

Available Land for Build-to-Suit Opportunity

Custom Building
Approx. 35,000 Sq Ft

+/- 2 Acres



Trade Pl.

Trade St.

TRADE
PLACE

Trepte Industrial Park | Miramar

Property Highlights



Miramar
SUBMARKET



IL-2-1
ZONE



+/- 2 AC
LAND AREA



**Storage or
Build-to-Suit**



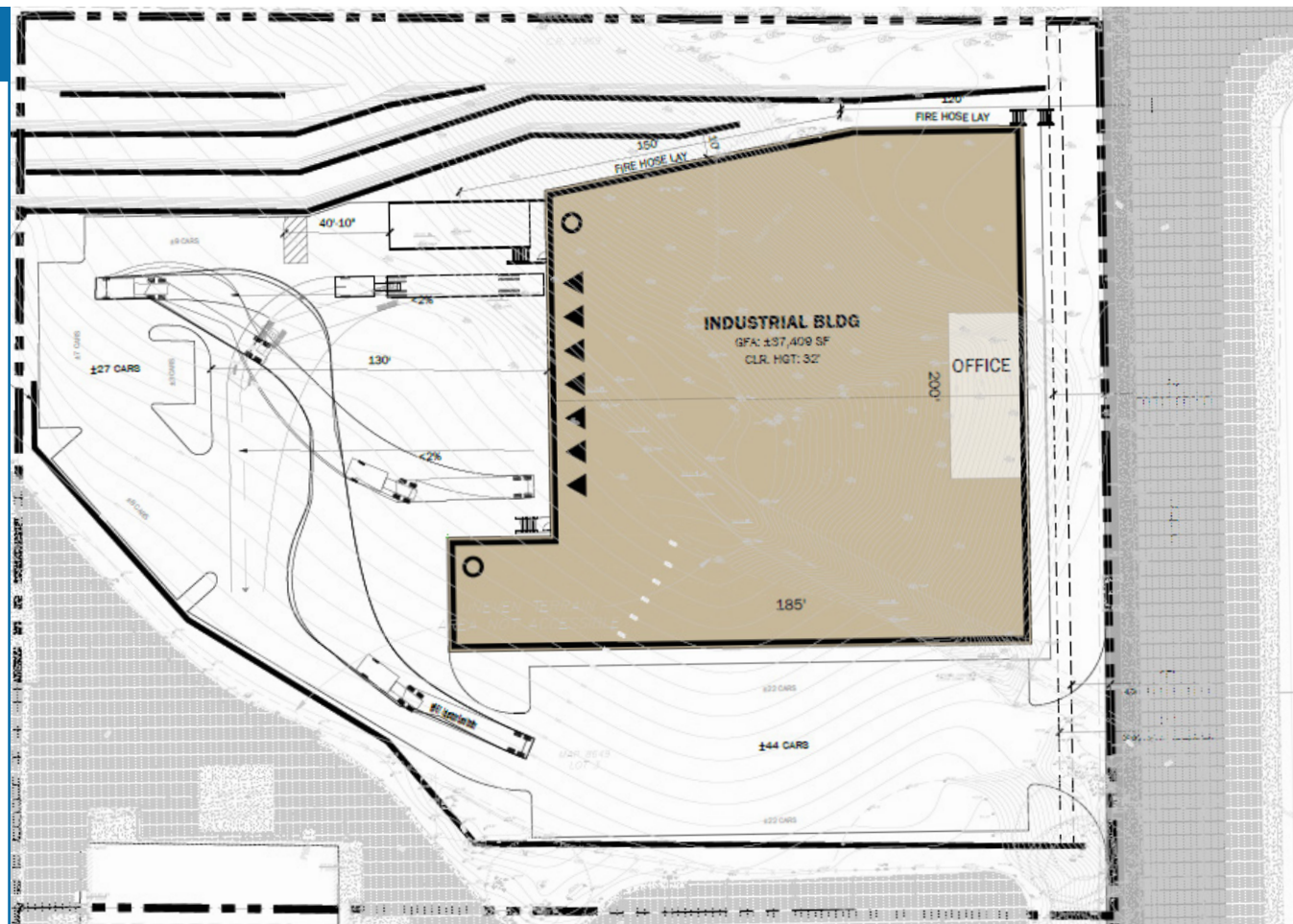
I-15 & I-805
NEAREST FREEWAYS



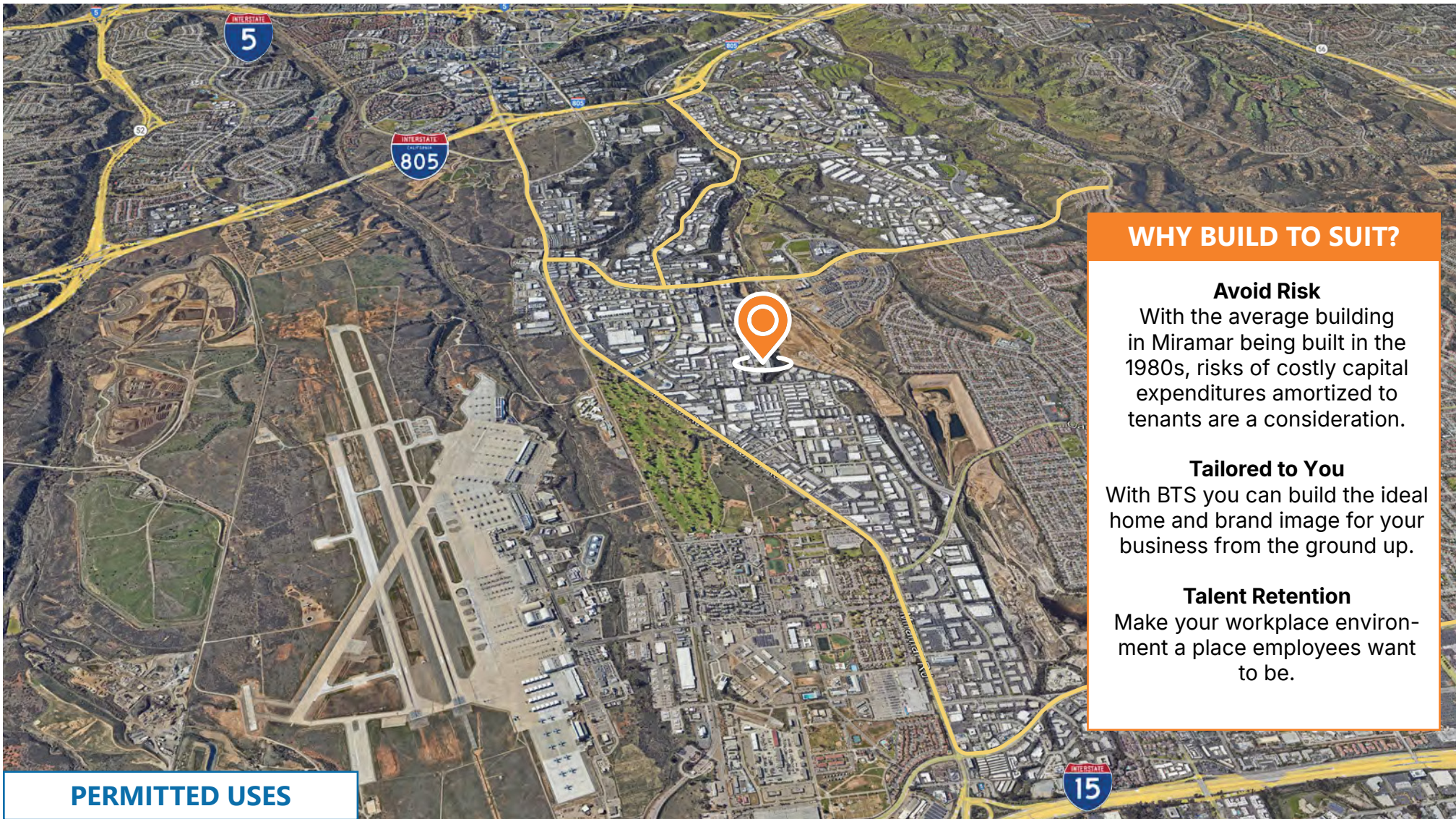
Proposed Site Plan

BUILDING SPECIFICATIONS

- 37,409 Square Feet
- 32' Clear Height
- 7 Dock High Doors
- 1.9/1000 SF Parking Spaces
- Office Component
- Can be customized to include:
 - Increased Fire Suppression
 - Cold Storage
 - Grade Level Doors



Flexible Zoning



WHY BUILD TO SUIT?

Avoid Risk

With the average building in Miramar being built in the 1980s, risks of costly capital expenditures amortized to tenants are a consideration.

Tailored to You

With BTS you can build the ideal home and brand image for your business from the ground up.

Talent Retention

Make your workplace environment a place employees want to be.

PERMITTED USES



Business Office & Professional Office



Equipment & Materials Storage Yard



Distribution Facility



Light Manufacturing

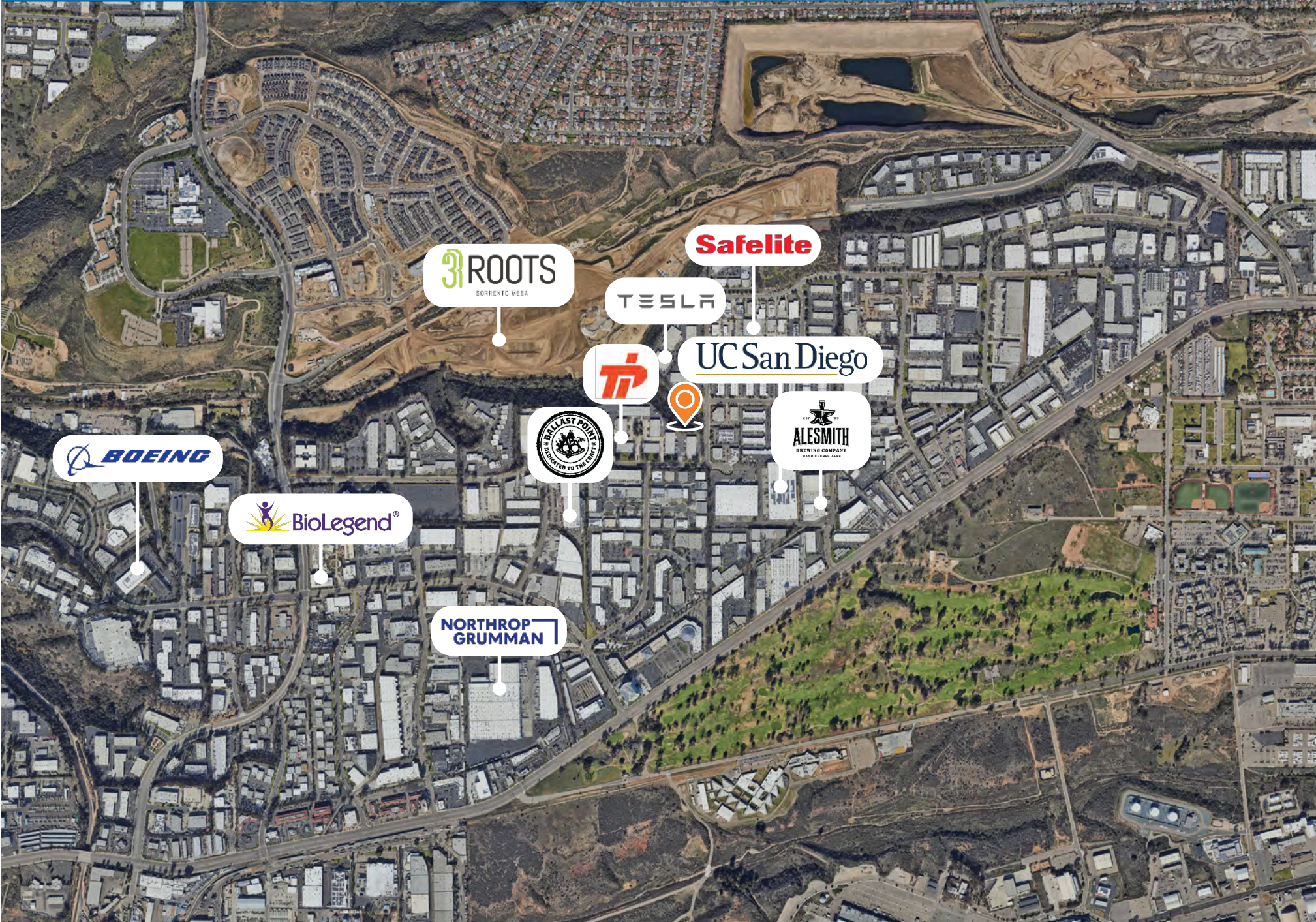


Research & Development



Retail Related Uses

Corporate Neighbors



BOEING

BioLegend®

NORTHROP GRUMMAN



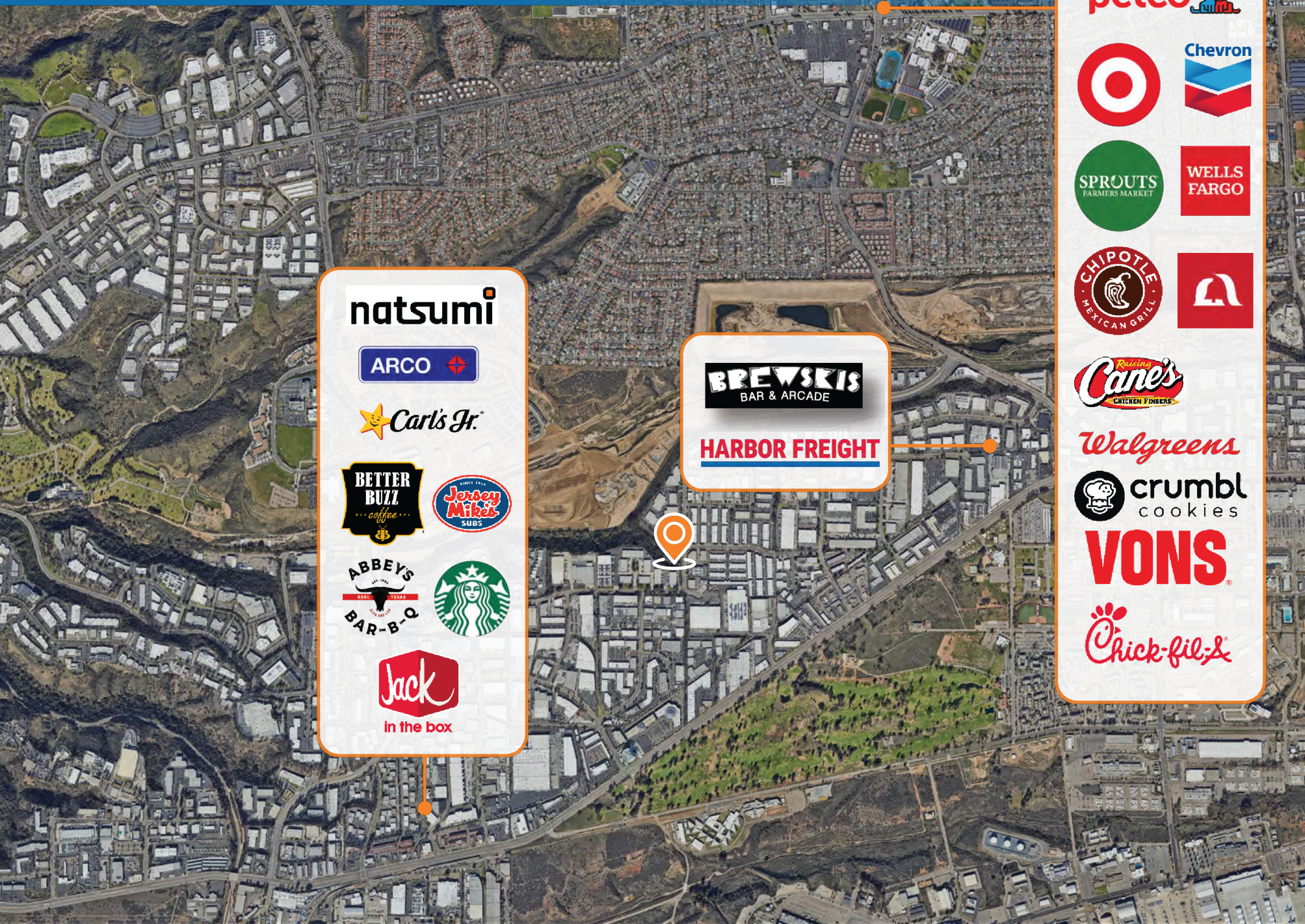
UC San Diego

TESLA

Safelite

ROOTS
SORRENTO MESA

Nearby Retail



natsumi

ARCO

Carl's Jr.

BETTER BUZZ
... coffee ...

Jersey Mike's
SUBS

ABBEY'S
BAR-B-Q

Starbucks

Jack
in the box

BREWSKIS
BAR & ARCADE

HARBOR FREIGHT

petco

Target

Chevron

SPROUTS
FARMERS MARKET

WELLS FARGO

CHIPOTLE
MEXICAN GRILL

Canes
CHICKEN FINGERS

Walgreens

crumbl
cookies

VONS

Chick-fil-®

Location Highlights

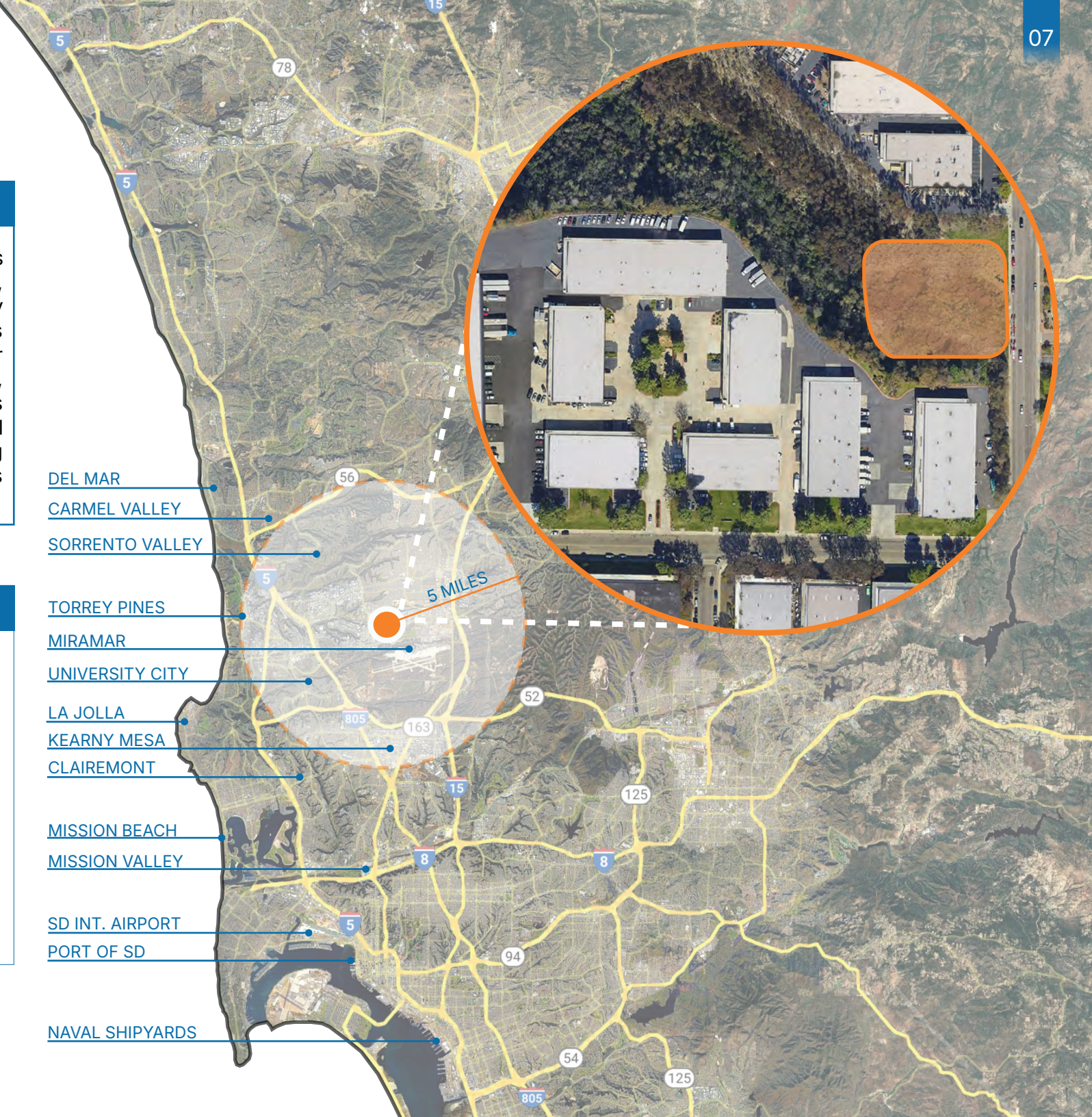
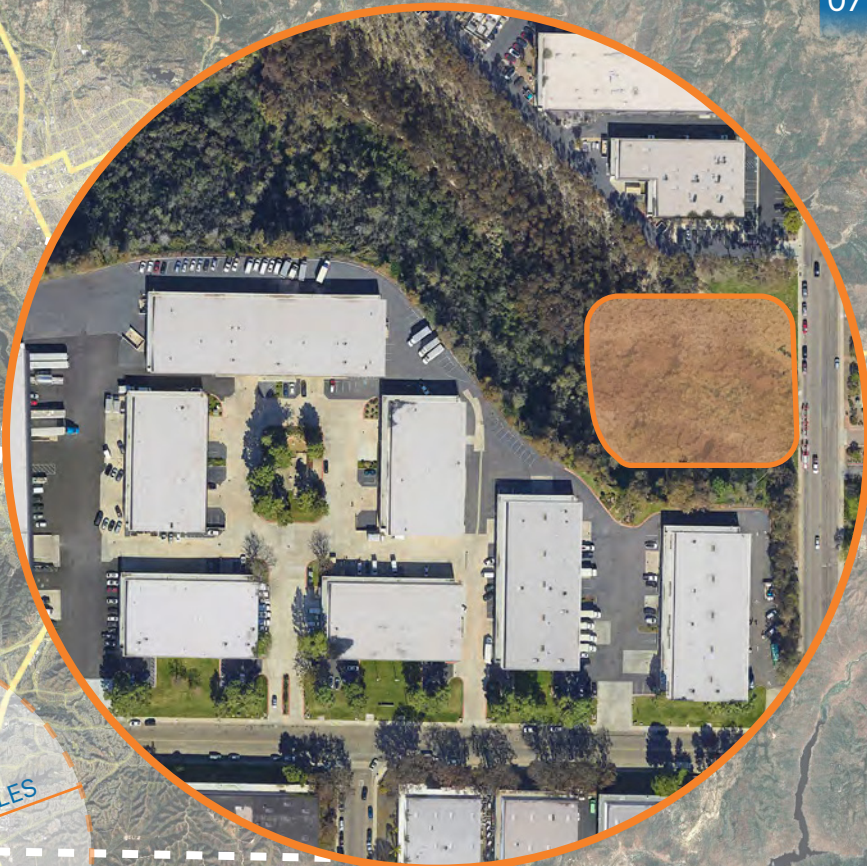
OVERVIEW

Miramar serves as a key logistics hub within the San Diego region, offering unparalleled connectivity for industrial operations. Its strategic location near major highways, including Interstates 5, 15, and 805, provides businesses with seamless access to regional and national markets, making it a cornerstone of San Diego's industrial sector.

DRIVE TIMES

SUBMARKET	MILES	MINS
Del Mar	7	12
Mira Mesa	3	10
Kearny Mesa	3	10
La Jolla	8	13
Downtown	9	15
San Diego Int. Airport	16	16
Naval Shipyards	17	18

- [DEL MAR](#)
- [CARMEL VALLEY](#)
- [SORRENTO VALLEY](#)
- [TORREY PINES](#)
- [MIRAMAR](#)
- [UNIVERSITY CITY](#)
- [LA JOLLA](#)
- [KEARNY MESA](#)
- [CLAIREMONT](#)
- [MISSION BEACH](#)
- [MISSION VALLEY](#)
- [SD INT. AIRPORT](#)
- [PORT OF SD](#)
- [NAVAL SHIPYARDS](#)





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