

FOR SALE OR LEASE

55,544 SF INDUSTRIAL FLEX BUILDING

9431 DOWDY DRIVE, SAN DIEGO, CA 92126 | MIRAMAR



BRANT ABERG, SIOR

mobile: 858.413.5600

brant.aberg@cushwake.com

CA Lic. 01773573



12830 El Camino Real, Suite 100 | San Diego, CA 92130

cushmanwakefield.com

PROPERTY FEATURES



9431 DOWDY DR



55,544 SQ FT
RENTABLE AREA



DOCK / GRADE
LOADING



20'+
CLEAR HEIGHT



SECURED
YARD



MIRAMAR
LOCATION



Building Size:	55,544 SF
Available SF:	55,544 SF
Zoning:	IL-2-1
Loading:	4 Dock High Doors; 2 Grade Level (Expandable)
Power:	2,000a/480v 3p Heavy
Parking:	125 Spaces (2.26/1,000 SF ratio)
Sale Price:	Call Broker
Lease Rate:	\$1.80 PSF NNN
Available:	2/1/2025

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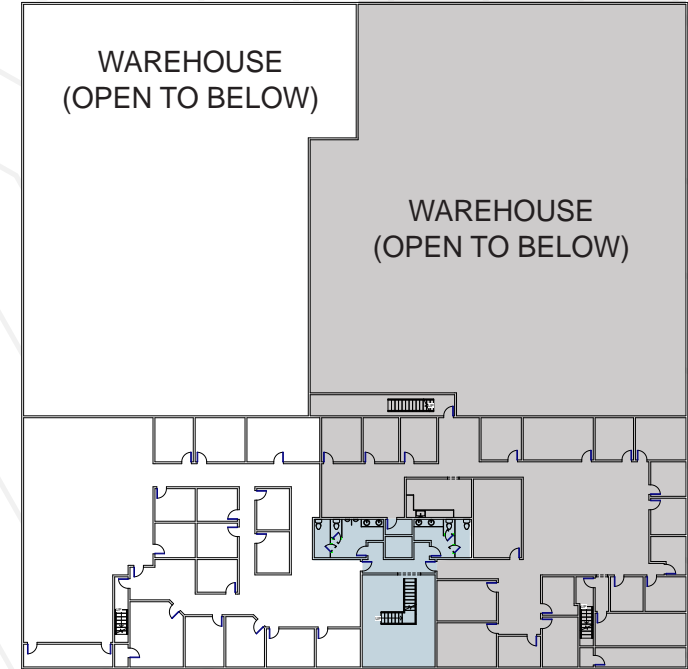
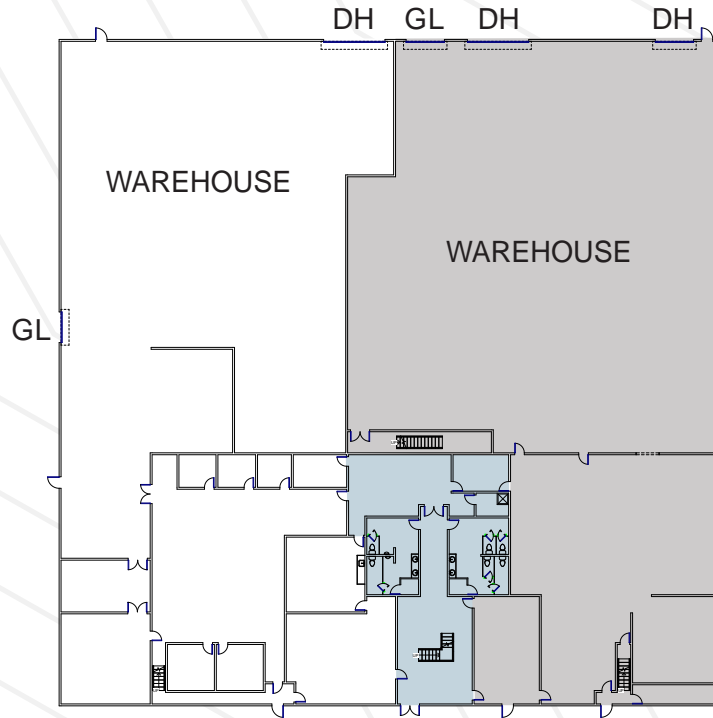
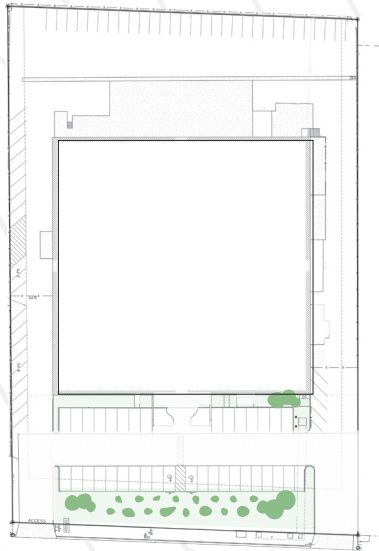


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AVAILABLE SF	55,544 SF	PARKING	125 Spaces (2.26/1,000 SF ratio)
ZONING	IL-2-1	SALE PRICE	Call Broker
LOADING	4 Dock High; 2 Grade Level (expandable)	LEASE RATE	\$1.80 PSF NNN
POWER	2,000a/480v 3p Heavy	AVAILABLE	2/1/2025

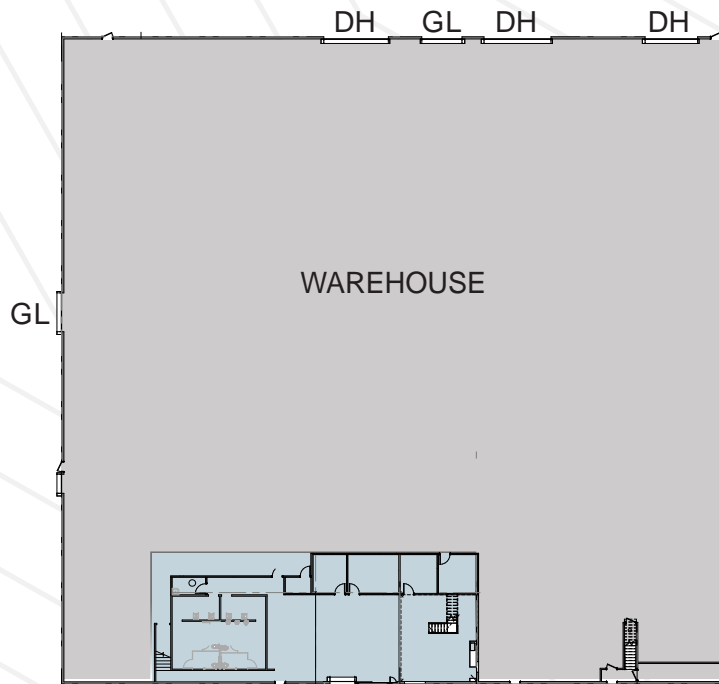
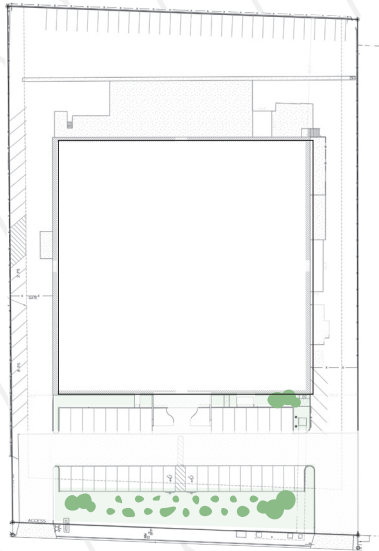


PROPOSED FLOOR PLAN

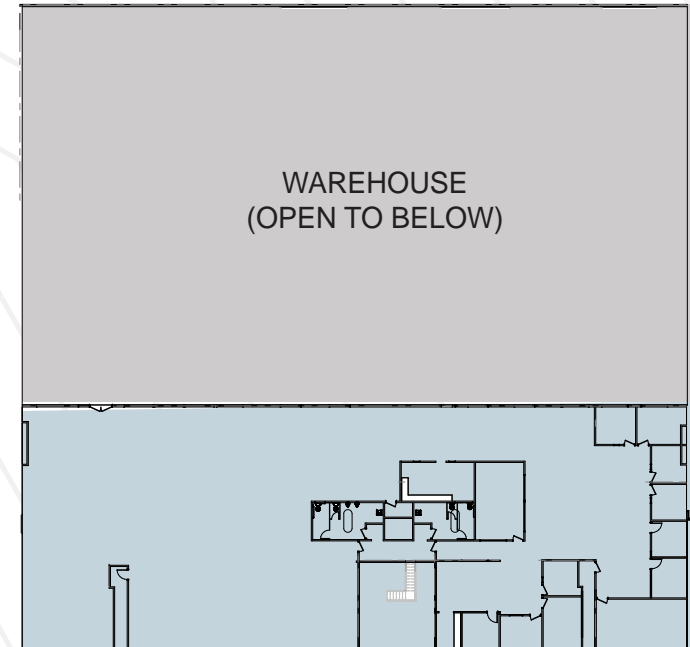


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1st Floor



2nd Floor

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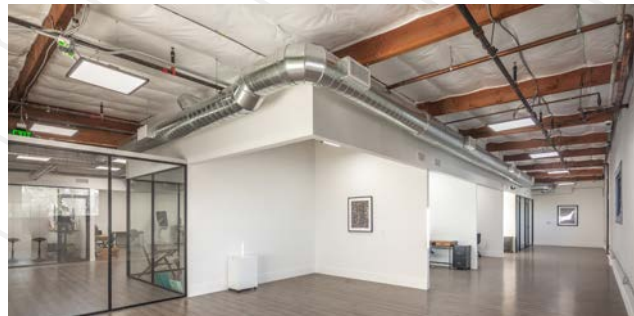


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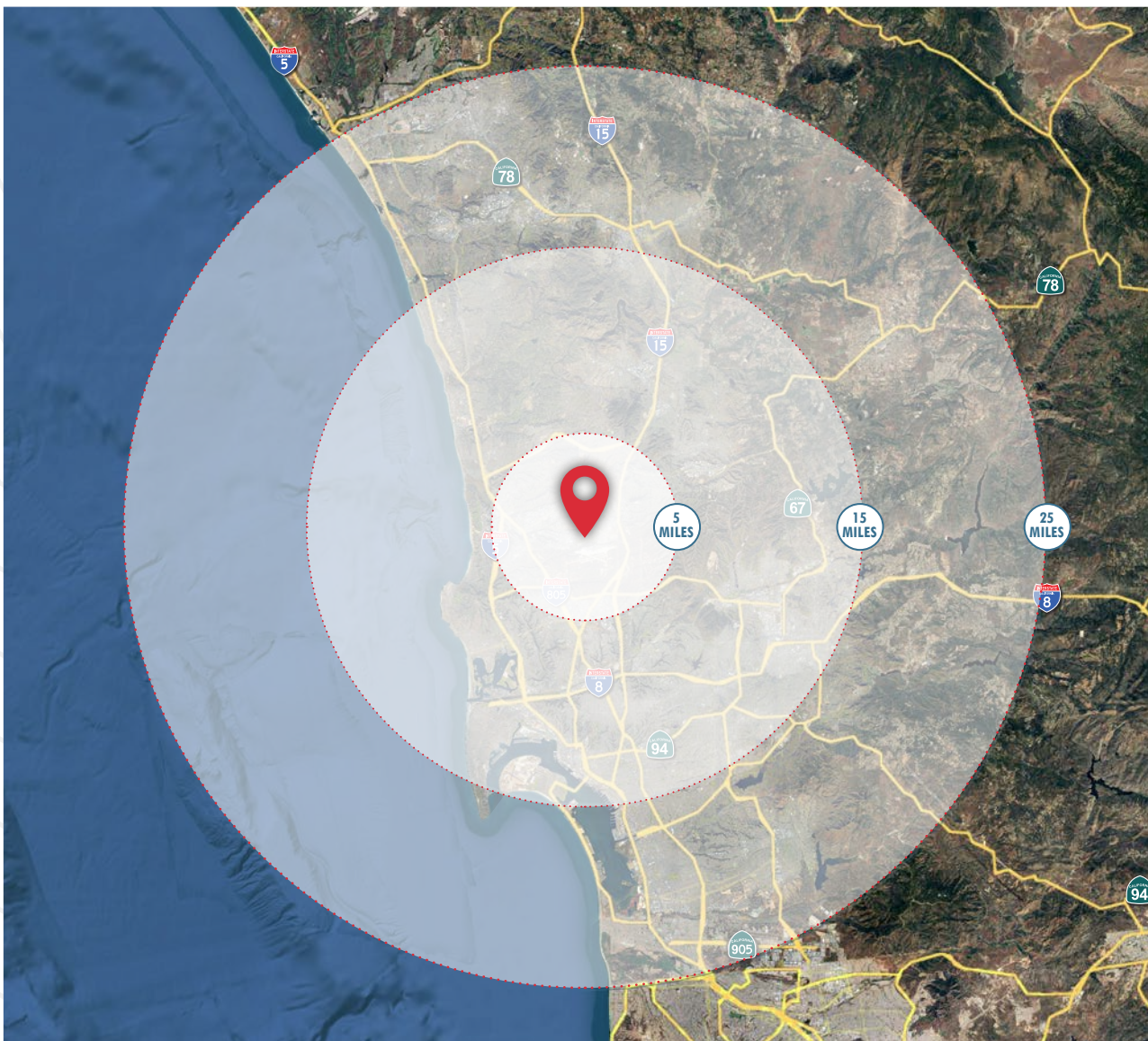


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DESTINATION	TIME	DISTANCE
INTERSTATE 805	9 MIN	3.7 MILES
INTERSTATE 15	10 MIN	3.6 MILES
INTERSTATE 5	14 MIN	5.5 MILES
INTERSTATE 8	15 MIN	10.5 MILES
HIGHWAY 78	22 MIN	19.1 MILES
MONTGOMERY-GIBBS AIRPORT	17 MIN	10 MILES
SAN DIEGO INTERNATIONAL AIRPORT	31 MIN	18.9 MILES
MCCLELLAN-PALOMAR AIRPORT	35 MIN	26 MILES



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SITE LOCATION & AMENITIES



9431 DOWDY DR

- | | | | | | | | | | | | | | |
|-----------------|-----------------------|-----------|--------------|--------------------|--------------------|-----------|-----------|-----------------|----------------|------------------|---------------------|---------------------------|-------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| IHOP Restaurant | Miramar Shell | Carl's Jr | Zavaro Mobil | Miramar Car Wash | 24 Hour Fitness | Arco AMPM | SUBWAY | Shell | AleSmith | Ballast Point | Dixieline Pro Build | Pastalini | KFC and Taco Bell |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| McDonald's | Rigoberto's Taco Shop | Cutwater | Starbucks | Better Buzz Coffee | Denny's Restaurant | Carl's Jr | Arco AMPM | Chevron Station | Public Storage | Sherwin Williams | Discount Tire Co. | Miramar 76 Service Center | UTC Mall |



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