



9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

25K BROKER BONUS

Qualified Lease of 9455 - 200, 300 or 400
Commencing by 9/1/2026



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



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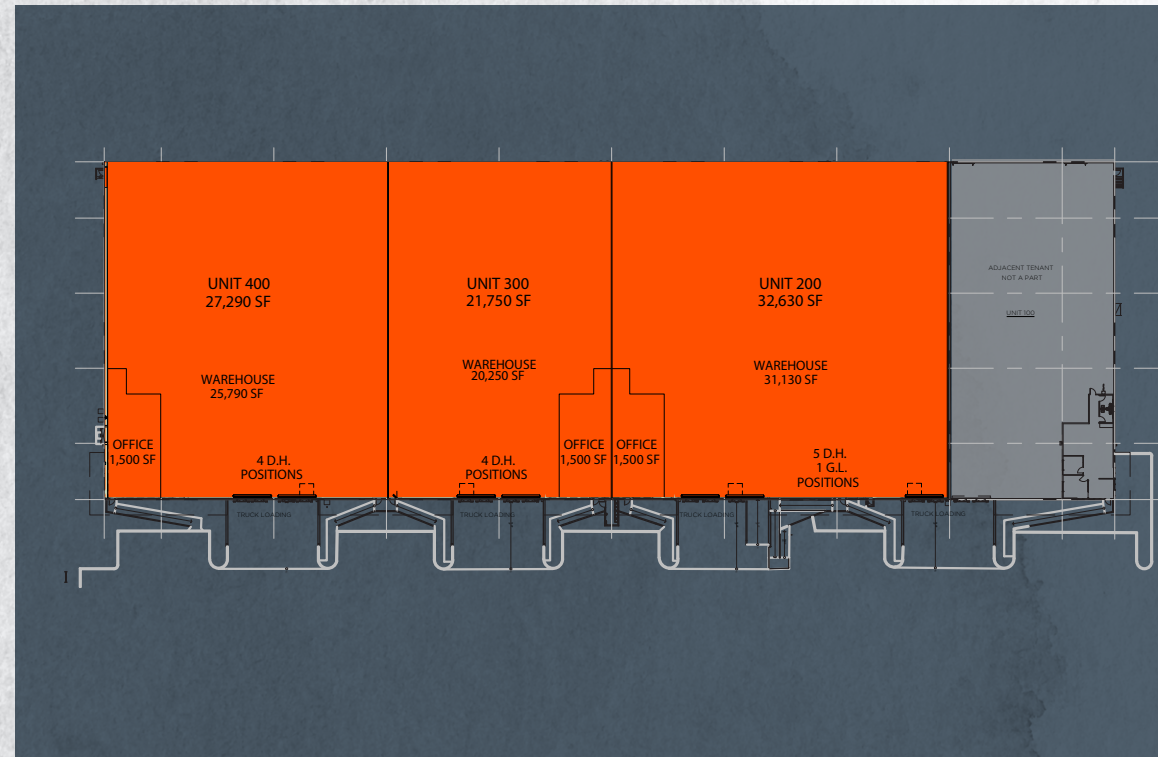
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PROPERTY FEATURES:

- 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'

ZONING

IL-2-1

BAY DEPTH

179'

FIRE SPRINKLERS

ESFR K-17

COLUMN SPACING

40' X 60'

ACCESSIBILITY

**VIA CABOT DR.
& ARJONS DR**



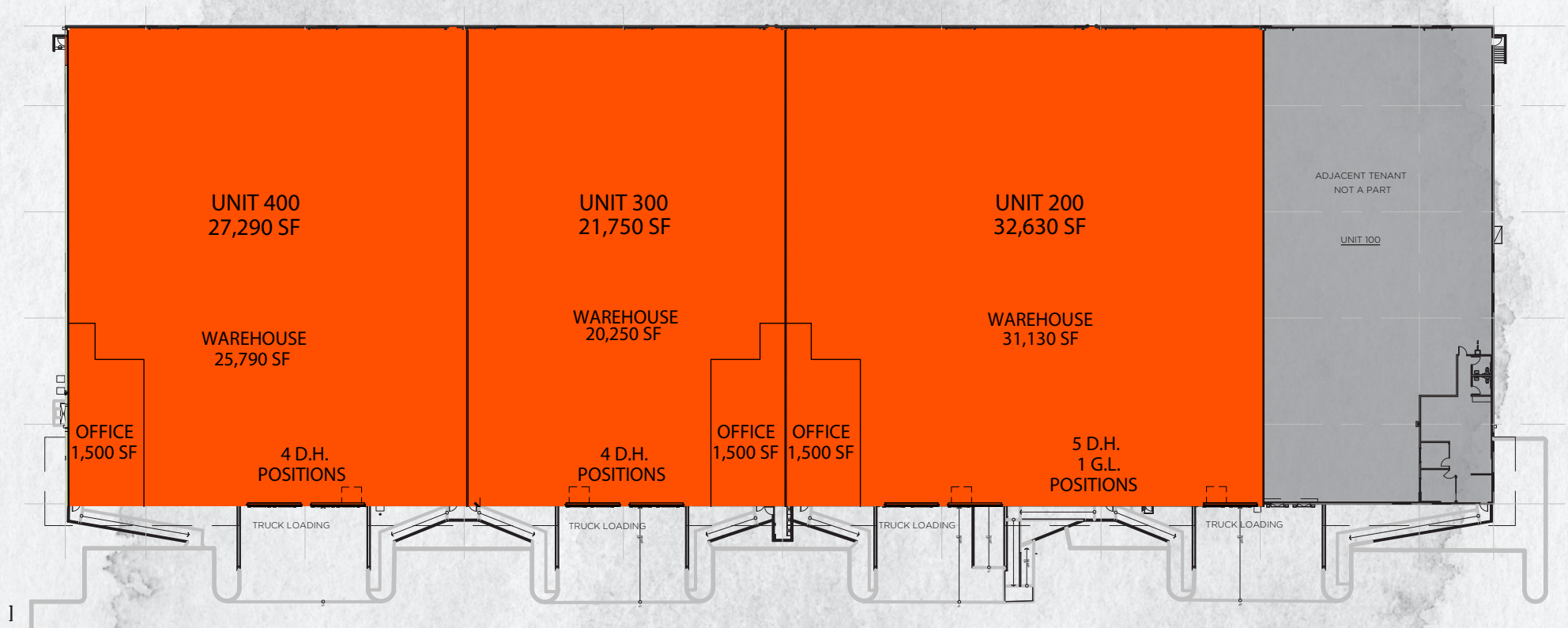
PROPERTY OVERVIEW

9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

SUITE SPECIFICATIONS

- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE NOW
- INDIVIDUAL SUITES: \$1.70 PSF NNN
- COMBINED SUITES: \$1.65 PSF NNN
- ±\$0.36 PSF NNNS



9455 CABOT DRIVE

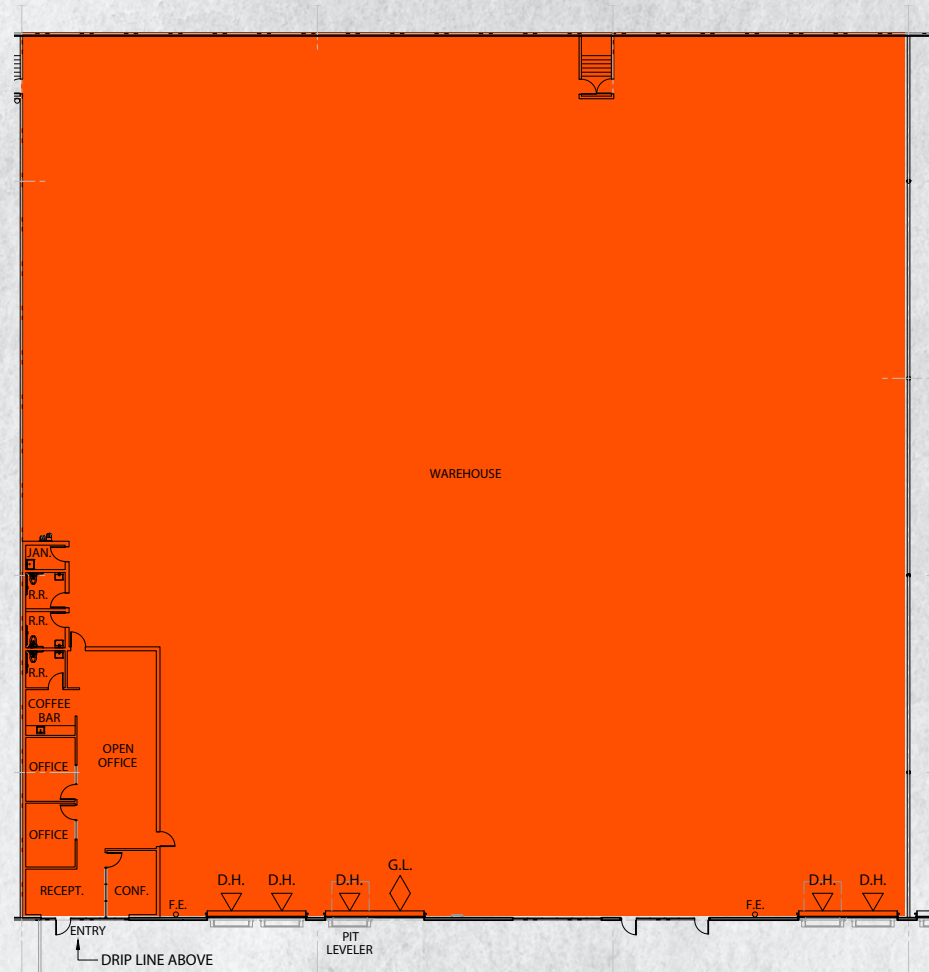
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UNIT 200

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



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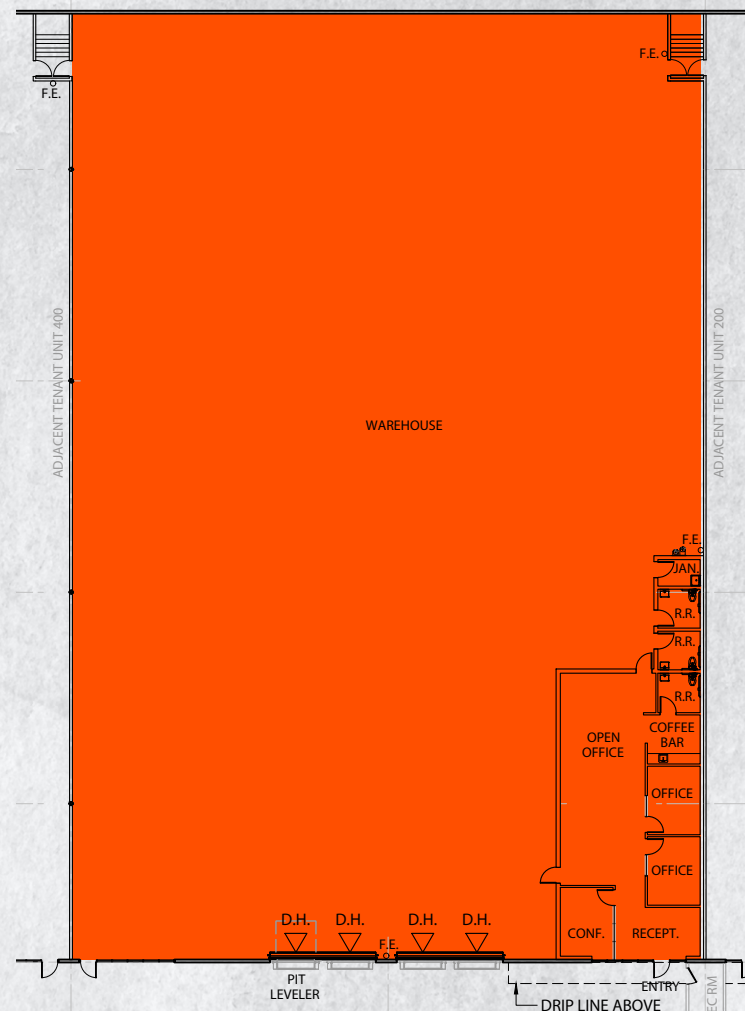
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UNIT 300

21,750 SF
7% OFFICE
4 DOCK HIGH POSITIONS



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PROPERTY OVERVIEW

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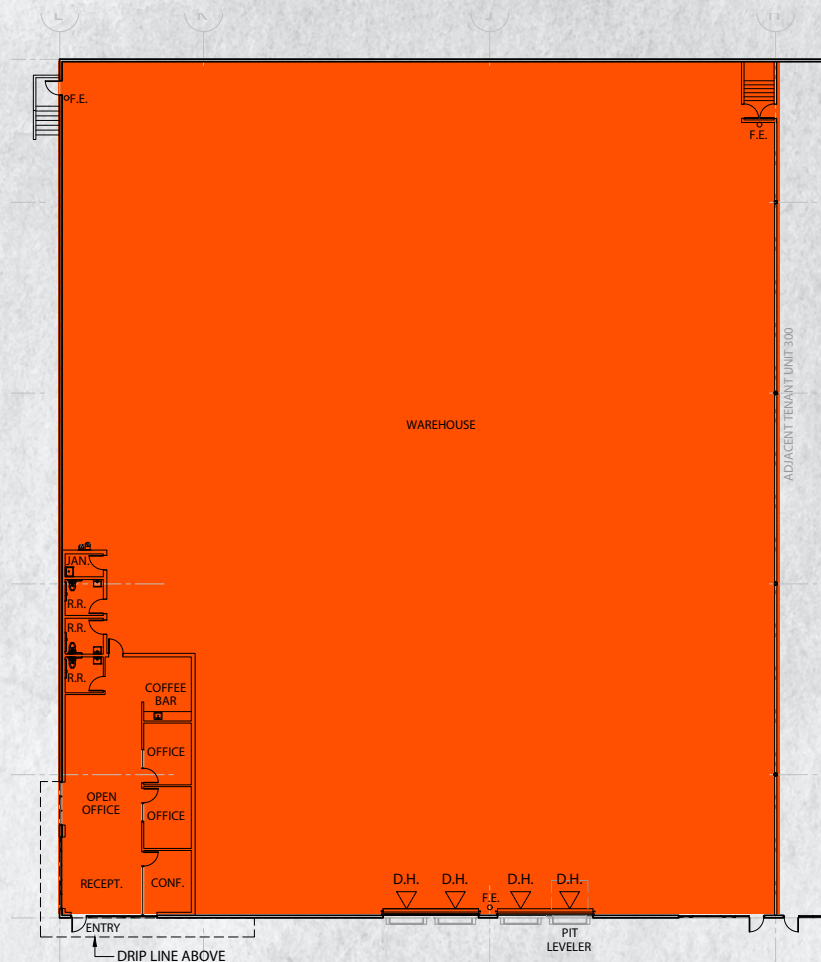
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- ±\$0.36 PSF NNNS

UNIT 400

27,290 SF
6% OFFICE
4 DOCK HIGH POSITIONS



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PROPERTY OVERVIEW

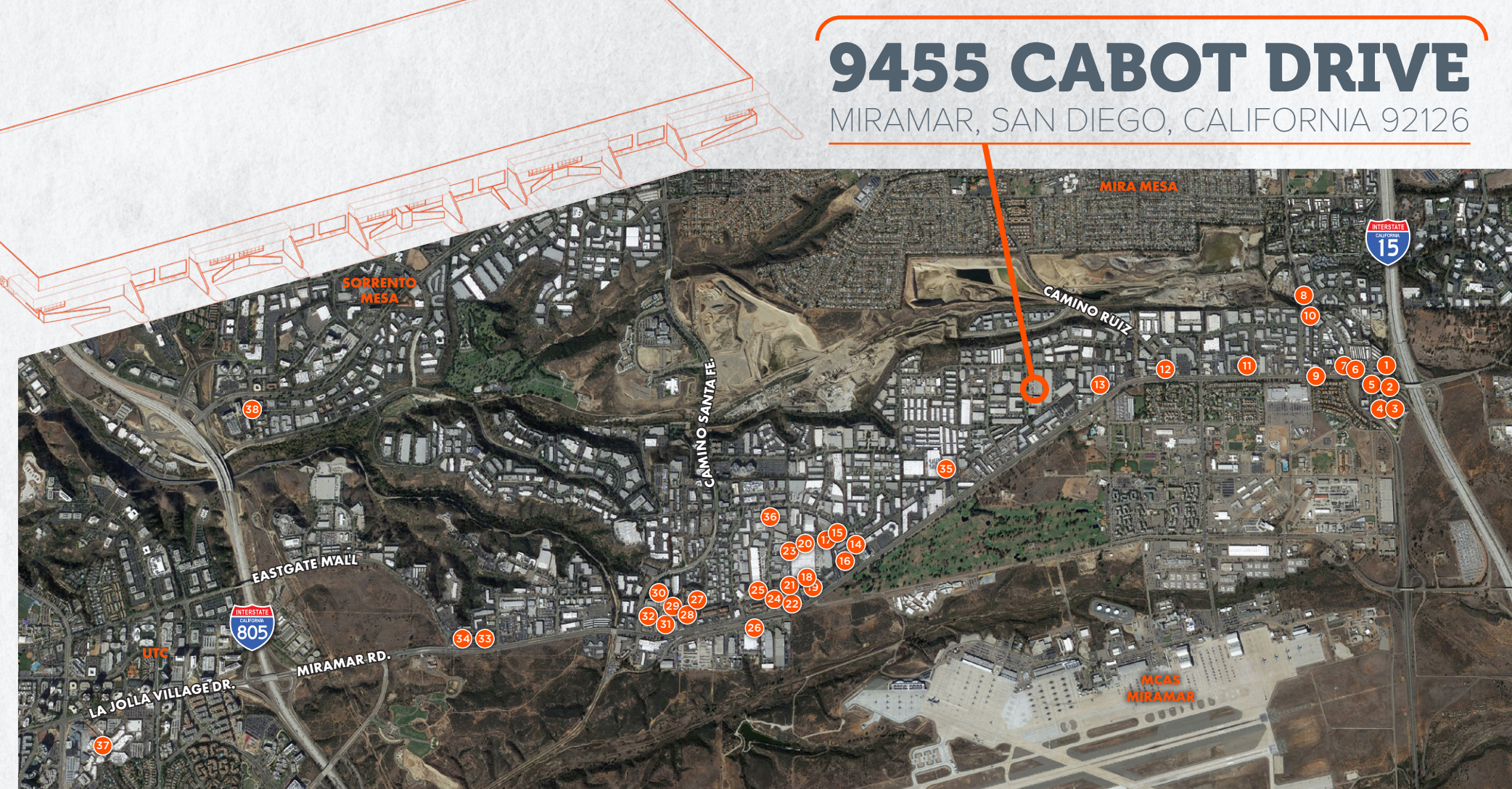
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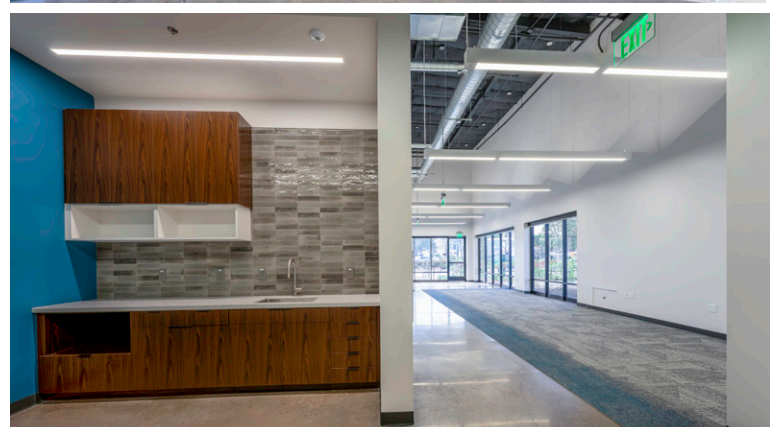
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|----------------------|-------------------------------|----------------------------|---------------------------------------|-------------------------|---------------------------|------------------------------------|--------------------------|---------------------------------|----------------------|
| 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



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