby



conference room

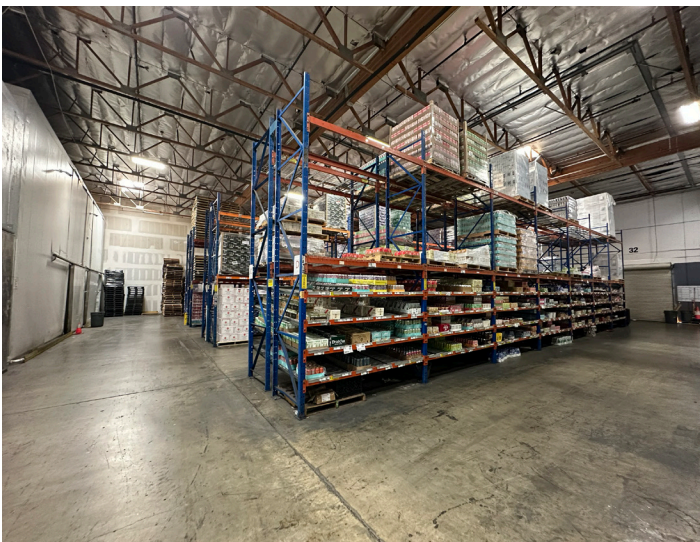
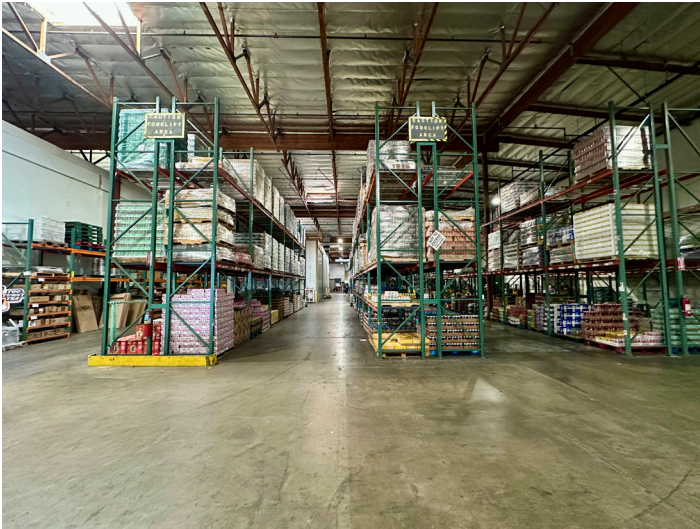


office



break area









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[greg.moore@jll.com](mailto:greg.moore@jll.com)  
RE license #02068852

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