



FOR LEASE | $\pm 10,885$ SF WAREHOUSE



M I R A M A R T R A D E C E N T E R

7 3 2 8 T R A D E S T R E E T , S A N D I E G O , C A 9 2 1 2 1

3 ROOTS

SORRENTO MESA

Newly constructed
1,800-home neighborhood.
A master-planned community
with access to over 8 miles of
trails and 38 acres of parks.

SORRENTO MESA



CAMINO SANTA FE

7328 TRADE STREET
±10,885 SF

TRADE STREET

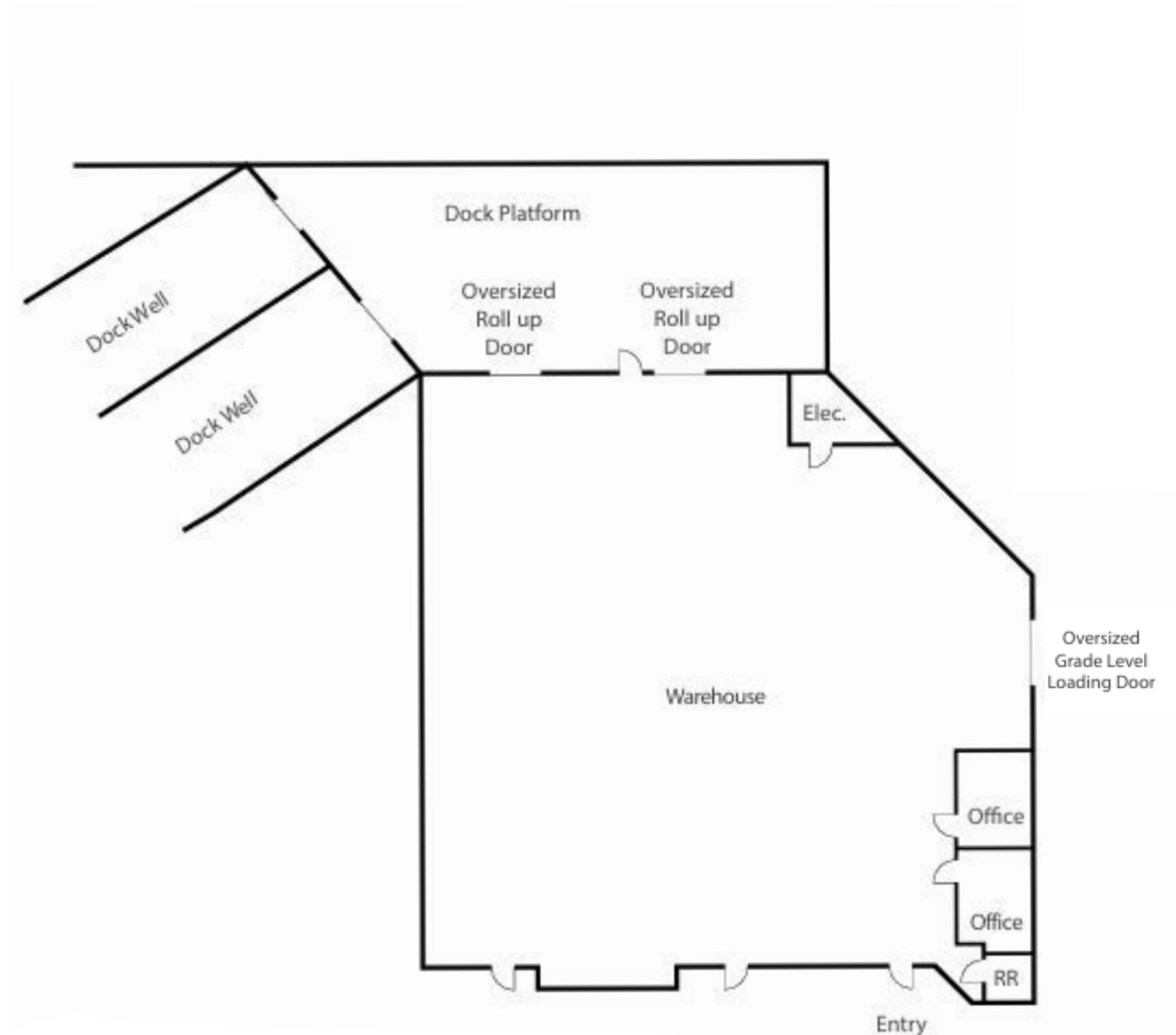
FLOOR PLAN & FEATURES

HIGHLIGHTS

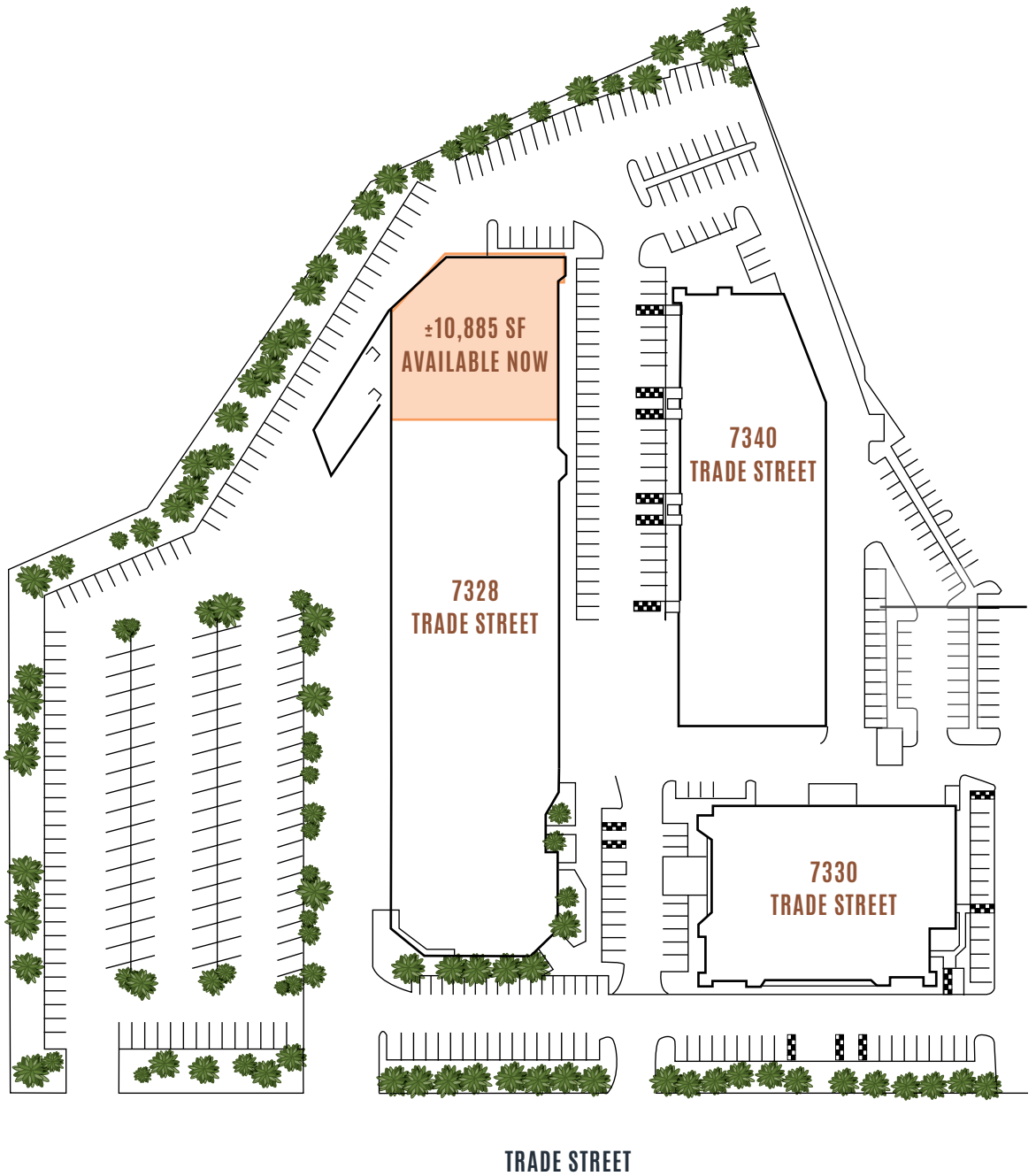
- ±10,885 square foot warehouse space
- Approximately 95% warehouse, 5% office
- (3) Three grade-level loading doors
- Double wide dock well, (2) two positions with dock levelers
- Approximately 20'-22' clear height
- Excellent truck loading access
- 3/1,000 parking ratio
- Fully sprinklered
- Central San Diego location
- Immediate access to I-805 and I-15 freeways

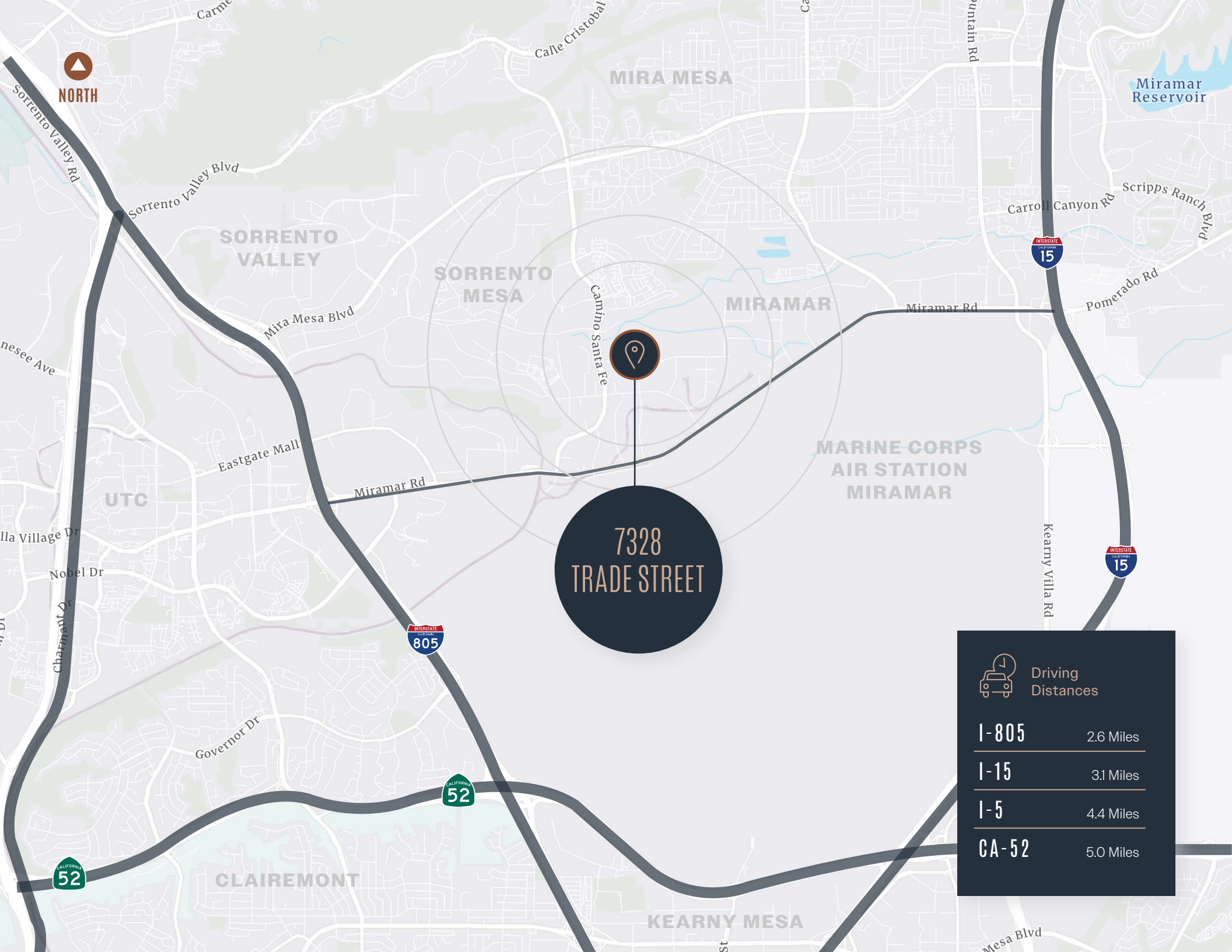
NUTS & BOLTS

- Available Now
- Lease Rate: Contact Broker
Net of Expenses (Nets ± \$0.29/SF)



SITE PLAN





7328
TRADE STREET

	Driving Distances	
I-805	2.6 Miles	
I-15	3.1 Miles	
I-5	4.4 Miles	
CA-52	5.0 Miles	

DRIVE TIMES

	Drive Time	Daytime Population
	10 Minutes	165,148
	20 Minutes	998,277
	30 Minutes	2,303,812

Minutes to University Town Center	6
Minutes to Downtown San Diego	18
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120



PRIME INDUSTRIAL/WAREHOUSE SPACE



7328 TRADE STREET
±10,885 SF



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Colliers

MIRAMAR TRADE CENTER

7328 TRADE STREET, SAN DIEGO, CA 92121

EVAN MCDONALD, SIOR

Lic. No. 01813359

+1 858 677 5339

evan.mcdonald@colliers.com

COLLIERS

12780 High Bluff Drive

San Diego, CA 92130

+1 858 455 1515