

9340 CABOT DRIVE

MIRAMAR | SAN DIEGO
CALIFORNIA 92126

7,704 - 15,431 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:	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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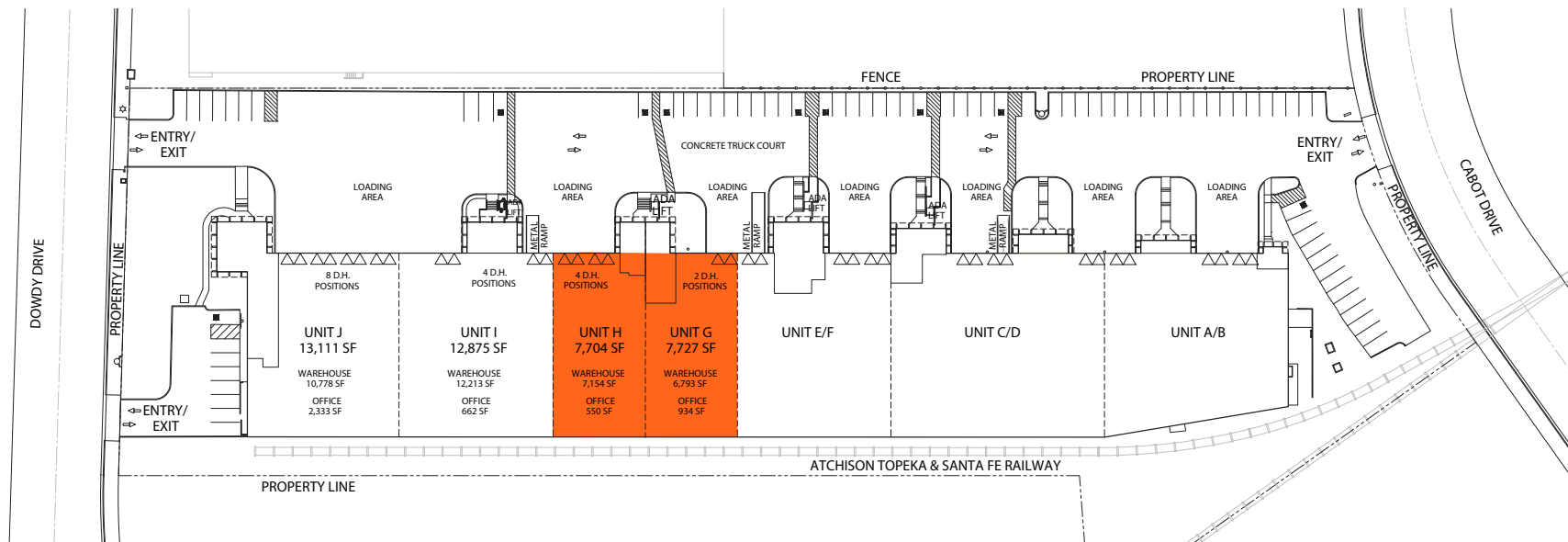
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AVAILABILITY:

Suite G	Suite H
7,727 SF	7,704 SF
Can be combined with Suite H for a total of 15,431 SF	Can be combined with Suite G for a total of 15,431 SF
±12% Office, Balance Warehouse	±7% Office, Balance Warehouse
(1) Double Wide Dock High Loading Door	(2) Double Wide Dock High Loading Doors
Available Now	Available Now
\$1.70 NNN (NNNs = \$0.36 PSF)	\$1.70 NNN (NNNs = \$0.36 PSF)

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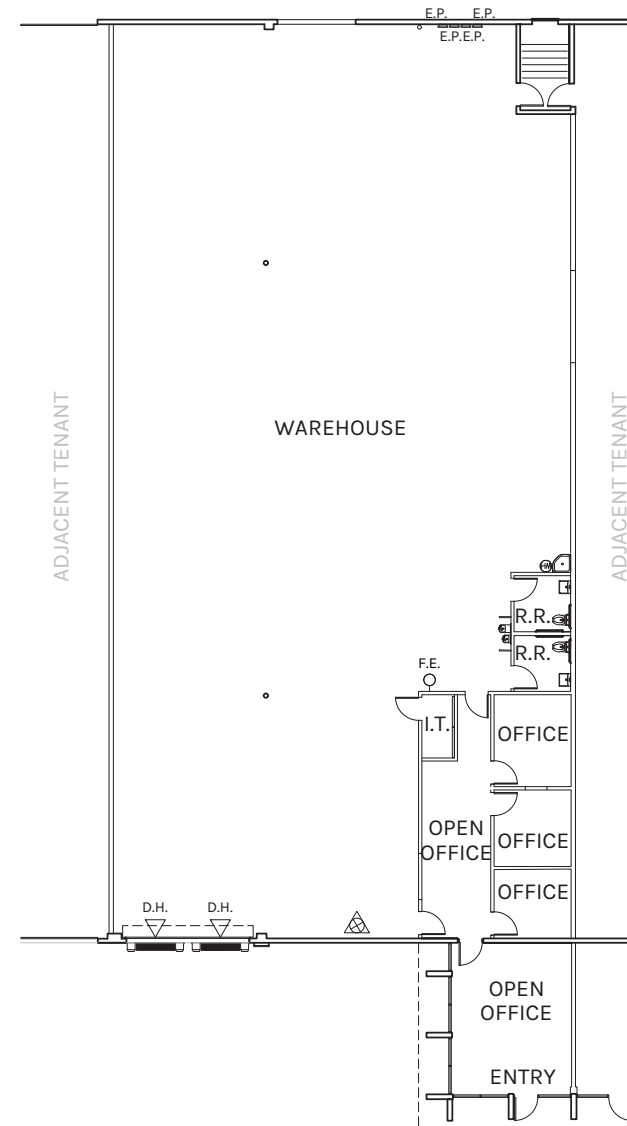
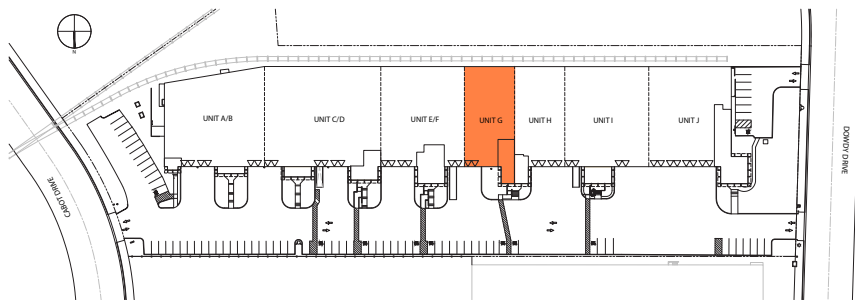
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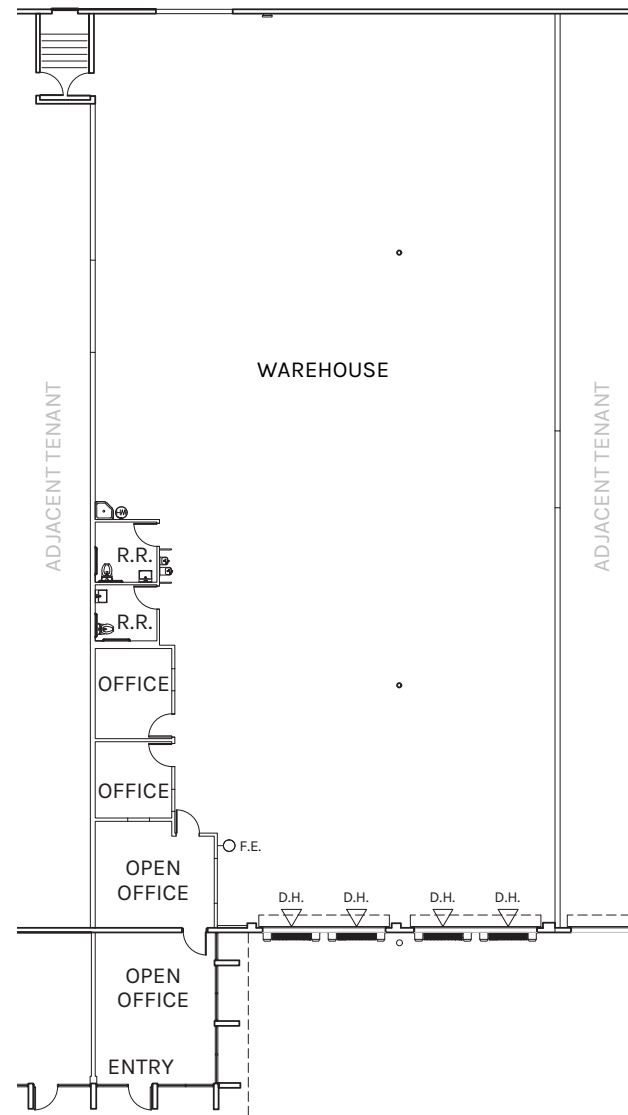
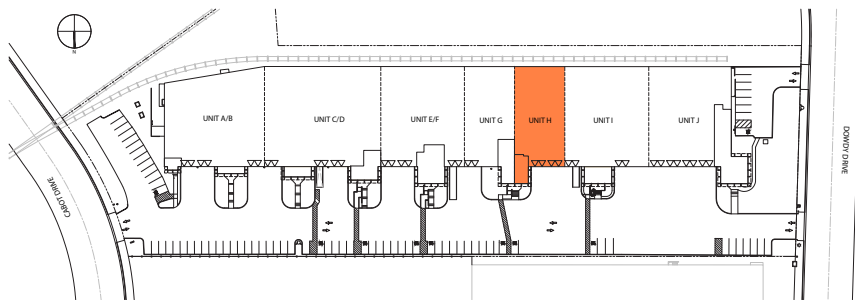
9340 CABOT DRIVE SUITE G

- 7,727 SF available for lease
- Can be combined with Suite H for a total of 15,431 SF
- ±12% Office, Balance Warehouse
- (1) Double Wide Dock High Loading Door
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- \$1.70 NNN
- NNNs = \$0.36 PSF



9340 CABOT DRIVE SUITE H

- 7,704 SF available for lease
- Can be combined with Suite G for a total of 15,431 SF
- $\pm 7\%$ Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- \$1.70 NNN
- NNNs = \$0.36 PSF







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