



# 9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

**25K BROKER BONUS**

Qualified Lease of 9455 - 200, 300 or 400  
Commencing by 3/31/2026



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



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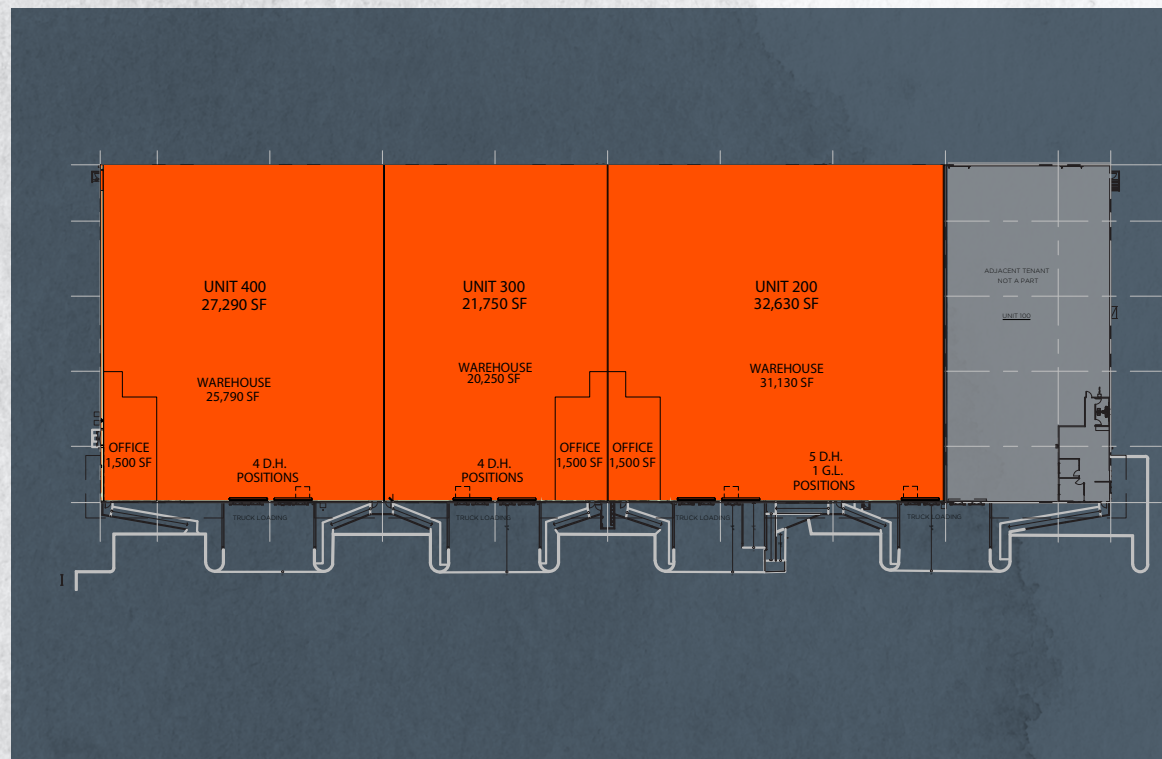
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## PROPERTY FEATURES:

- 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**



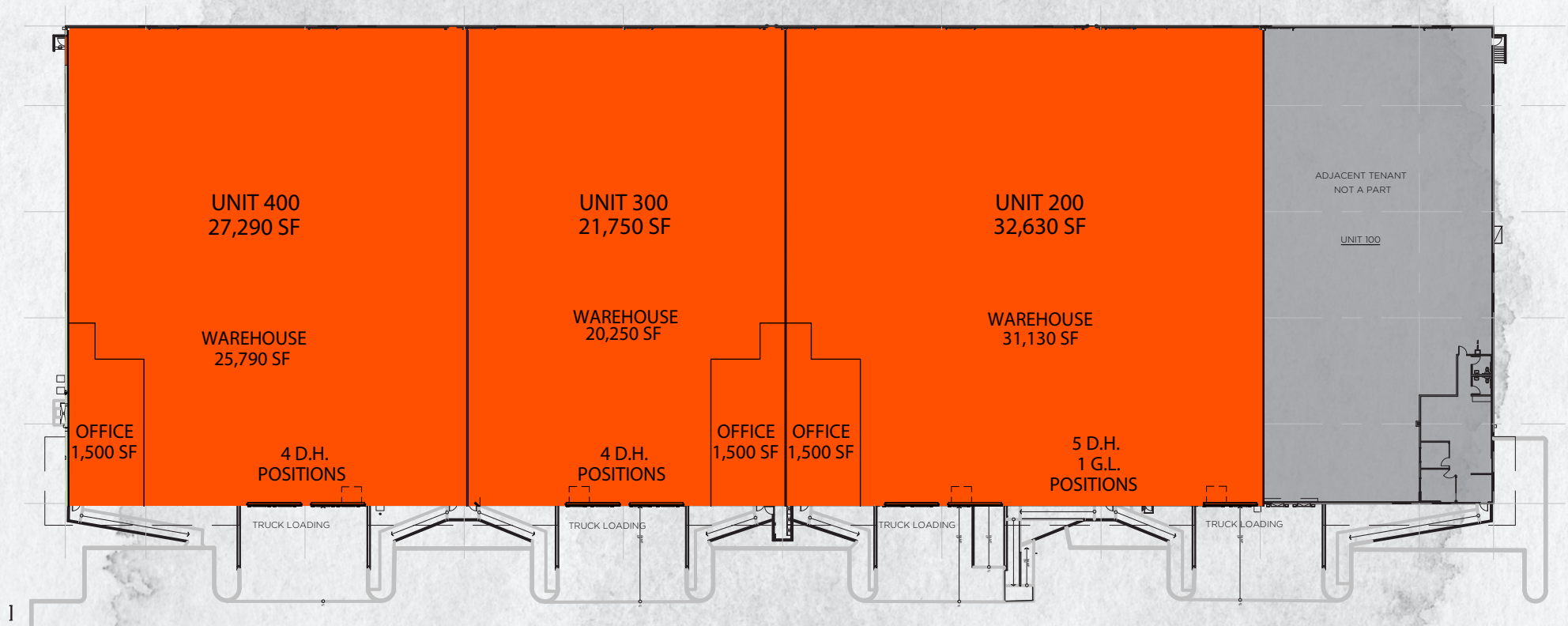
PROPERTY OVERVIEW

# 9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

## SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE NOW
- INDIVIDUAL SUITES: \$1.75 PSF NNN
- COMBINED SUITES: \$1.70 PSF NNN
- ±\$0.36 PSF NNNS



# 9455 CABOT DRIVE

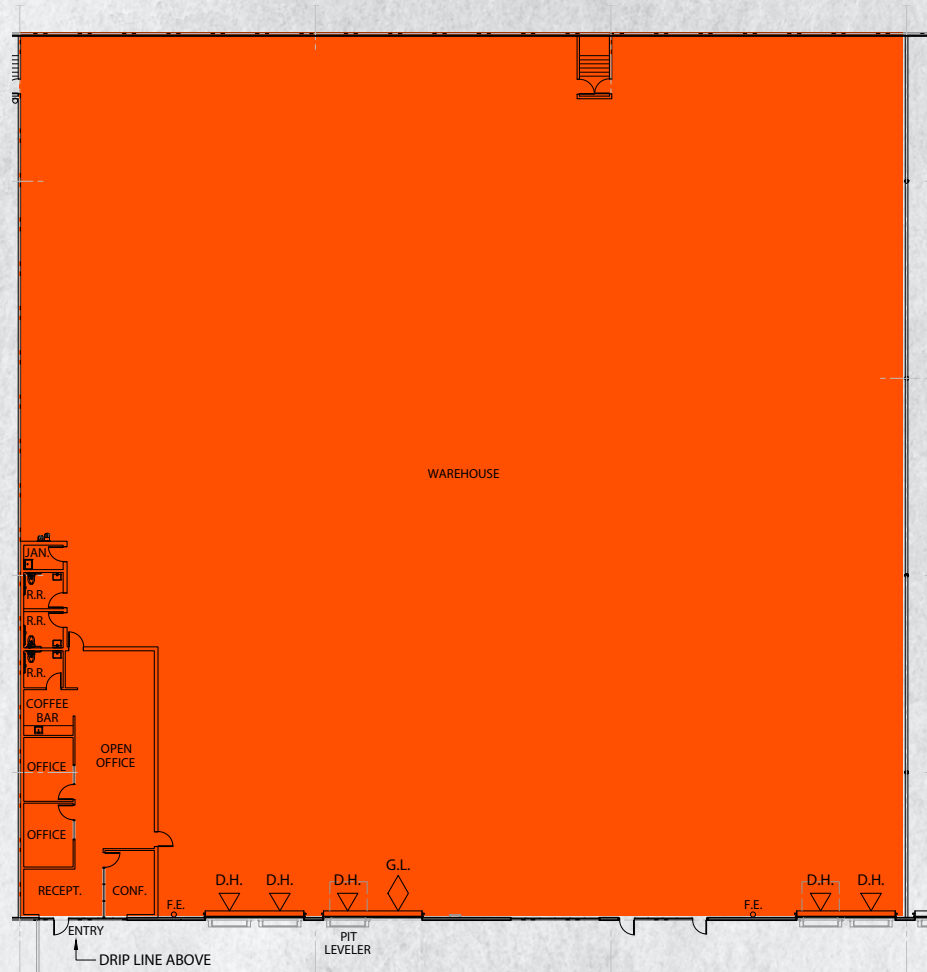
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## SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
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### UNIT 200

32,630 SF  
5% OFFICE  
5 DOCK HIGH POSITIONS  
1 GRADE LEVEL RAMP



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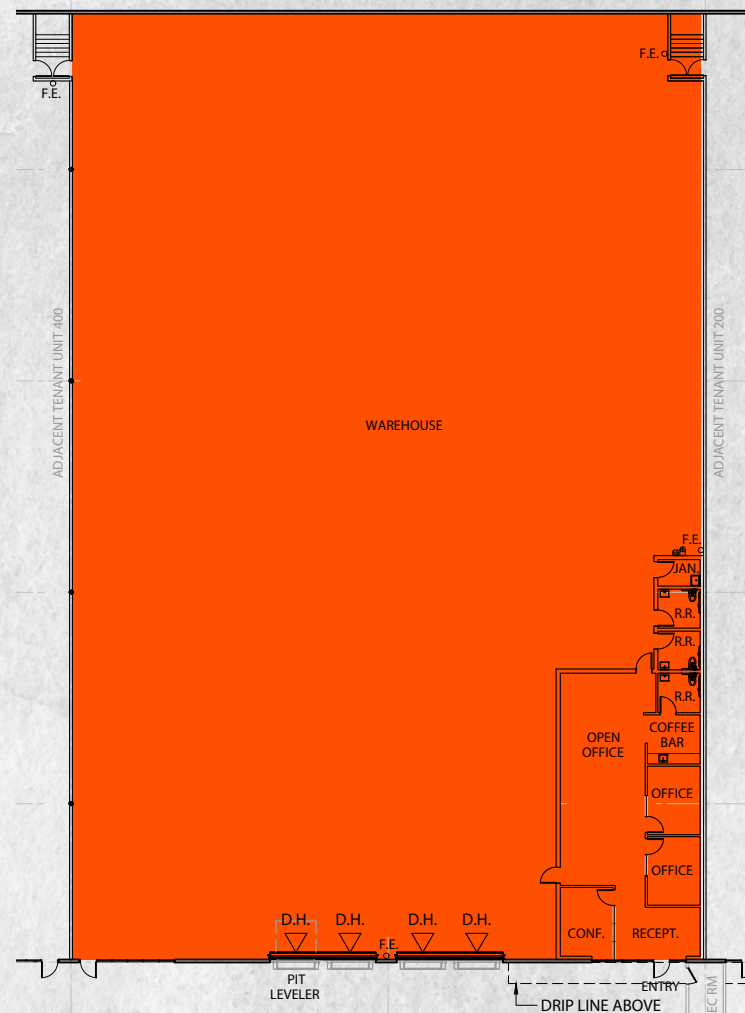
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## SUITE SPECIFICATIONS

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### UNIT 300

21,750 SF  
7% OFFICE  
4 DOCK HIGH POSITIONS



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# PROPERTY OVERVIEW

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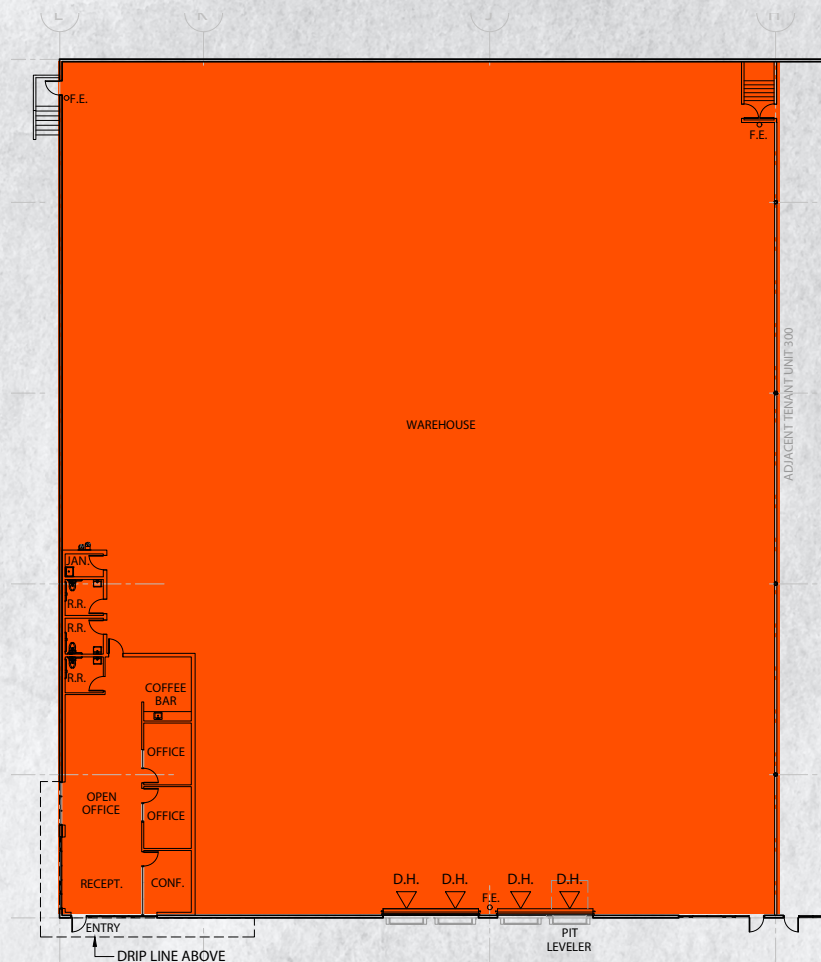
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## SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
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- INDIVIDUAL SUITES: \$1.75 PSF NNN
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- ±\$0.36 PSF NNNS

### UNIT 400

27,290 SF  
6% OFFICE  
4 DOCK HIGH POSITIONS



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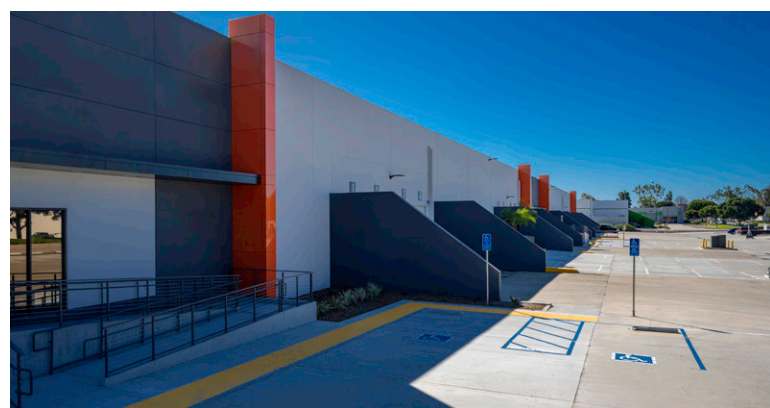
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- |                      |                               |                            |                                       |                         |                           |                                    |                          |  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



## NEIGHBORHOOD AMENITIES



# 9455 CABOT DRIVE

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CUSHMAN &  
WAKEFIELD



Rexford  
Industrial

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