

FOR LEASE

±18,000 SF Freestanding Building with Large Fenced Yard

62 MARINDUSTRY DRIVE

25 San Diego, California 92121



EVAN McDONALD, SIQR
+1 858 677 5339

110 MINUTES
TO LOS ANGELES

80 MINUTES
TO ORANGE COUNTY

25 MINUTES
TO EAST COUNTY

10 MINUTES
TO PACIFIC OCEAN

INTERSTATE CALIFORNIA
805

20 MINUTES
TO DOWNTOWN

37 MINUTES
TO U.S.-MEXICO BORDER



6225 MARINDUSTRY DRIVE



MIRA MESA BLVD

MIRA MESA

CAMINO RUIZ

CAMINO SANTA FE

Arjons Dr

Dowdy Dr

Cabot Dr

Trade Pl

CARROLL RD

Trade St

Nancy Ridge Rd

CARROLL RD

MIRAMAR RD

Eastgate Mall

Marindustry Dr

Production Ave

Distribution Ave

Commerce Ave

MIRAMAR RD

Marine Corps
Air Station
Miramar



OPTIMIZED.

A one-of-a-kind property with strong recognition, 6225 Marindustry Drive provides exactly what a quality business needs for today and tomorrow – a highly flexible location with easy access to employees, suppliers, and customers. Located in Western Miramar with immediate access to I-805, I-5, and I-15, the fully sprinklered property includes a large concrete lot that allows a large truck turning radius. The efficient layout reflects the highly sought after qualities that are in high demand among single tenant industrial users.

- › **LOCATION:** 6225 Marindustry Drive, San Diego, California 92121
- › **SQUARE FOOTAGE:** ±18,000 SF building
- › **OFFICE:** ±15% (2,400 SF)
- › **LAND AREA:** 2.2 AC with fenced and secured yard
- › **CLEAR HEIGHT:** 20'-22'
- › **LOADING:** 13 dock door positions with levelers
- › **ZONING:** IL-2-1
- › **LEASE RATE:** Negotiable





STRONG RECOGNITION. UNLIMITED POTENTIAL.







EVAN MCDONALD, SIOR

First Vice President
Lic No. 01813359
Dir +1 858 677 5339
evan.mcdonald@colliers.com

4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122
colliers.com/sandiego

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved