

FOR SALE OR LEASE

25,286 SF INDUSTRIAL FLEX BUILDING

9431 DOWDY DRIVE, SAN DIEGO, CA 92126 | MIRAMAR



BRANT ABERG, SIOR

mobile: 858.413.5600

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CA Lic. 01773573



12830 El Camino Real, Suite 100 | San Diego, CA 92130

cushmanwakefield.com



9431 DOWDY DR

PROPERTY FEATURES



55,544 SQ FT
RENTABLE AREA



DOCK / GRADE
LOADING



20'+
CLEAR HEIGHT



SECURED
YARD



MIRAMAR
LOCATION



Building Size:	55,544 SF
Available SF:	25,286 SF
Zoning:	IL-2-1
Loading:	4 Dock High Doors; 2 Grade Level (Expandable)
Power:	2,000a/480v 3p Heavy
Parking:	125 Spaces (2.26/1,000 SF ratio)
Sale Price:	Call Broker
Lease Rate:	\$1.80 PSF NNN
Available:	2/1/2025

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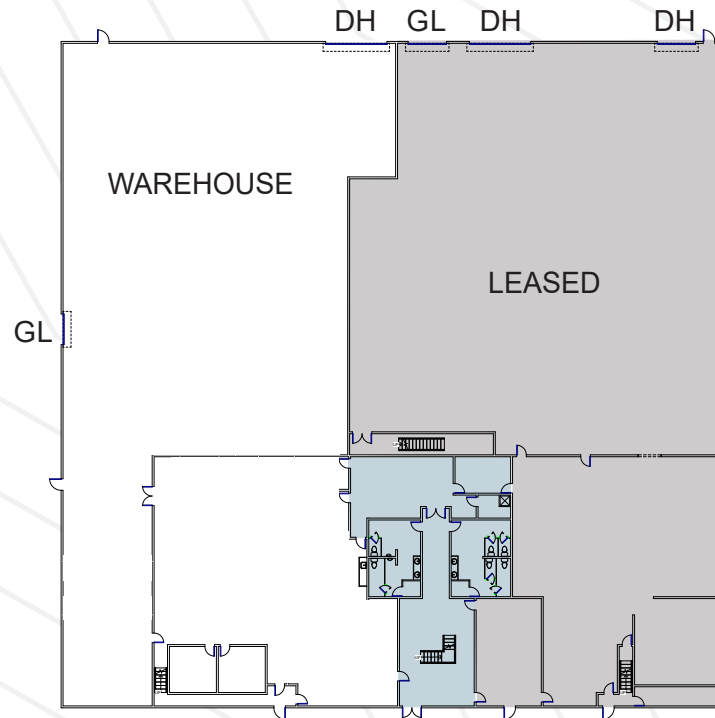
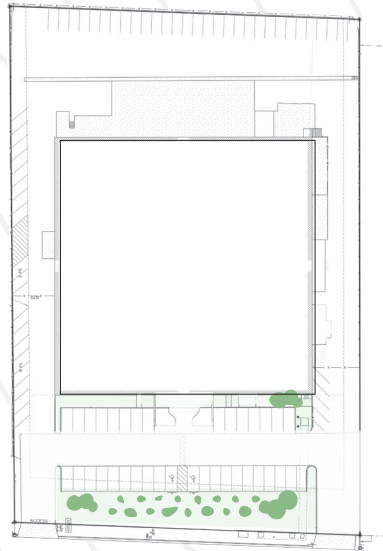
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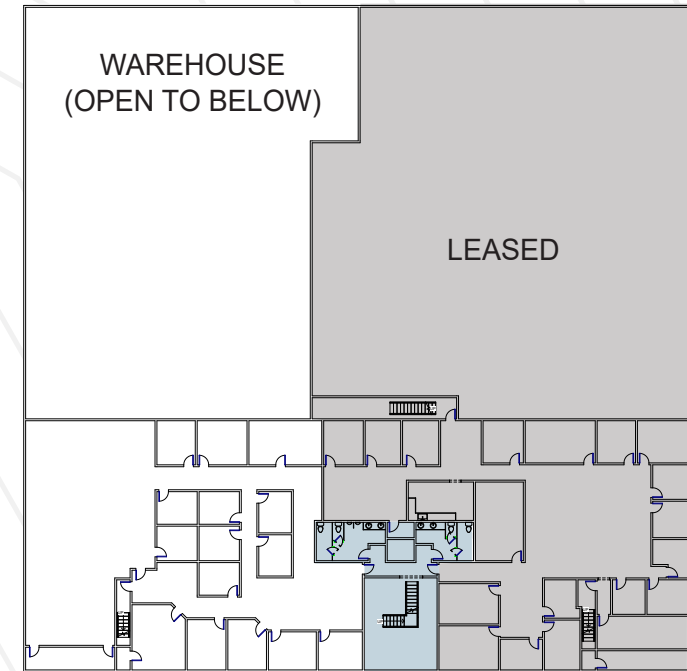
9431 DOWDY DR

AS-IS FLOOR PLAN

AVAILABLE SF	25,286 SF	PARKING	2.26/1,000 SF ratio
ZONING	IL-2-1	SALE PRICE	Call Broker
LOADING	2 Dock High; 1 Grade Level (expandable)	LEASE RATE	\$1.80 PSF NNN
POWER	1,000a/480v 3p Heavy	AVAILABLE	2/1/2025



1st Floor



2nd Floor

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INTERIOR PHOTOS



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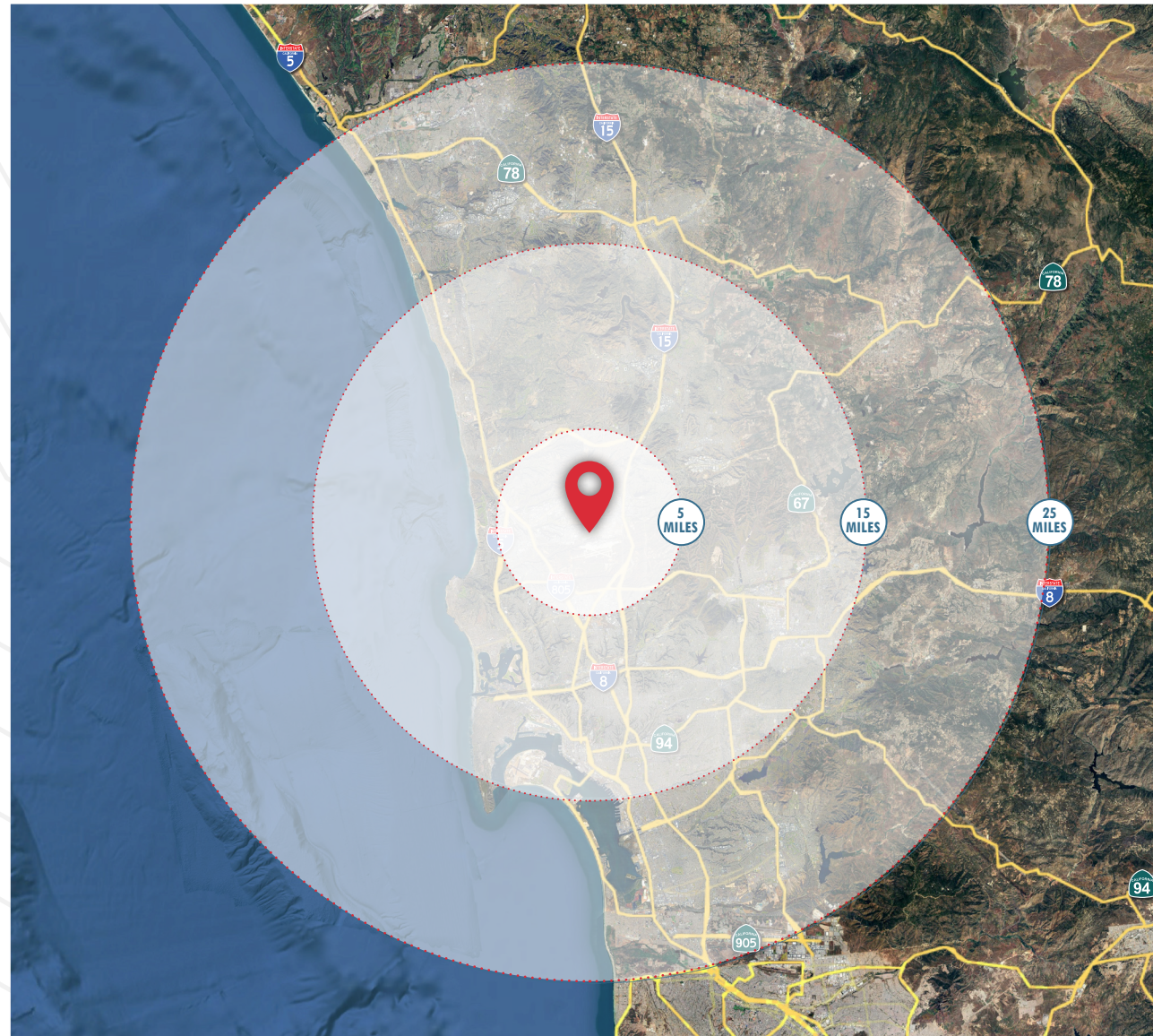


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DESTINATION	TIME	DISTANCE
INTERSTATE 805	9 MIN	3.7 MILES
INTERSTATE 15	10 MIN	3.6 MILES
INTERSTATE 5	14 MIN	5.5 MILES
INTERSTATE 8	15 MIN	10.5 MILES
HIGHWAY 78	22 MIN	19.1 MILES
MONTGOMERY-GIBBS AIRPORT	17 MIN	10 MILES
SAN DIEGO INTERNATIONAL AIRPORT	31 MIN	18.9 MILES
MCCLELLAN-PALOMAR AIRPORT	35 MIN	26 MILES



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SITE LOCATION & AMENITIES

9431 DOWDY DR



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