

# MISSION TRAILS INDUSTRIAL PARK

7385 MISSION GORGE ROAD | SAN DIEGO, CA

SUBLEASE RATE  
**\$1.25 NNN**



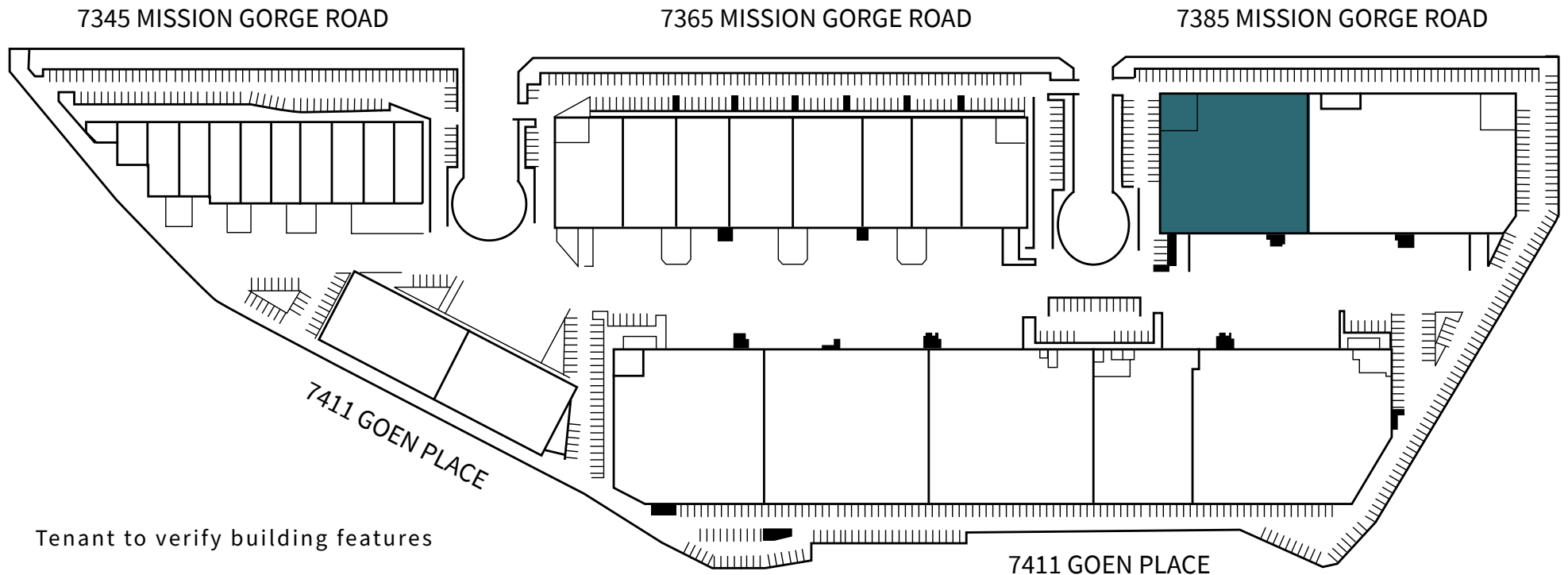
**44,739 SF WAREHOUSE | DISTRIBUTION | PRODUCTION**  
**AVAILABLE FOR SUBLEASE**  
**100% Temperature Controlled**



Jones Lang LaSalle Brokerage, Inc.  
RE License #01856260

# SITE PLAN & FEATURES

- Full concrete truck court
- Excellent truck access with full drive around
- Located within a  $\pm 650,000$  SF industrial park
- offering expansion opportunities
- Easy access to I-8, I-805 & I-15
- Mission Gorge Frontage
- Extensive landscaping throughout
- 1.3/1,000 parking ratio
- Gas to the building
- Fully air conditioned

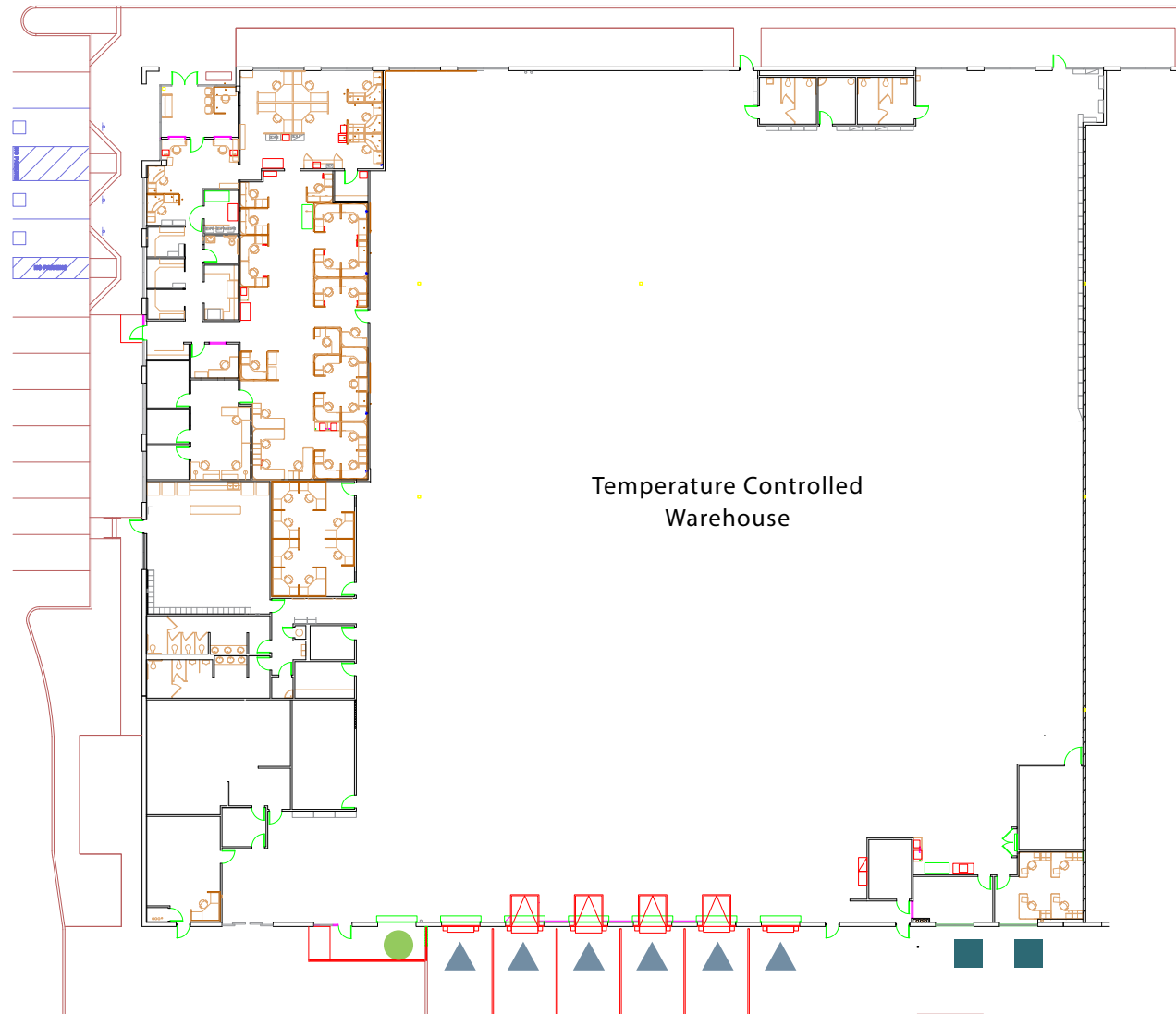


# AS-BUILT FLOOR PLAN

|                                |  |
|--------------------------------|--|
| <b>TOTAL BUILDING AREA</b>     | ± 44,739 SF                              |
| <b>OFFICE</b>                  | ± 9,000 SF                               |
| <b>DOCK DOORS</b>              | 6 (expandable to 8)                      |
| <b>GRADE DOORS</b>             | 1  |
| <b>PIT &amp; DOCK LEVELERS</b> | 4 pit levelers & 2 edge of dock levelers |
| <b>CLEAR HEIGHT</b>            | 28' minimum                              |
| <b>SPRINKLER</b>               | .5/2,000 GPM capacity                    |
| <b>PRICING</b>                 | Contact Broker for Pricing               |
| <b>NETS</b>                    | \$0.30 PSF                               |
| <b>SUBLEASE TERM</b>           | Through 08/31/29                         |

Tenant to verify building features

- GRADE DOOR
- ▲ DOCK DOOR
- EXPANSION DOCK DOOR(S)





7385 MISSION GORGE RD



#### DRIVE TIMES

|               |           |
|---------------|-----------|
| Mexico Border | 24 Miles  |
| Downtown      | 10 Miles  |
| Airport       | 13 Miles  |
| Oceanside     | 39 Miles  |
| Long Beach    | 117 Miles |

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