

MISSION TRAILS INDUSTRIAL PARK

7385 MISSION GORGE ROAD | SAN DIEGO, CA

SUBLEASE RATE
\$1.25 NNN



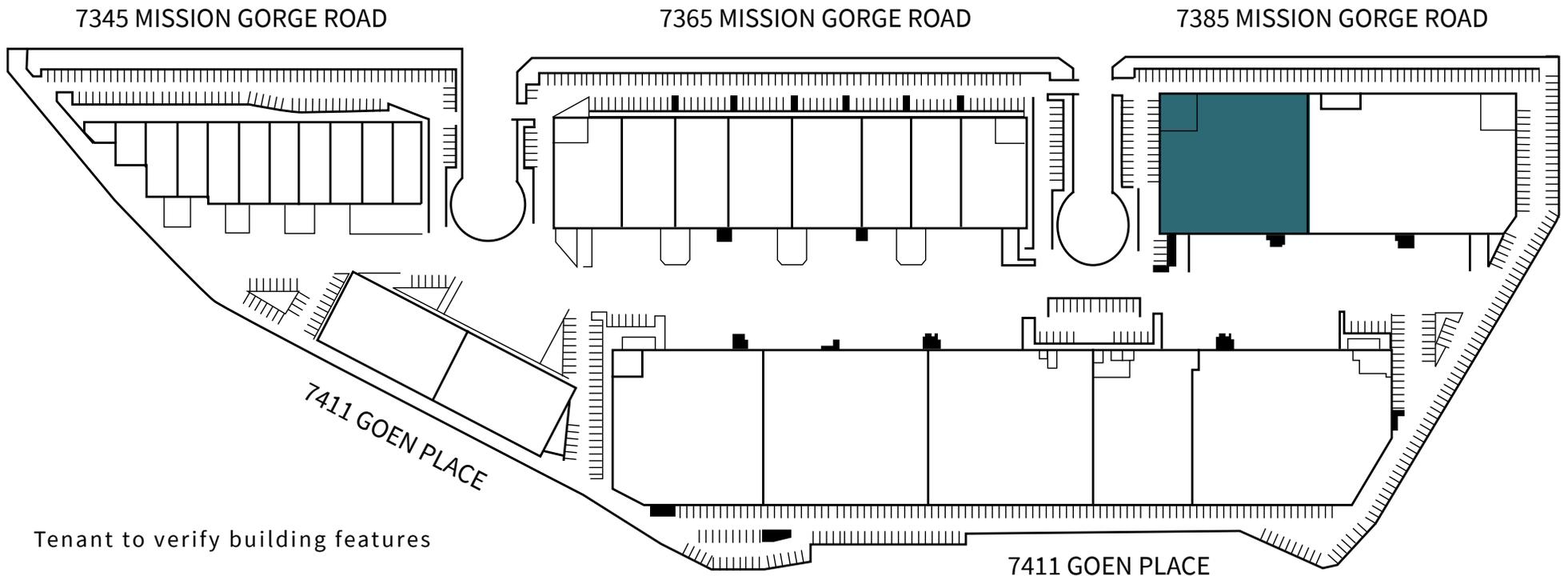
**44,739 SF WAREHOUSE | DISTRIBUTION | PRODUCTION
AVAILABLE FOR SUBLEASE
100% Temperature Controlled**



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

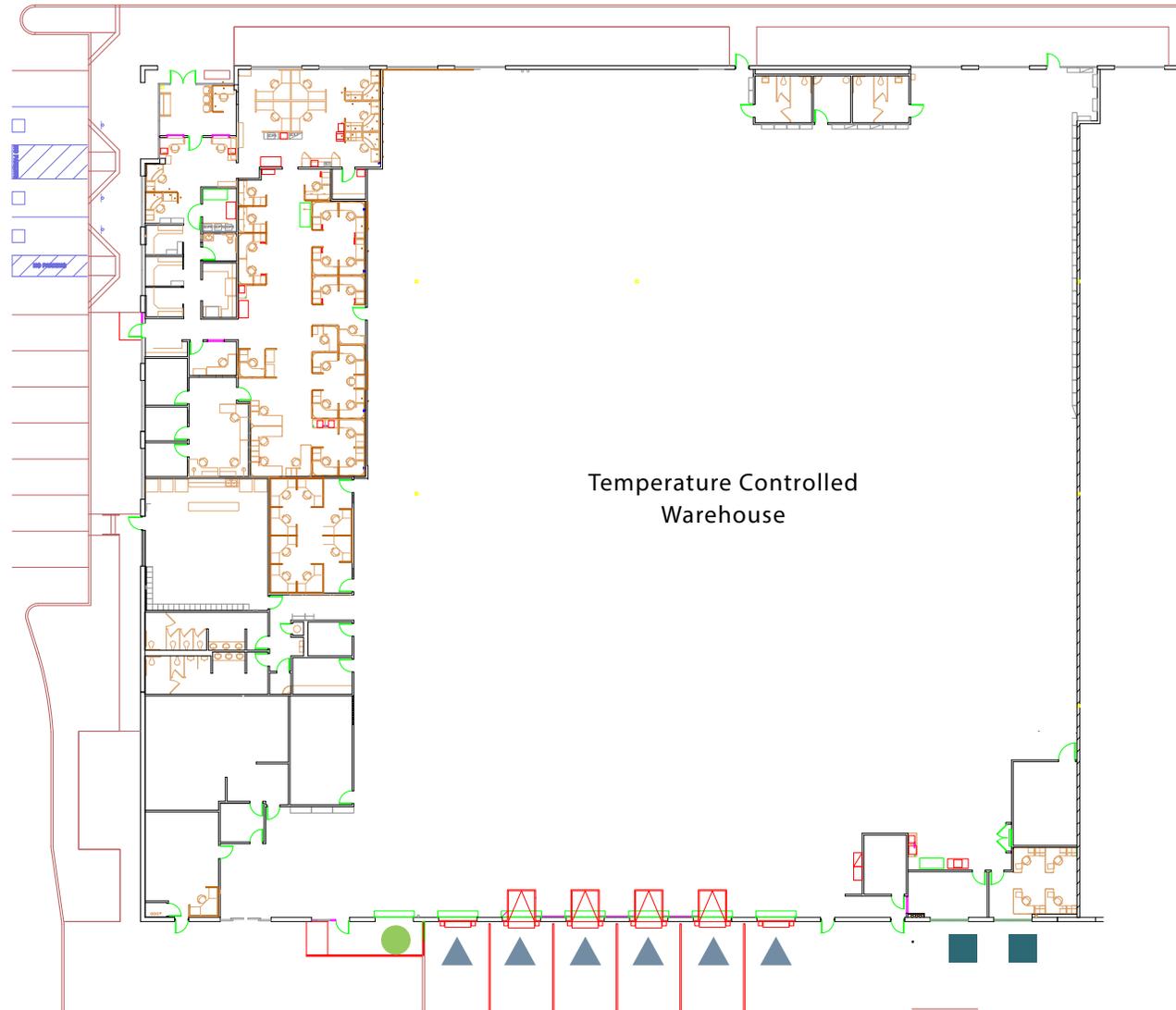


AS-BUILT FLOOR PLAN

TOTAL BUILDING AREA	± 44,739 SF
OFFICE	± 9,000 SF
DOCK DOORS	6 (expandable to 8)
GRADE DOORS	1
PIT & DOCK LEVELERS	4 pit levelers & 2 edge of dock levelers
CLEAR HEIGHT	28' minimum
SPRINKLER	.5/2,000 GPM capacity
PRICING	Contact Broker for Pricing
NETS	\$0.30 PSF
AVAILABLE	08/01/2026
SUBLEASE TERM	Through 08/31/2029

Tenant to verify building features

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





DRIVE TIMES

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

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