



9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126



21,750 - 81,670 SQUARE FEET OF DISTRIBUTION SPACE AVAILABLE FOR LEASE



BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032





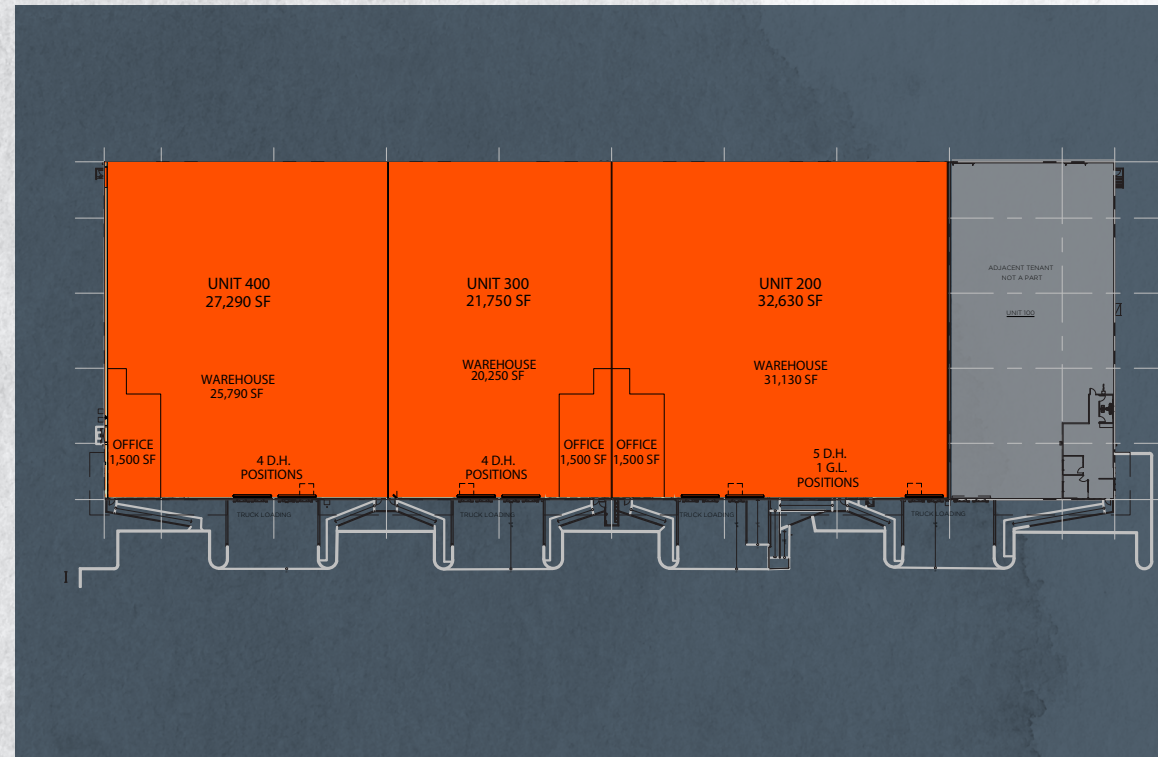
9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

PROPERTY FEATURES:

- EASY ACCESS TO THE 5, 15 & 805 FREEWAYS VIA MIRAMAR ROAD
- APPROXIMATELY 1.6 MILES TO I-15
- PROPERTY ACCESS VIA CABOT DRIVE OFF MIRAMAR ROAD
- DOCK AND GRADE LEVEL LOADING
- VERY RESPONSIVE & STRONG INSTITUTIONAL OWNERSHIP AND PROPERTY MANAGEMENT

BUILDING SPECIFICATIONS:



CLEAR HEIGHT

±22' - 24'

ZONING

IL-2-1

BAY DEPTH

179'

FIRE SPRINKLERS

ESFR K-17

COLUMN SPACING

40' X 60'

ACCESSIBILITY

**VIA CABOT DR.
& ARJONS DR**



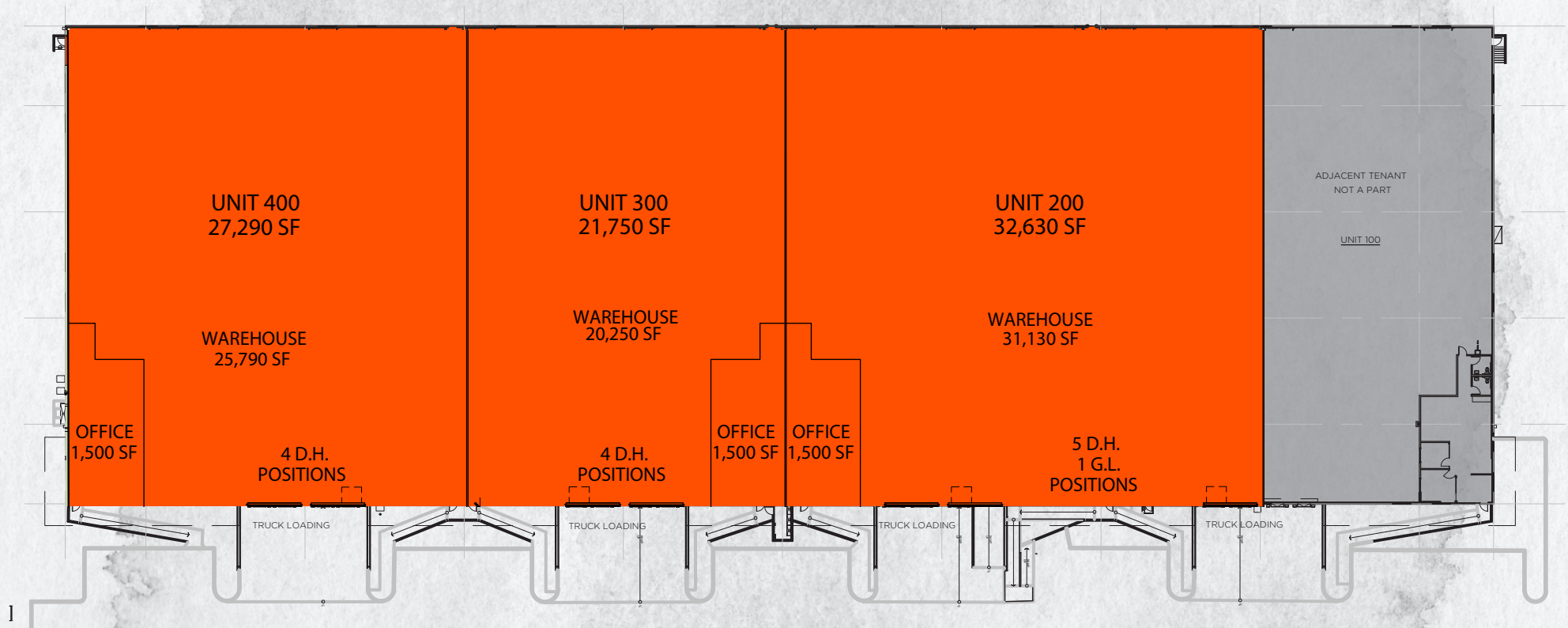
PROPERTY OVERVIEW

9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE SEPTEMBER 1, 2025
- CONTACT BROKER FOR RATE
- ±\$0.28 PSF NNNS



PROPERTY OVERVIEW

9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE SEPTEMBER 1, 2025
- CONTACT BROKER FOR RATE
- ±\$0.28 PSF NNNS

UNIT 200

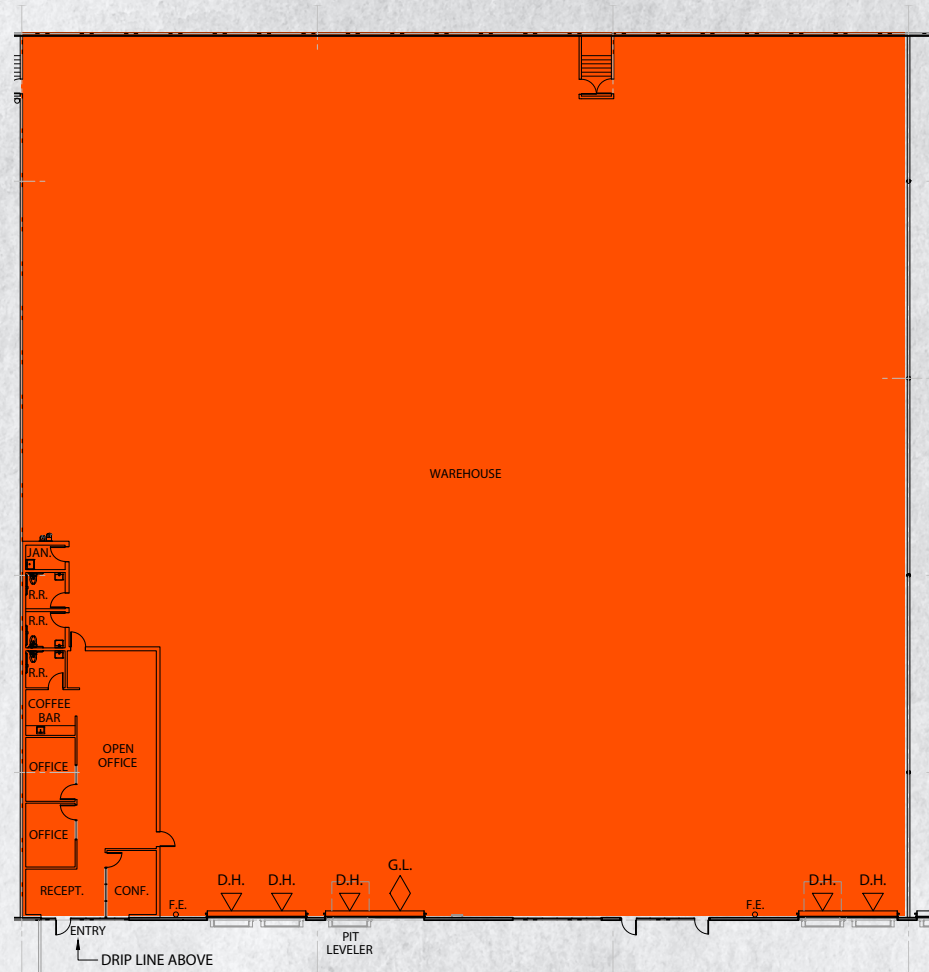
32,630 SF

5% OFFICE

5 DOCK HIGH POSITIONS

1 GRADE LEVEL RAMP

POWER SPEC: 800A 120/208V (TENANT TO
VERIFY)



PROPERTY OVERVIEW

9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE SEPTEMBER 1, 2025
- CONTACT BROKER FOR RATE
- ±\$0.28 PSF NNNS

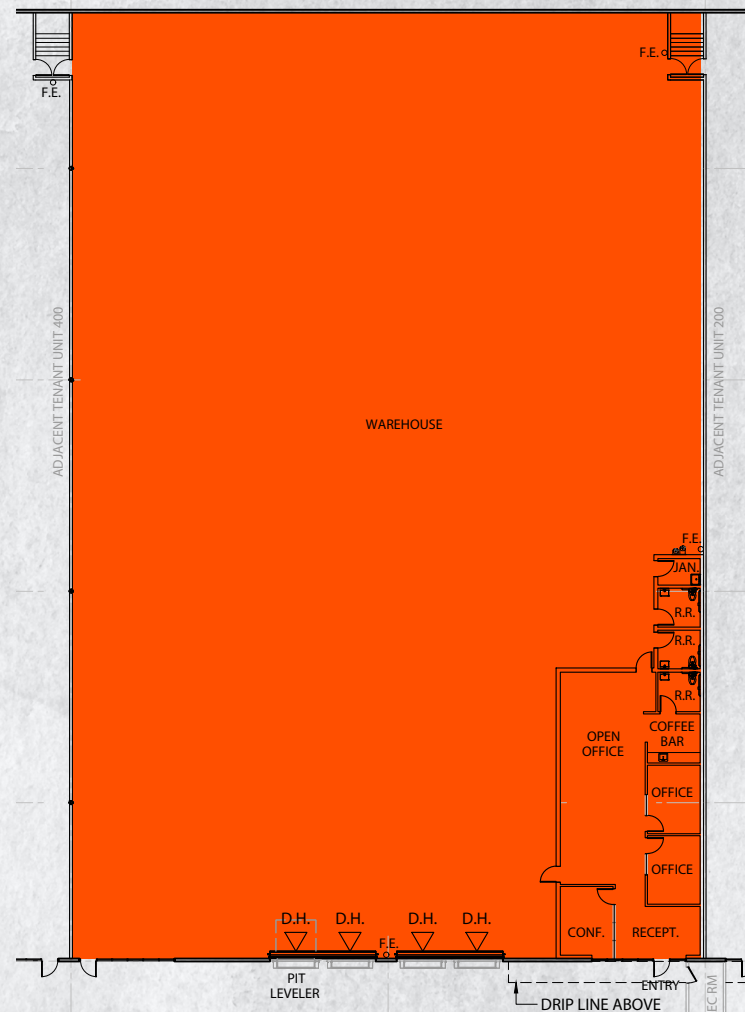
UNIT 300

21,750 SF

7% OFFICE

4 DOCK HIGH POSITIONS

POWER SPEC: 400A 120/208V (TENANT TO VERIFY)



PROPERTY OVERVIEW

9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED •
- AVAILABLE SEPTEMBER 1, 2025 •
- CONTACT BROKER FOR RATE •
- ±\$0.28 PSF NNNS •

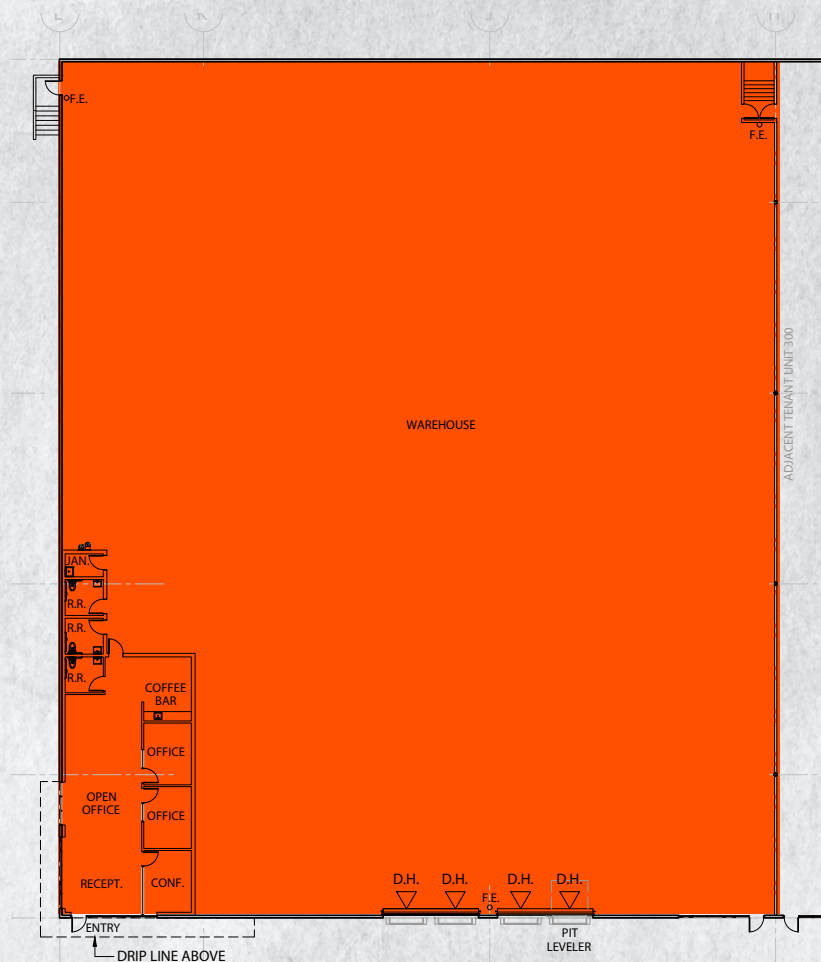
UNIT 400

27,290 SF

6% OFFICE

4 DOCK HIGH POSITIONS

POWER SPEC: 1000A 277/480V (TENANT TO VERIFY)



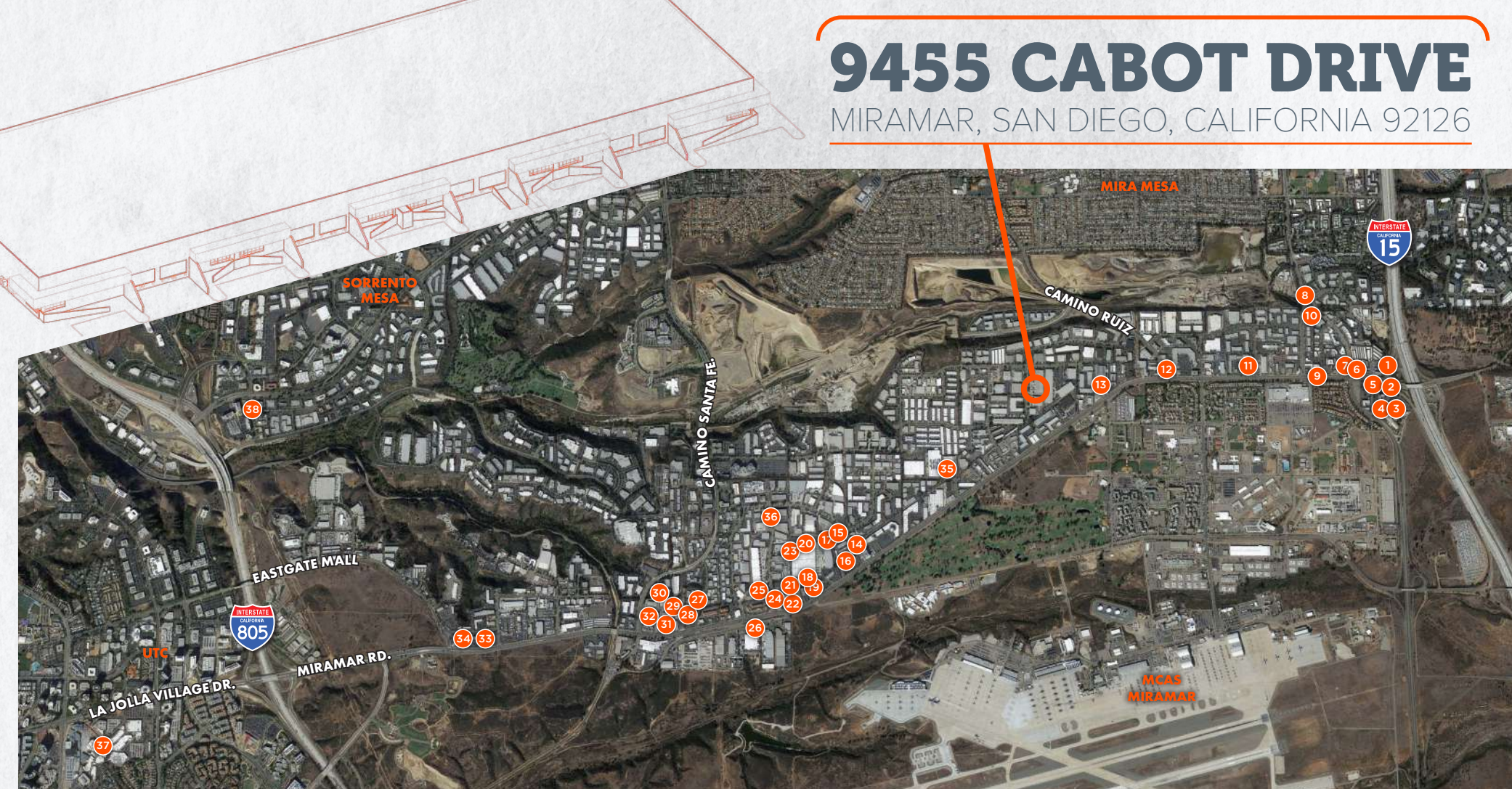
9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126



9455 CABOT DRIVE

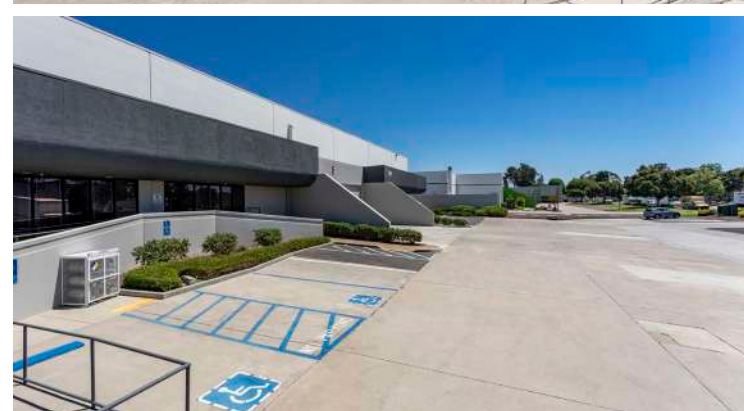
MIRAMAR, SAN DIEGO, CALIFORNIA 92126



1 IHOP Restaurant	5 Zavaro Mobil	9 Spice Corner	13 Ann's Alterations and Tailoring	17 KFC and Taco Bell	20 Dave's Famous Cafe	23 Pro Star Wireless of Miramar	27 Denny's Restaurant	31 AMPM	35 Ale Smith
2 Miramar Shell	6 Scripps Miramar Car Wash	10 California Thai Cafe	14 Dixieline Pro Build	18 McDonald's	21 Miramar Pizza	24 San Diego Wine Co.	28 Togo's	32 Chevron Station	36 Ballast Point
3 Chin's Szechwan	7 24 Hour Fitness	11 SUBWAY	15 Pastalini	19 Miramar Cafe	22 Roberto's Taco Shop	25 Quiznos	29 Carl's Jr	33 Discount Tire Co.	37 UTC Mall
4 Carl's Jr	8 AMPM	12 Miramar West Shell	16 Sima's Grill and Deli			26 Starbucks	30 Office Depot	34 Miramar 76 Service Center	38 Sorrento Court



NEIGHBORHOOD AMENITIES



9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126



BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032