

# 21,750 SF INDUSTRIAL SPACE FOR LEASE



## 9323 ACTIVITY ROAD

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# 9323 ACTIVITY ROAD



Located in San Diego, CA in the Miramar submarket



21,750 SF Available



Functional Office and Warehouse Configuration



2 Dock High Loading Doors  
3 Grade Level Loading Doors



18' - 20' Warehouse Clearance



47 Parking Spaces



Sprinklered



220v 3 Phase



Lease Rate: \$1.40 PSF/Month NNN  
(NNNs=\$0.41 PSF)



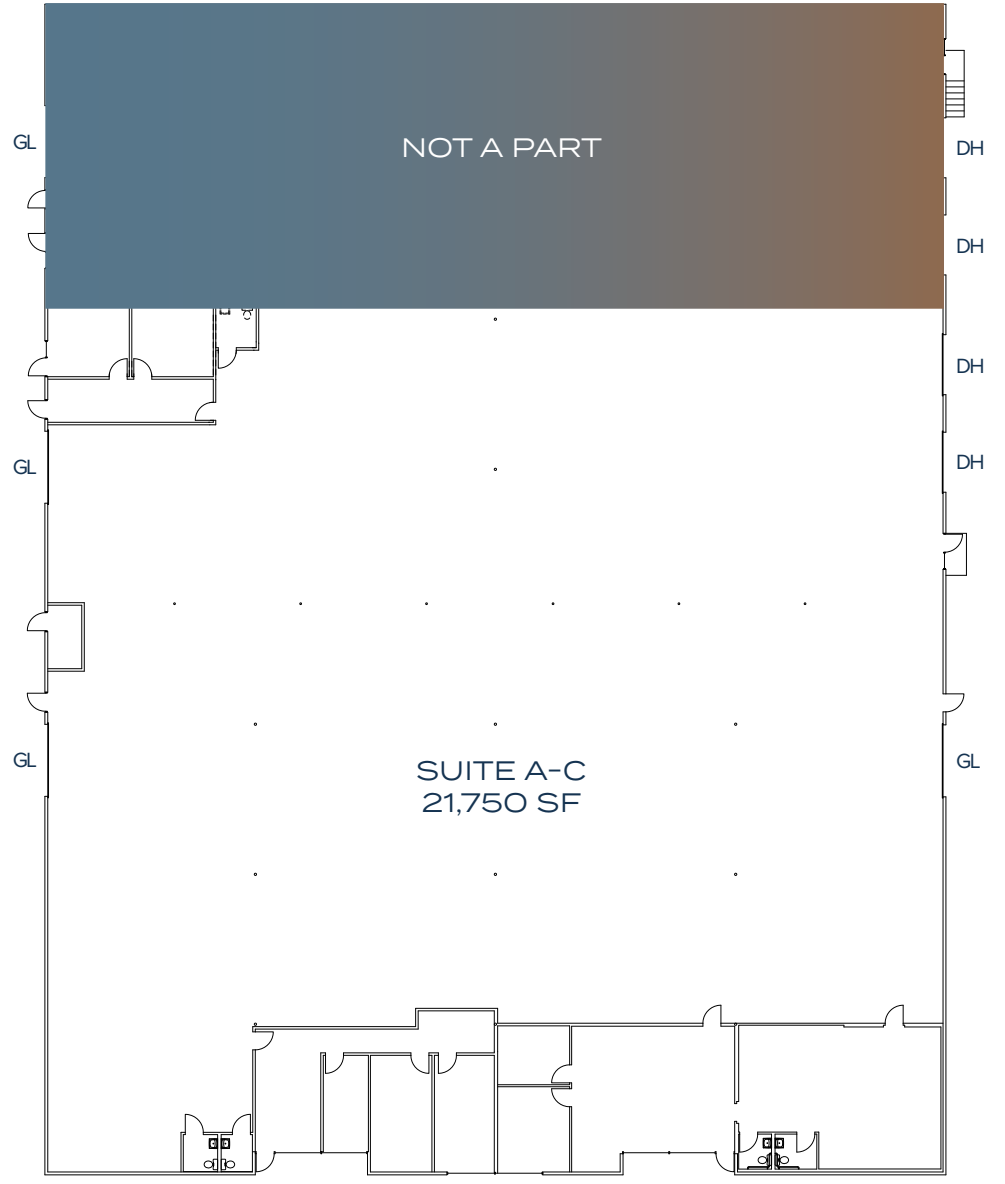
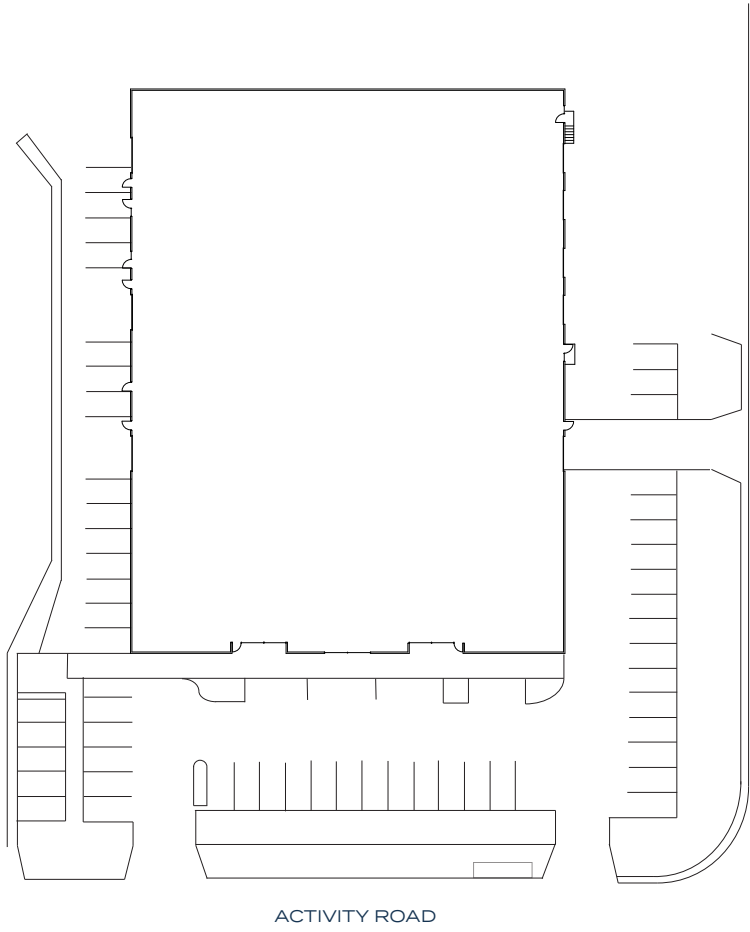
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## FEATURES



±21,750 SF Available For Lease

# 9323 ACTIVITY ROAD



21,750 SF

## FLOOR PLAN



Lease Rate: \$1.40 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          |



**LOCATION**



Excellent access to 15 Freeway

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