

9340 CABOT DRIVE

MIRAMAR | SAN DIEGO
CALIFORNIA 92126

13,975 - 32,271 SQUARE FEET
OF DISTRIBUTION SPACE
AVAILABLE FOR LEASE

 CUSHMAN &
WAKEFIELD


Rexford
Industrial

BRANT ABERG, SIOR RYAN DOWNING, SIOR
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CA LIC. 01773573 CA LIC. 01955032

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

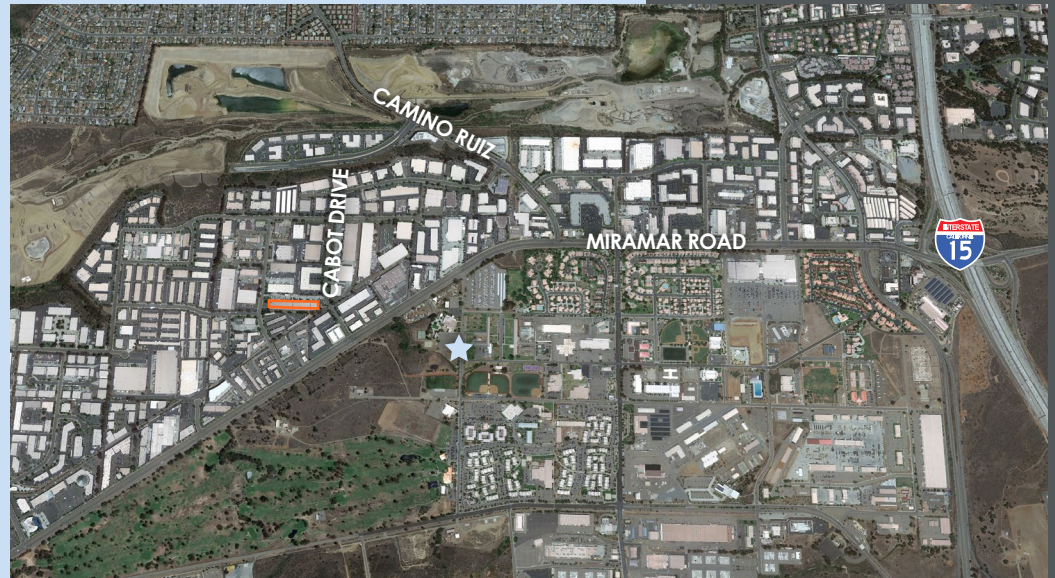


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BUILDING SPECIFICATIONS:

CLEAR HEIGHT:	APPROXIMATELY 22'
BAY DEPTH:	120'
COLUMN SPACING:	40'X56'
FIRE SPRINKLERS:	.21 GPM/1500 SF
RAIL SERVICE:	YES
ACCESSIBILITY:	VIA CABOT DR. & DOWDY DR.
ZONING:	IL2-1
GAS:	AVAILABLE
TRUCK TURNING RADIUS:	APPROXIMATELY 86'
STAGING AREA:	CONCRETE



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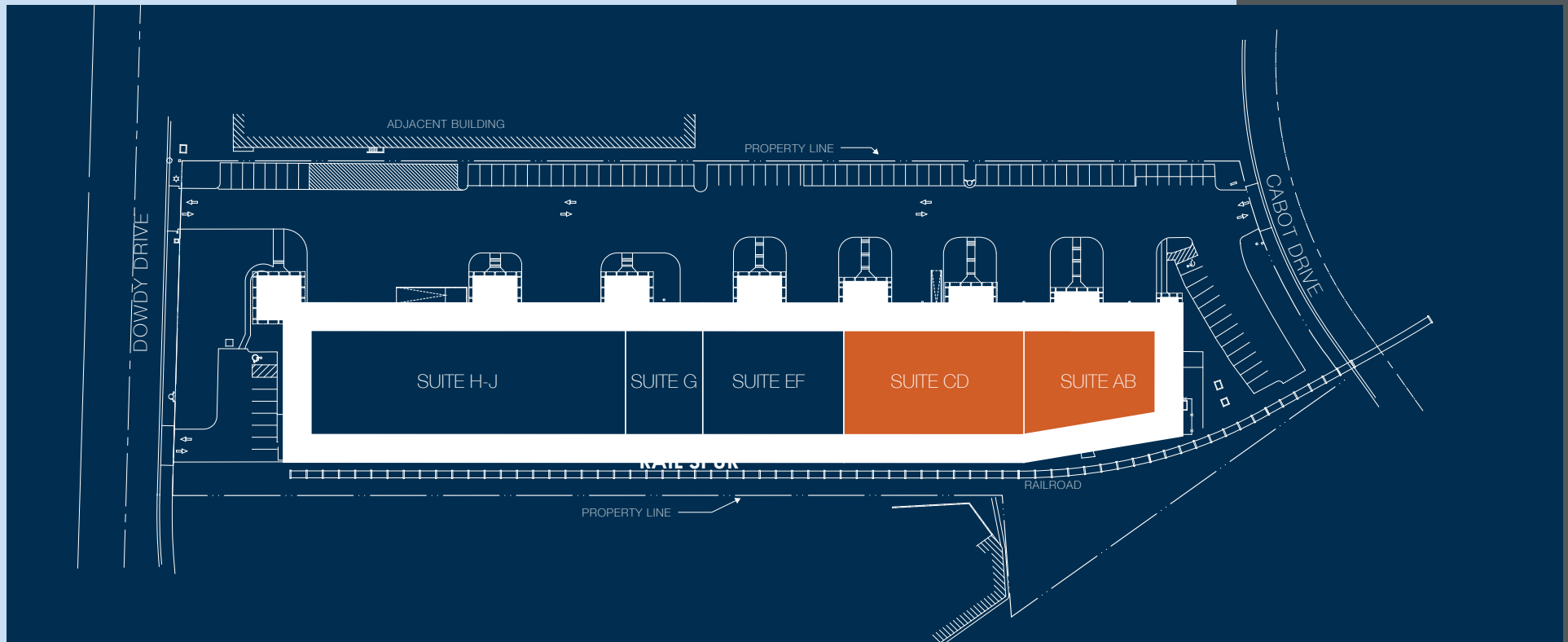
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SUITE SPECIFICATIONS:

- SUITE A-D
- 32,271 SF
(DIVISIBLE TO 13,975 & 18,296 SF)
- $\pm 6\%$ OFFICE, BALANCE WAREHOUSE
- TWELVE (12) DOCK HIGH LOADING POSITIONS
- .21 GPM/1500 SF SPRINKLERS
- AVAILABLE FOR OCCUPANCY
FEBRUARY 1, 2024
- LEASE RATE: NEGOTIABLE
- NNNS = $\pm \$0.29$ PSF

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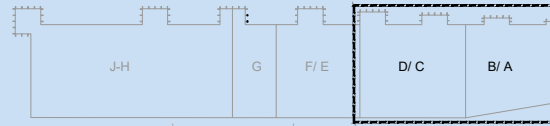
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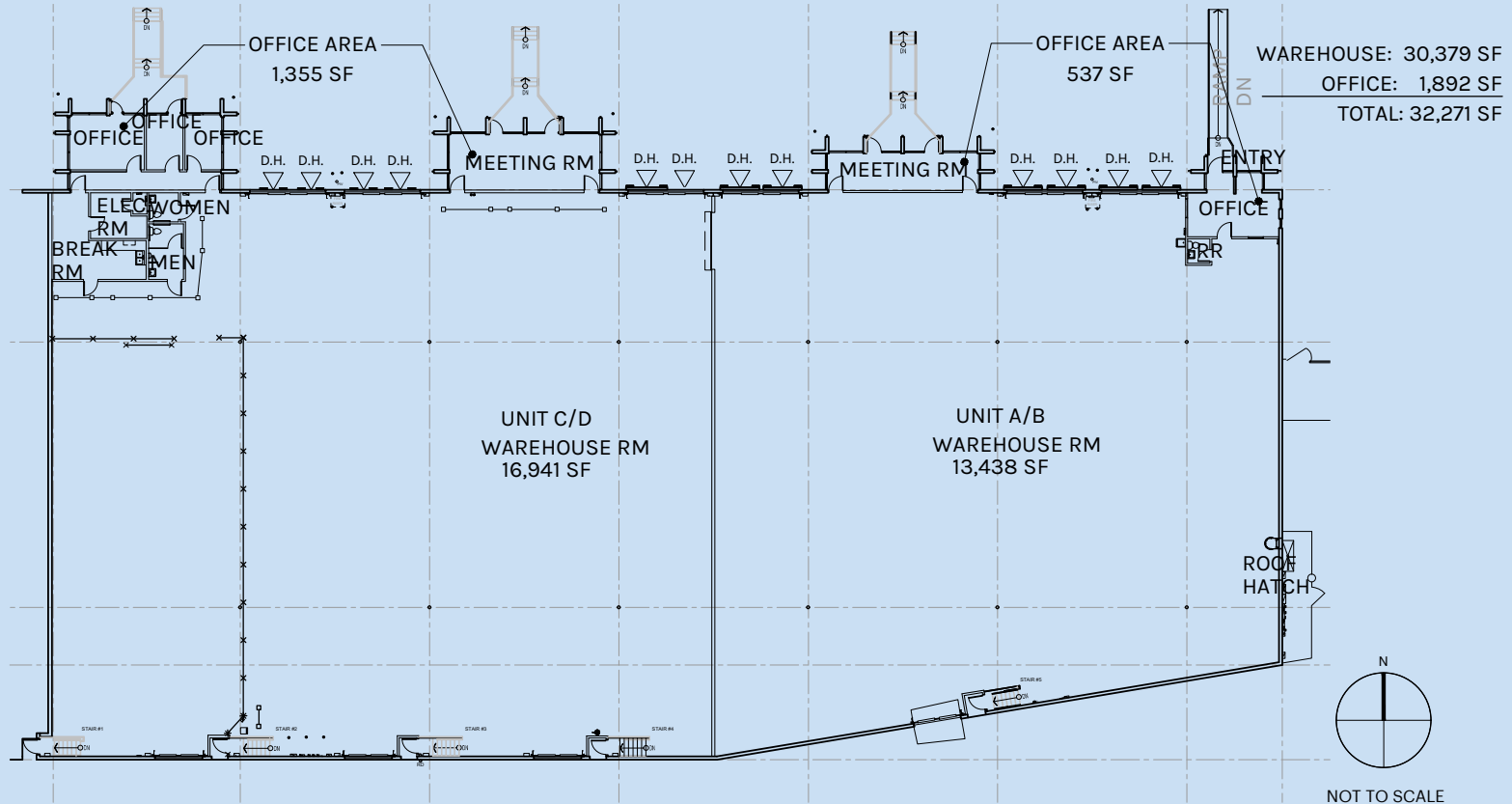


KEYPLAN



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