



MEISSNER
Commercial Real Estate Services

Available Land for Build-to-Suit Opportunity

Custom Building
Approx. 35,000 Sq Ft
+/- 2 Acres



Trade St.

Trade Pl.

TRADE
PLACE

Trepte Industrial Park | Miramar

Property Highlights



Miramar
SUBMARKET



IL-2-1
ZONE



+/- 2 AC
LAND AREA



**Storage or
Build-to-Suit**



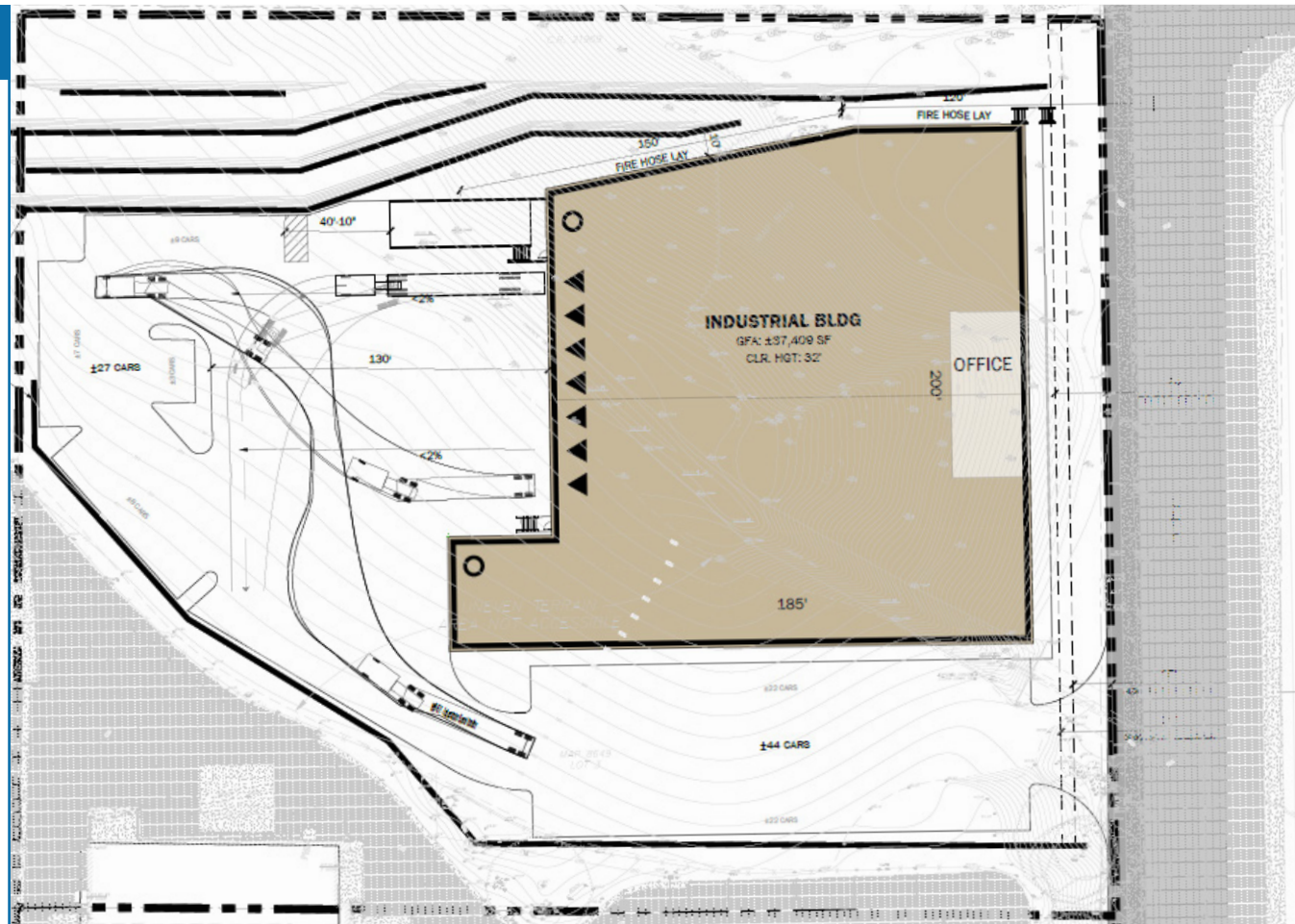
I-15 & I-805
NEAREST FREEWAYS



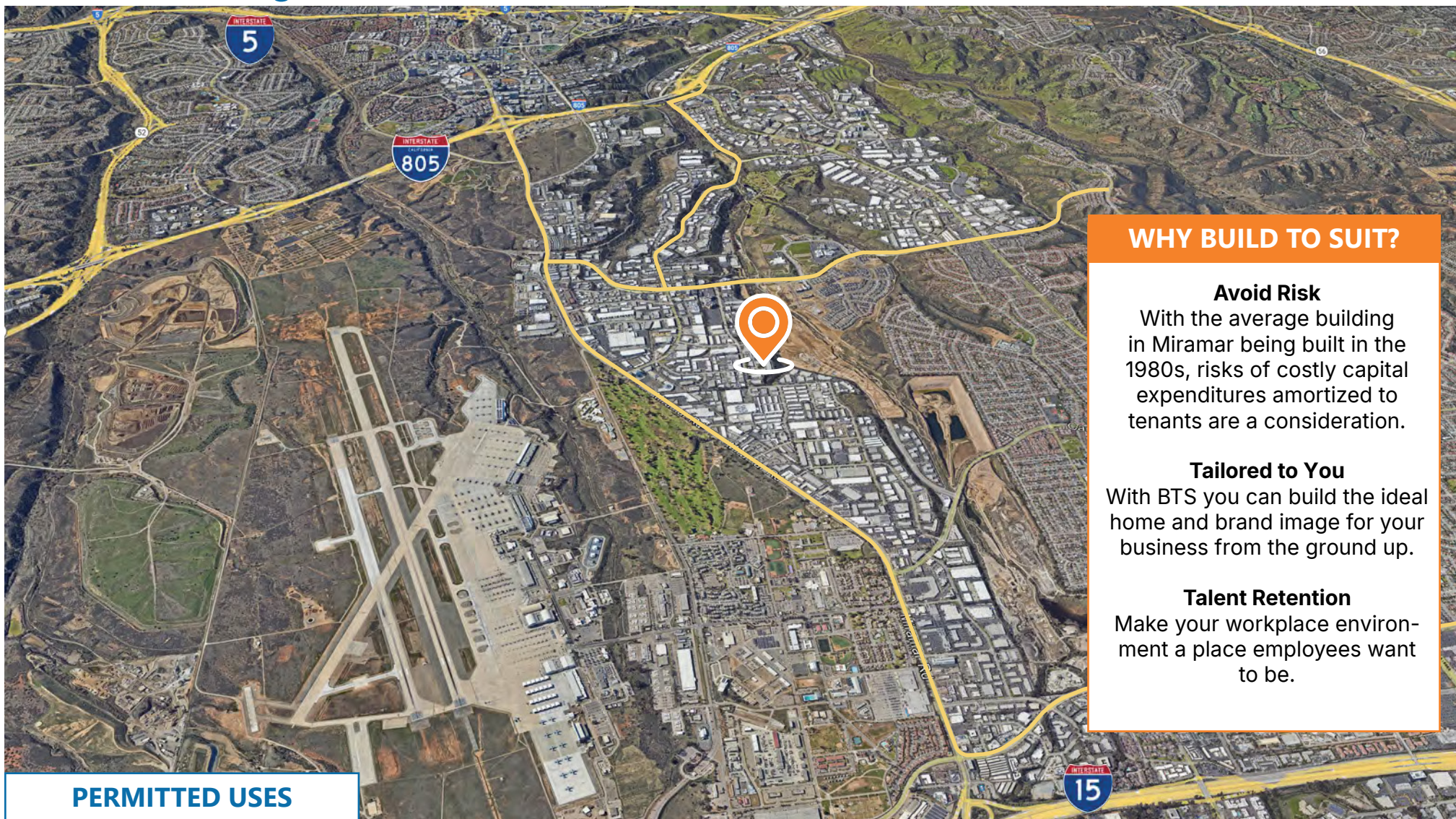
Proposed Site Plan

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

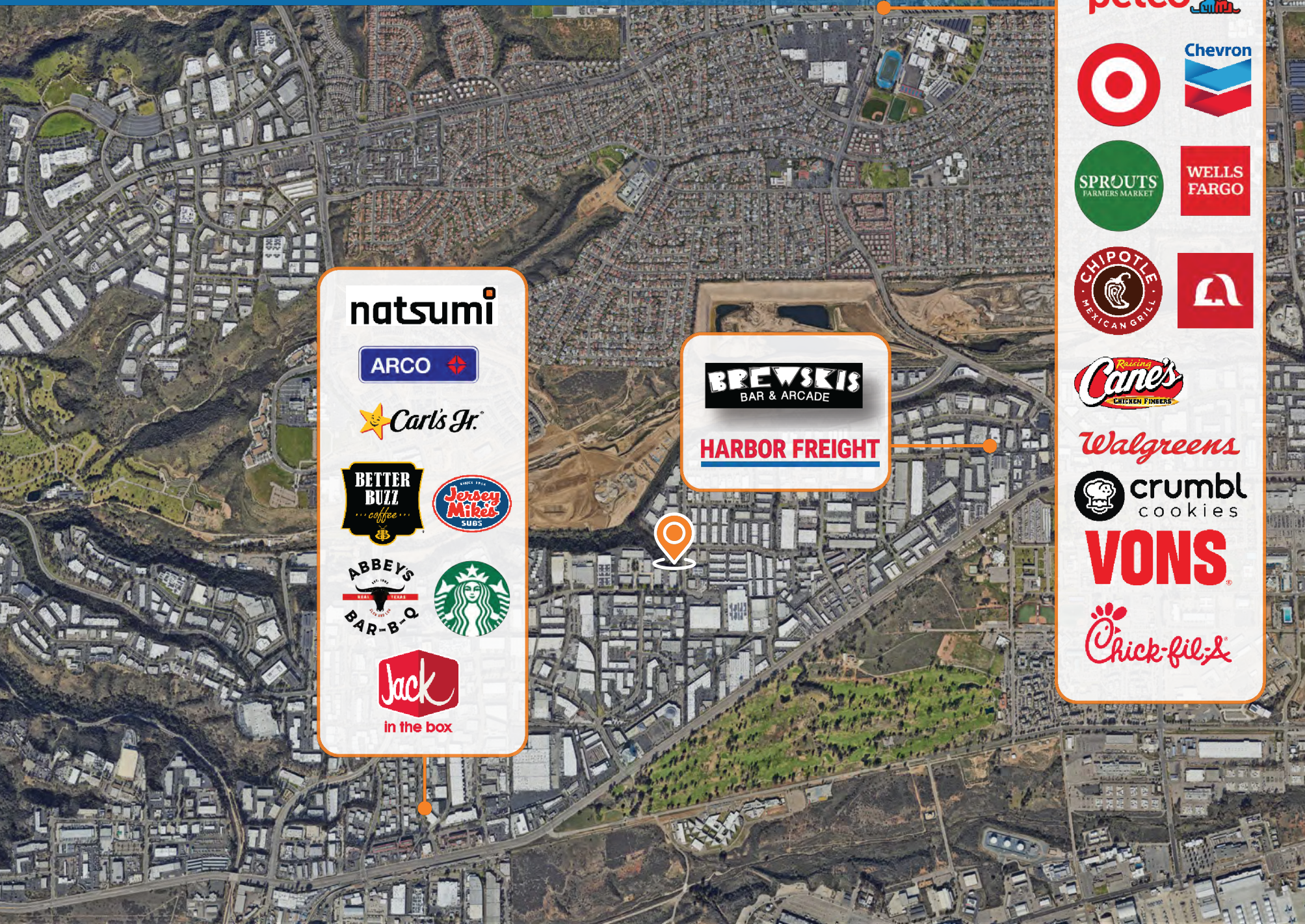


Retail Related Uses

Corporate Neighbors



Nearby Retail



natsumi

ARCO

Carl's Jr.

BETTER BUZZ

Jersey Mike's

ABBIE'S BAR-B-Q

Starbucks

Jack in the box

BREWSKIS
BAR & ARCADE

HARBOR FREIGHT

petco

Chevron

Target

SPROUTS FARMERS MARKET

WELLS FARGO

CHIPOTLE MEXICAN GRILL

Cane's

Walgreens

crumbl cookies

VONS

Chick-fil-ly

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

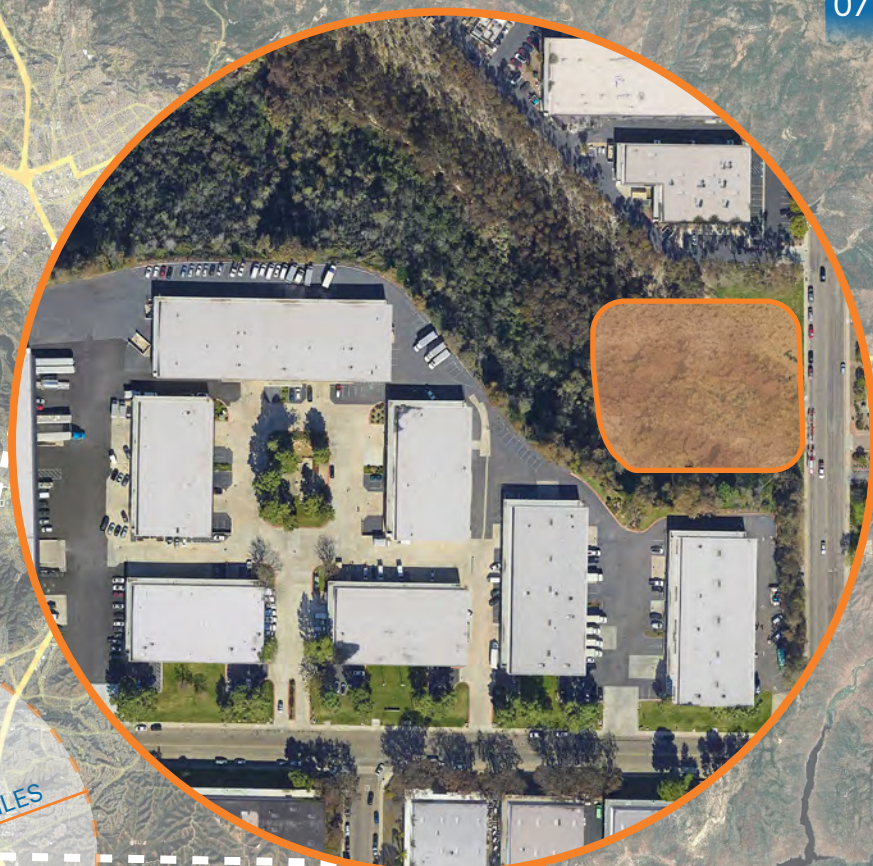
MISSION VALLEY

SD INT. AIRPORT

PORT OF SD

NAVAL SHIPYARDS

5 MILES





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