

# 21,750 SF – 29,250 SF FREESTANDING INDUSTRIAL BUILDING FOR LEASE



## 9323 ACTIVITY ROAD

**BRANT ABERG, SIOR**  
Direct: 858.546.5464  
brant.aberg@cushwake.com  
CA Lic. 01773573

**RYAN DOWNING, SIOR**  
Direct: 858.546.5416  
ryan.downing@cushwake.com  
CA Lic. 01955032

**JACK TICE**  
Direct: 619.500.7626  
jack.tice@cushwake.com  
CA Lic. 02161178



12830 El Camino Real, Suite 100 | San Diego, CA 92130  
858.452.6500 | 858.630.6320 | cushmanwakefield.com



# 9323

## ACTIVITY ROAD



Located in San Diego, CA in the Miramar submarket



21,750 SF Available with the Potential to Lease an Additional 7,500 SF



Functional Office and Warehouse Configuration



4 Dock High Loading Doors  
4 Grade Level Loading Doors



18' - 20' Warehouse Clearance



47 Parking Spaces



Sprinklered



220v 3 Phase



Lease Rate: \$1.50 PSF/Month NNN  
(NNNs=\$0.38 PSF)



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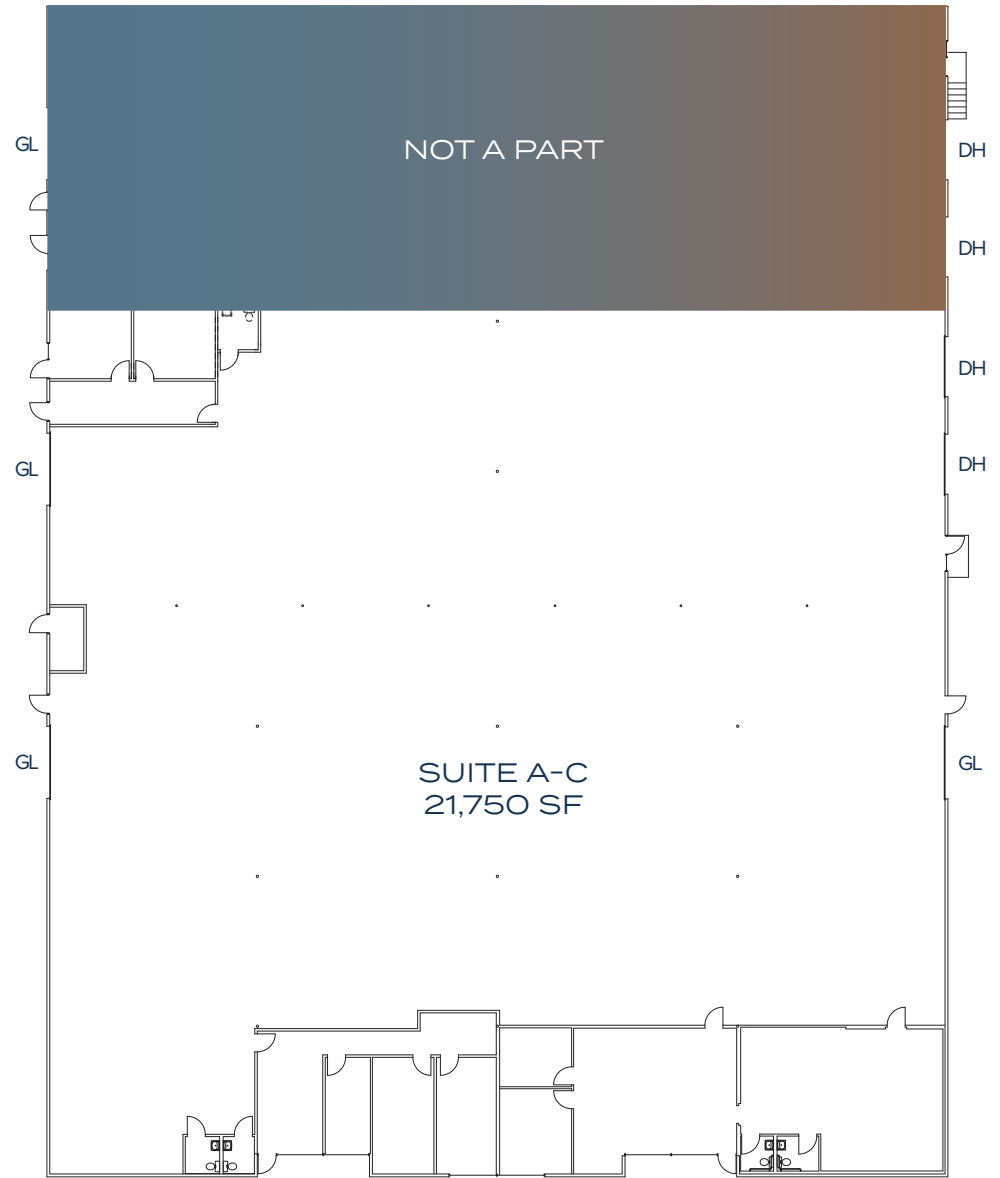
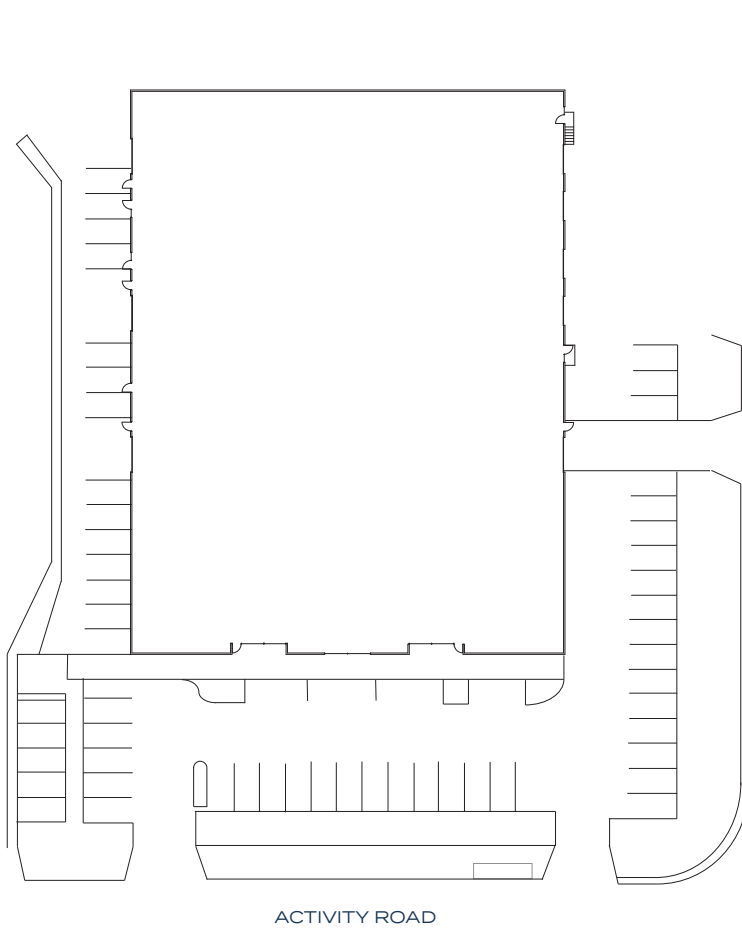
## FEATURES



±21,750 SF – 29,250 SF Available For Lease

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## ACTIVITY ROAD



OPTION A - 21,750 SF

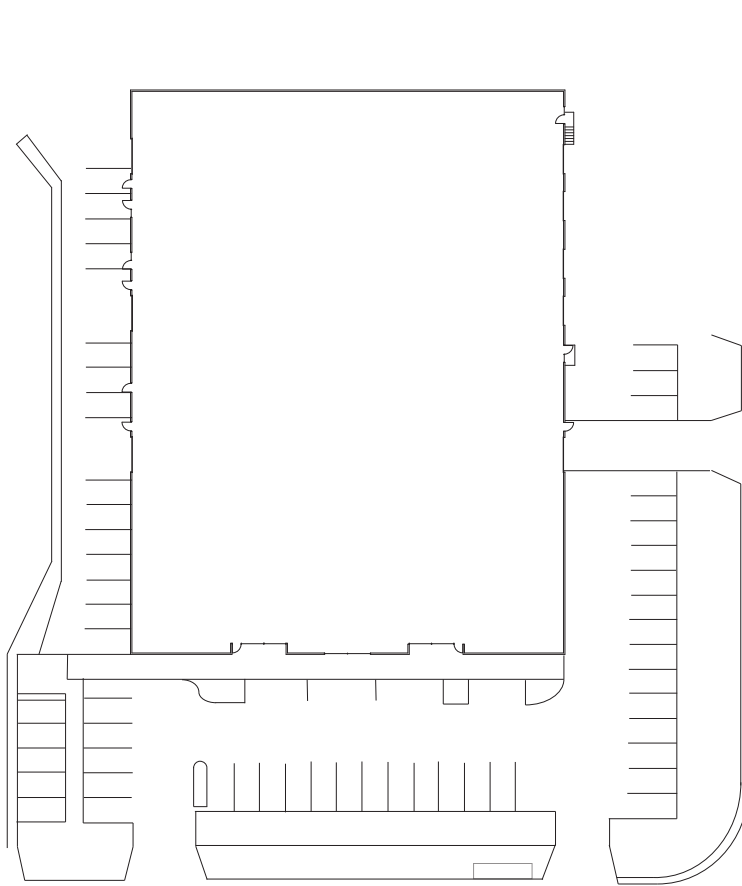
# FLOOR PLAN



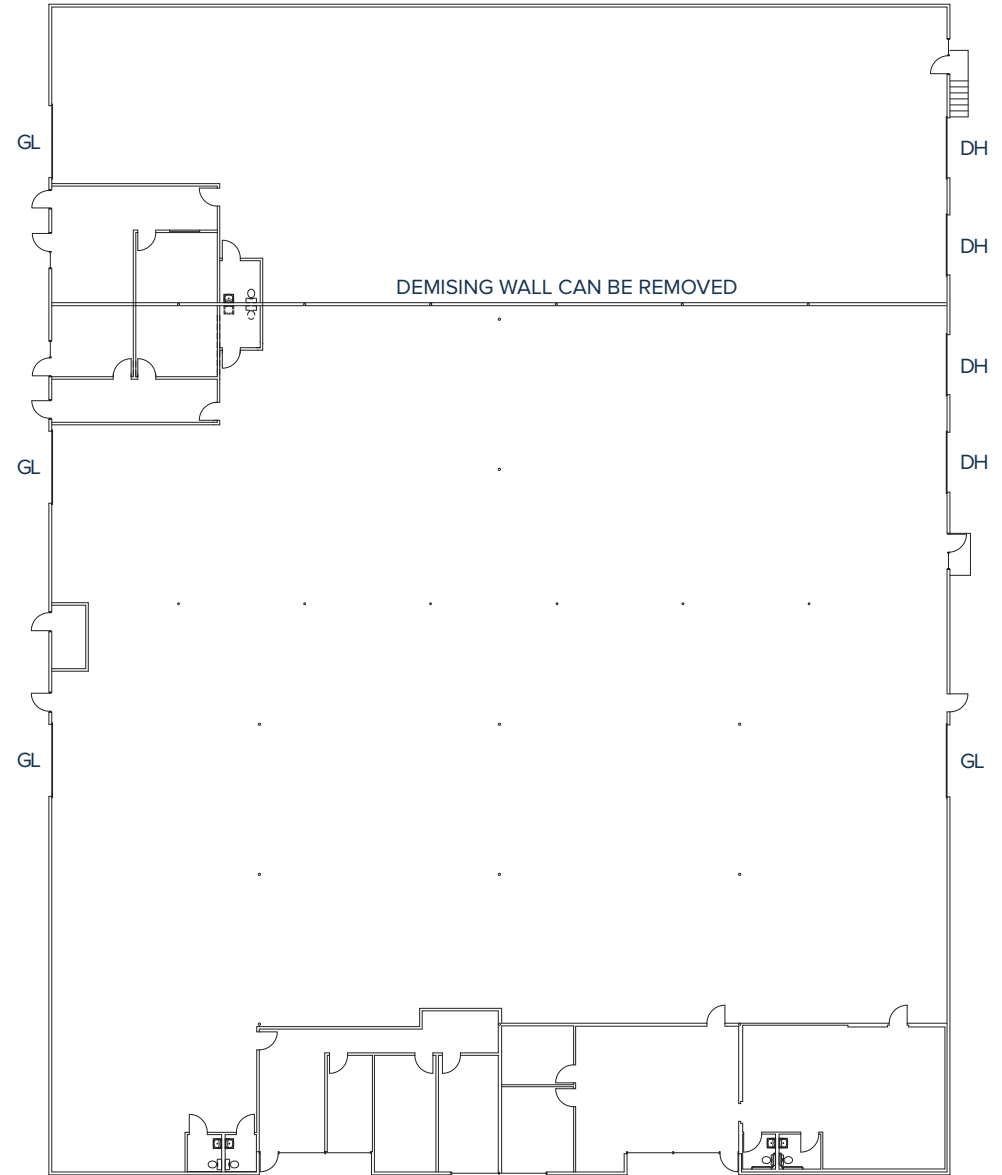
Lease Rate: \$1.50 PSF/Month NNN  
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## ACTIVITY ROAD



ACTIVITY ROAD



OPTION B - 29,250 SF

## FLOOR PLAN



Lease Rate: \$1.50 PSF/Month NNN  
(NNNs=\$0.38 PSF)



1	2	3	4	5	6	7	8	9	10	11	12	13	14
IHOP Restaurant	Miramar Shell	Carl's Jr	Zavaro Mobil	Miramar Car Wash	24 Hour Fitness	Arco AMPM	SUBWAY	Shell	AleSmith	Ballast Point	Dixieline Pro Build	Pastalini	KFC and Taco Bell
15	16	17	18	19	20	21	22	23	24	25	26	27	28
McDonald's	Rigoberto's Taco Shop	Cutwater	Starbucks	Better Buzz Coffee	Denny's Restaurant	Carl's Jr	Arco AMPM	Chevron Station	Public Storage	Sherwin Williams	Discount Tire Co.	Miramar 76 Service Center	UTC Mall



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**LOCATION**



Excellent access to 15 Freeway



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