

9340 CABOT DRIVE

MIRAMAR | SAN DIEGO
CALIFORNIA 92126

7,704 - 41,417 SQUARE FEET
OF DISTRIBUTION SPACE
AVAILABLE FOR LEASE

 CUSHMAN &
WAKEFIELD


Rexford
Industrial

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PROPERTY FEATURES:

- EASY ACCESS TO THE 5, 15 & 805 FREEWAYS VIA MIRAMAR RD
- APPROXIMATELY 1.6 MILES TO I-15
- PROPERTY ACCESS VIA CABOT DRIVE OR DOWDY DRIVE
- VERY RESPONSIVE & STRONG LOCAL OWNERSHIP & PROPERTY MANAGEMENT



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BUILDING SPECIFICATIONS:

CLEAR HEIGHT:	APPROXIMATELY 22'
BAY DEPTH:	120'
COLUMN SPACING:	40'X56'
FIRE SPRINKLERS:	ESFR K-25
RAIL SERVICE:	YES
ACCESSIBILITY:	VIA CABOT DR. & DOWDY DR.
ZONING:	IL-2-1
GAS:	AVAILABLE
TRUCK TURNING RADIUS:	APPROXIMATELY 86'
STAGING AREA:	CONCRETE



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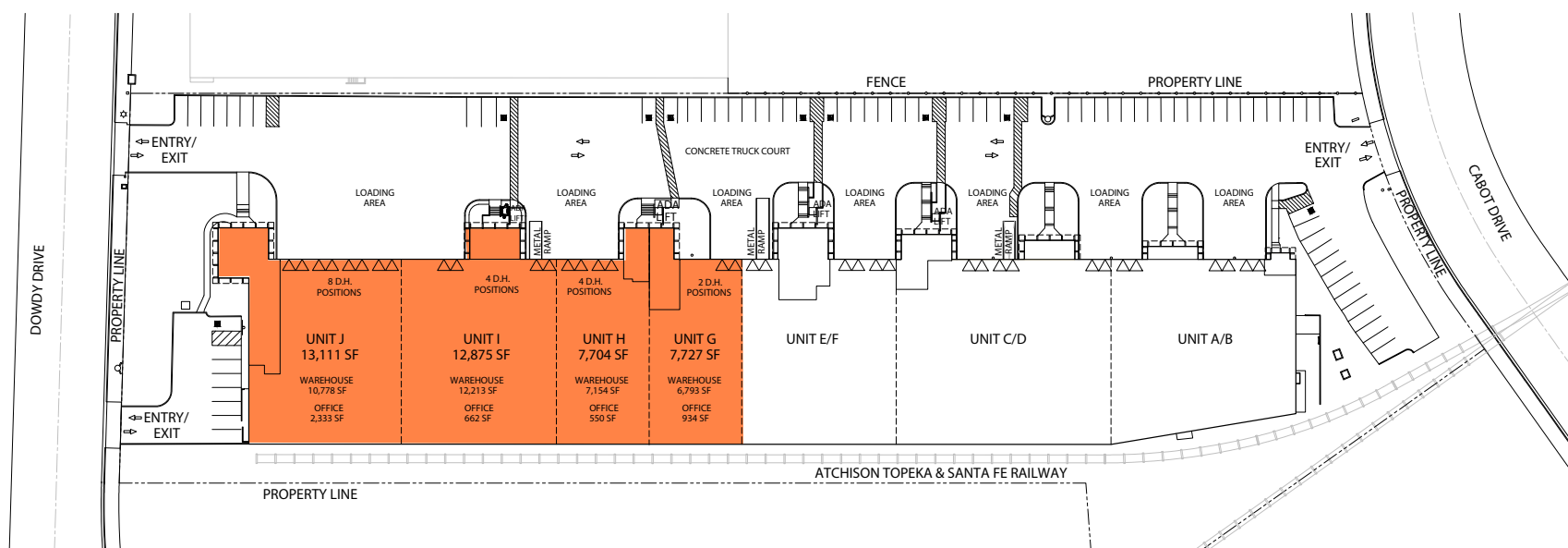
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AVAILABILITY:

Suite G	Suite H	Suite I	Suite J
7,727 SF	7,704 SF	12,875 SF	13,111 SF
Can be combined with Suite H, I & J for a total of 41,417 SF	Can be combined with Suite G, I & J for a total of 41,417 SF	Can be combined with Suite G, H & J for a total of 41,417 SF	Can be combined with Suite G, H & I for a total of 41,417 SF
±12% Office, Balance Warehouse	±7% Office, Balance Warehouse	±5% Office, Balance Warehouse	±18% Office, Balance Warehouse
(1) Double Wide Dock High Loading Door	(2) Double Wide Dock High Loading Doors	(2) Double Wide Dock High Loading Doors (1 Ramp)	(4) Double Wide Dock High Loading Doors
Available 10/1/2025	Available 10/1/2025	Available 10/1/2025	Available 10/1/2025
Call Broker for Pricing (NNNs = \$0.32 PSF)	Call Broker for Pricing (NNNs = \$0.32 PSF)	Call Broker for Pricing (NNNs = \$0.32 PSF)	Call Broker for Pricing (NNNs = \$0.32 PSF)

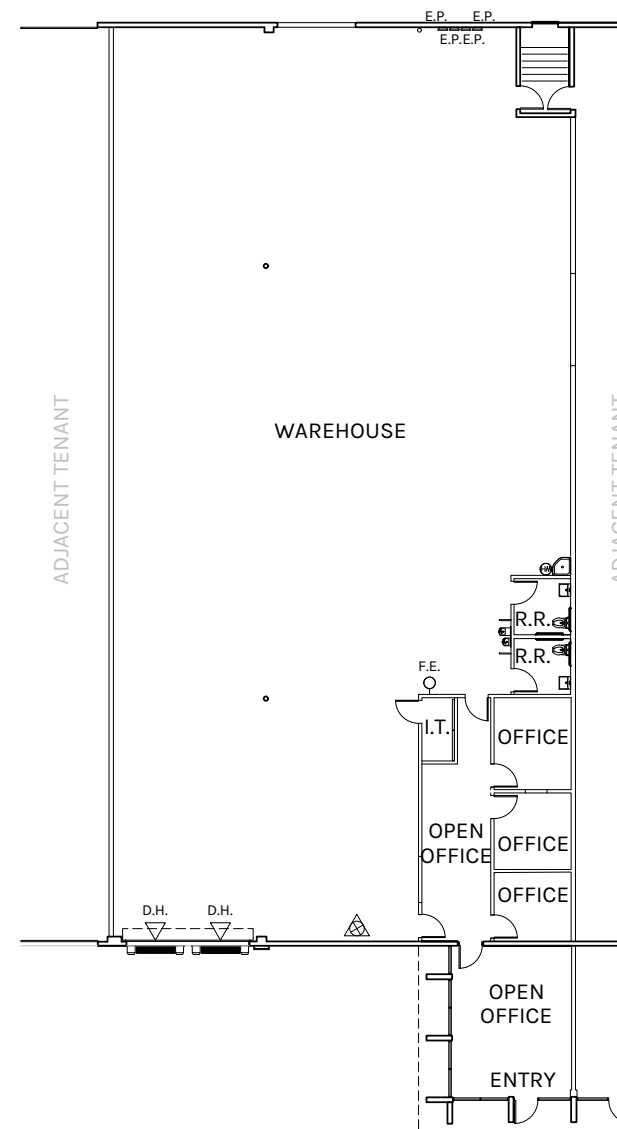
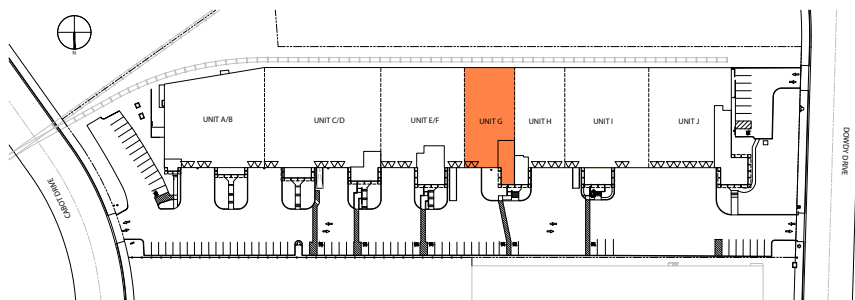
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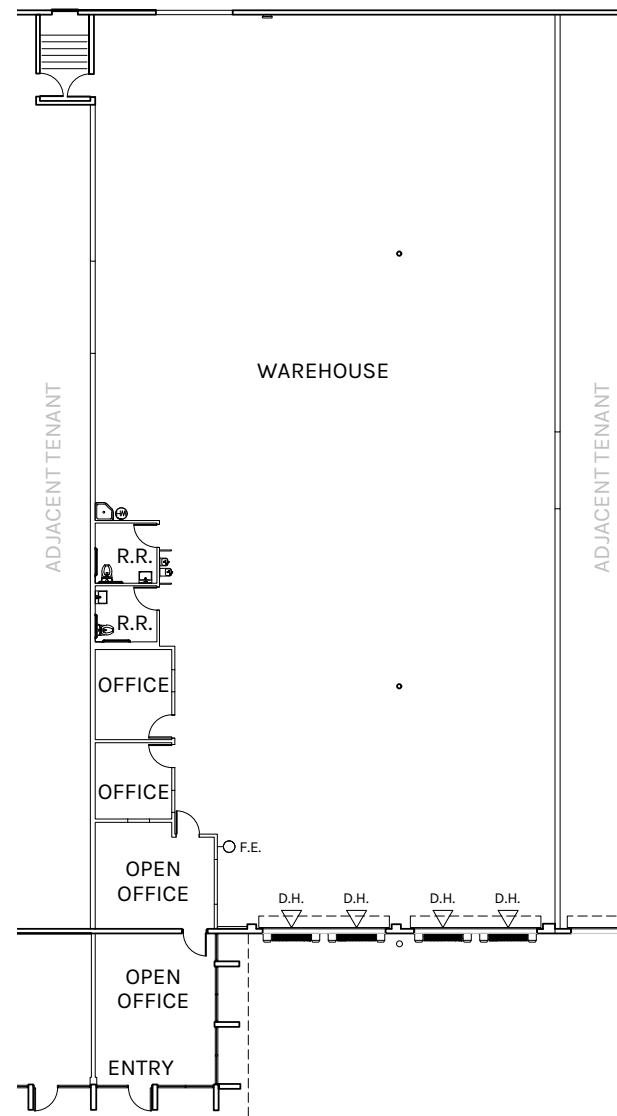
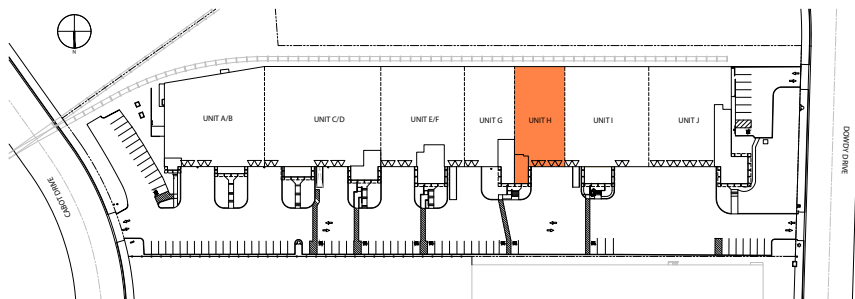
9340 CABOT DRIVE SUITE G

- 7,727 SF available for lease
- Can be combined with Suite H, I & J for a total of 41,417 SF
- ±12% Office, Balance Warehouse
- (1) Double Wide Dock High Loading Door
- Available 10/1/2025
- Construction to commence April 2025 with a target completion date of 9/30/25 (sprinkler & power upgrades, office renovations, etc.)
- Call Broker for Pricing (NNNs = \$0.32 PSF)
- Power Spec: 200A 120/208V + 70A 277/480V (Tenant to verify)



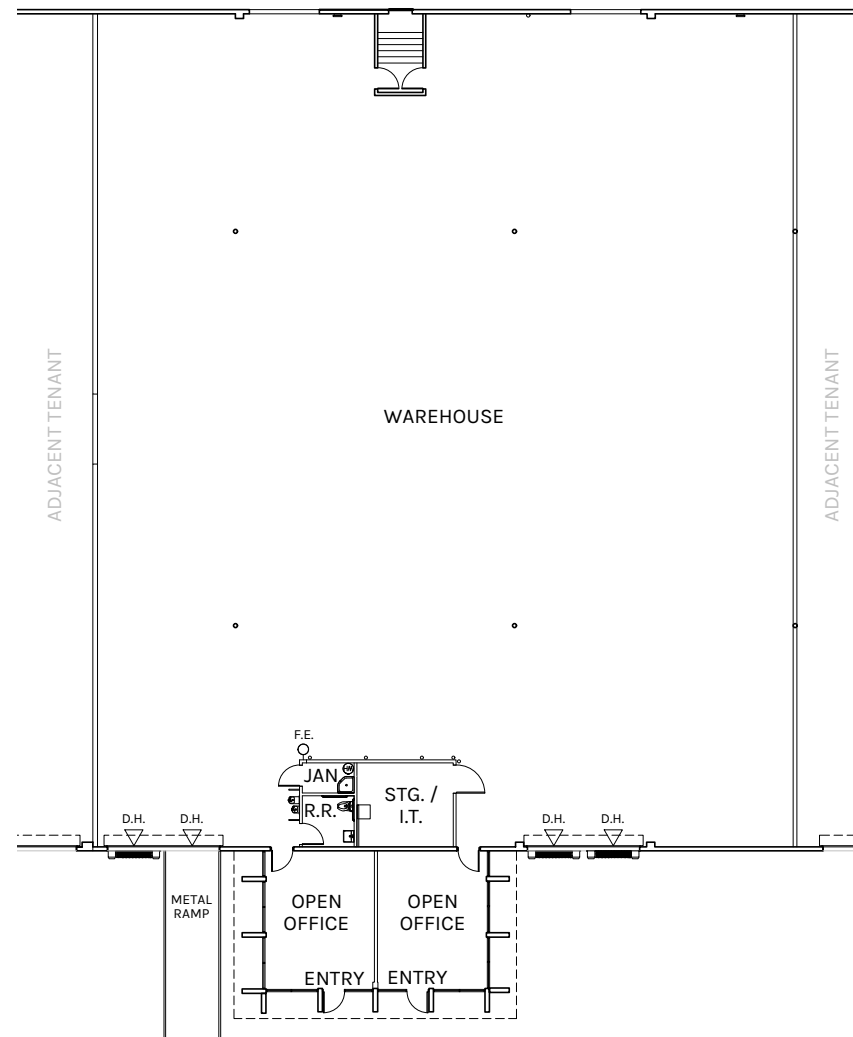
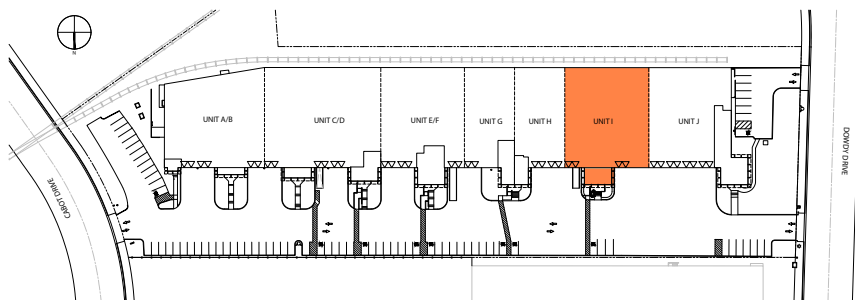
9340 CABOT DRIVE SUITE H

- 7,704 SF available for lease
- Can be combined with Suite G, I & J for a total of 41,417 SF
- $\pm 7\%$ Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors
- Available 10/1/2025
- Construction to commence April 2025 with a target completion date of 9/30/25 (sprinkler & power upgrades, office renovations, etc.)
- Call Broker for Pricing (NNNs = \$0.32 PSF)
- Power Spec: 200A 120/208V + 70A 277/480V (Tenant to verify)



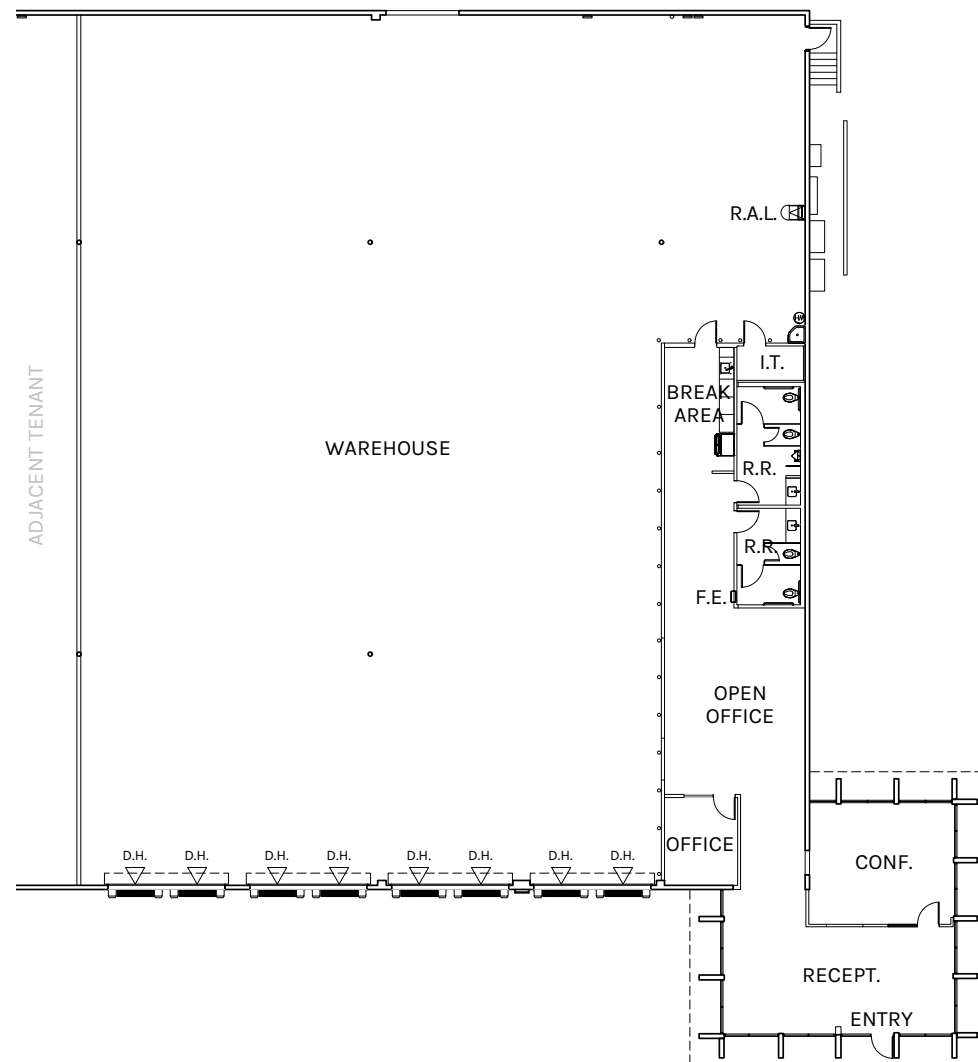
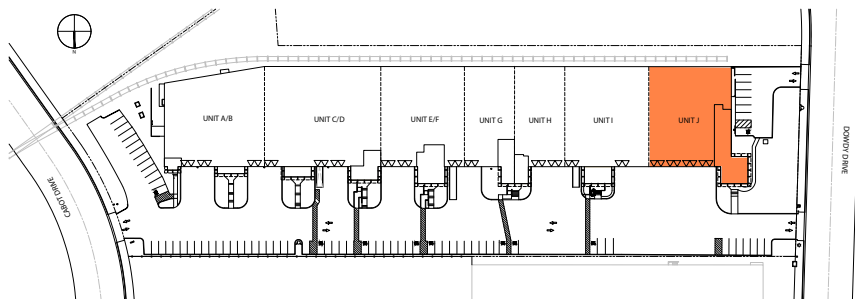
9340 CABOT DRIVE SUITE I

- 12,875 SF available for lease
- Can be combined with Suite G, H & J for a total of 41,417 SF
- ±5% Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors (1 Ramp)
- Available 10/1/2025
- Construction to commence April 2025 with a target completion date of 9/30/25 (sprinkler & power upgrades, office renovations, etc.)
- Call Broker for Pricing (NNNs = \$0.32 PSF)
- Power Spec: 200A 120/208V + 100A 277/480V (Tenant to verify)



9340 CABOT DRIVE SUITE J

- 13,111 SF available for lease
- Can be combined with Suite G, H & I for a total of 41,417 SF
- ±18% Office, Balance Warehouse
- (4) Double Wide Dock High Loading Doors
- Available 10/1/2025
- Construction to commence April 2025 with a target completion date of 9/30/25 (sprinkler & power upgrades, office renovations, etc.)
- Call Broker for Pricing (NNNs = \$0.32 PSF)
- Power Spec: 400A 120/208V + 200A 277/480V (Tenant to verify)







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