

# 9340 CABOT DRIVE

MIRAMAR | SAN DIEGO  
CALIFORNIA 92126

41,417 SQUARE FEET  
OF DISTRIBUTION SPACE  
AVAILABLE FOR LEASE

 CUSHMAN &  
WAKEFIELD

 Rexford  
Industrial

BRANT ABERG, SIOR  
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CA LIC. 01773573

RYAN DOWNING, SIOR  
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## 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' X 56'
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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# AVAILABILITY:

## Suite G-J

41,417 SF

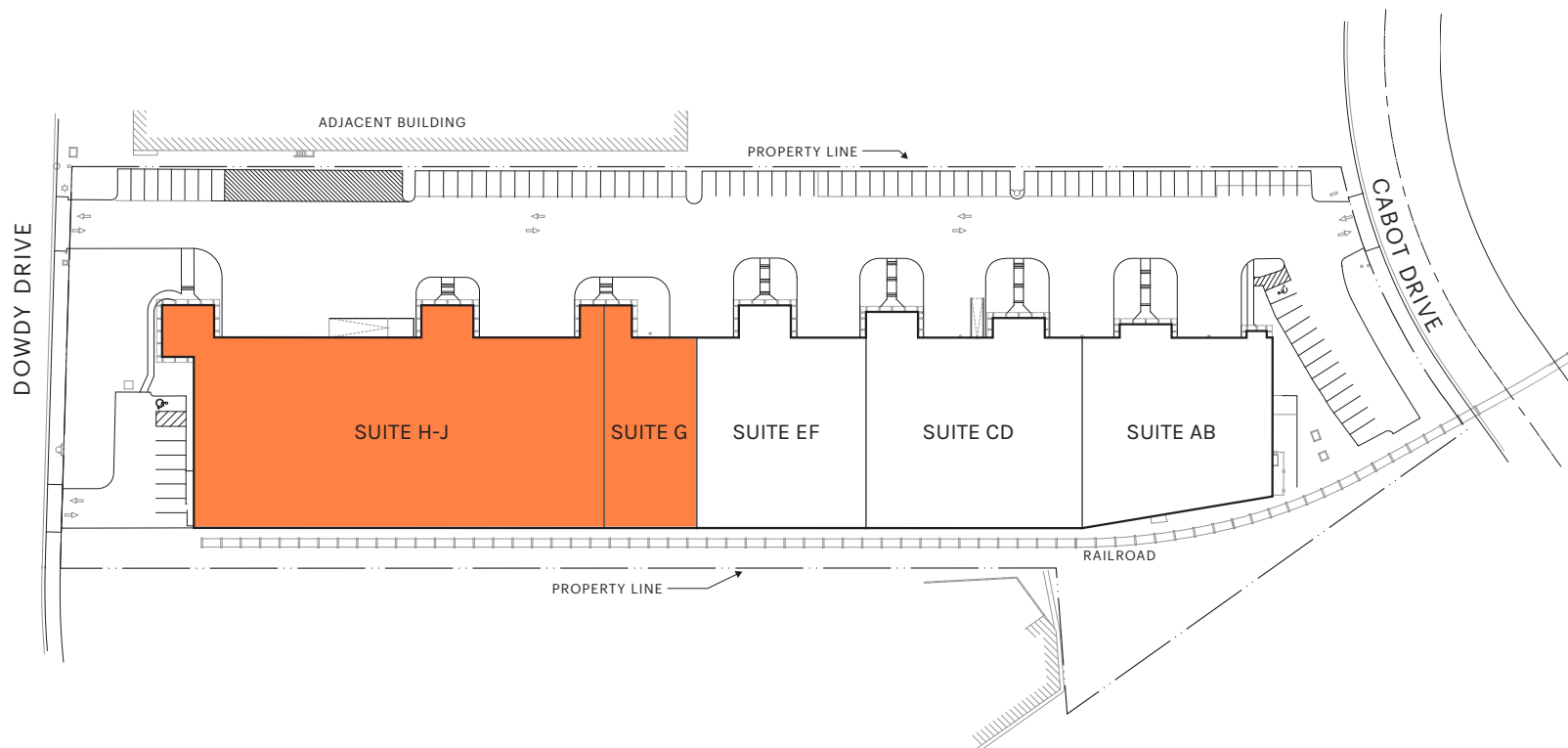
±13% Office, Balance Warehouse

(9) Double Wide Dock High Loading Doors (1 Ramp)

Call Broker for Pricing (NNNs = \$0.34 PSF)

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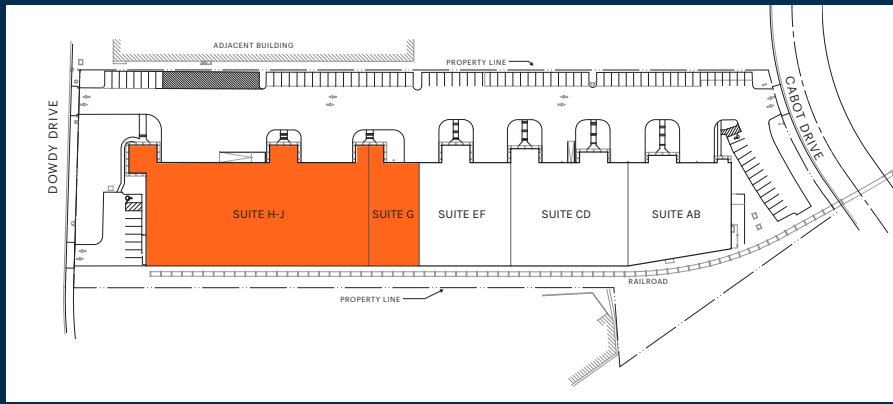
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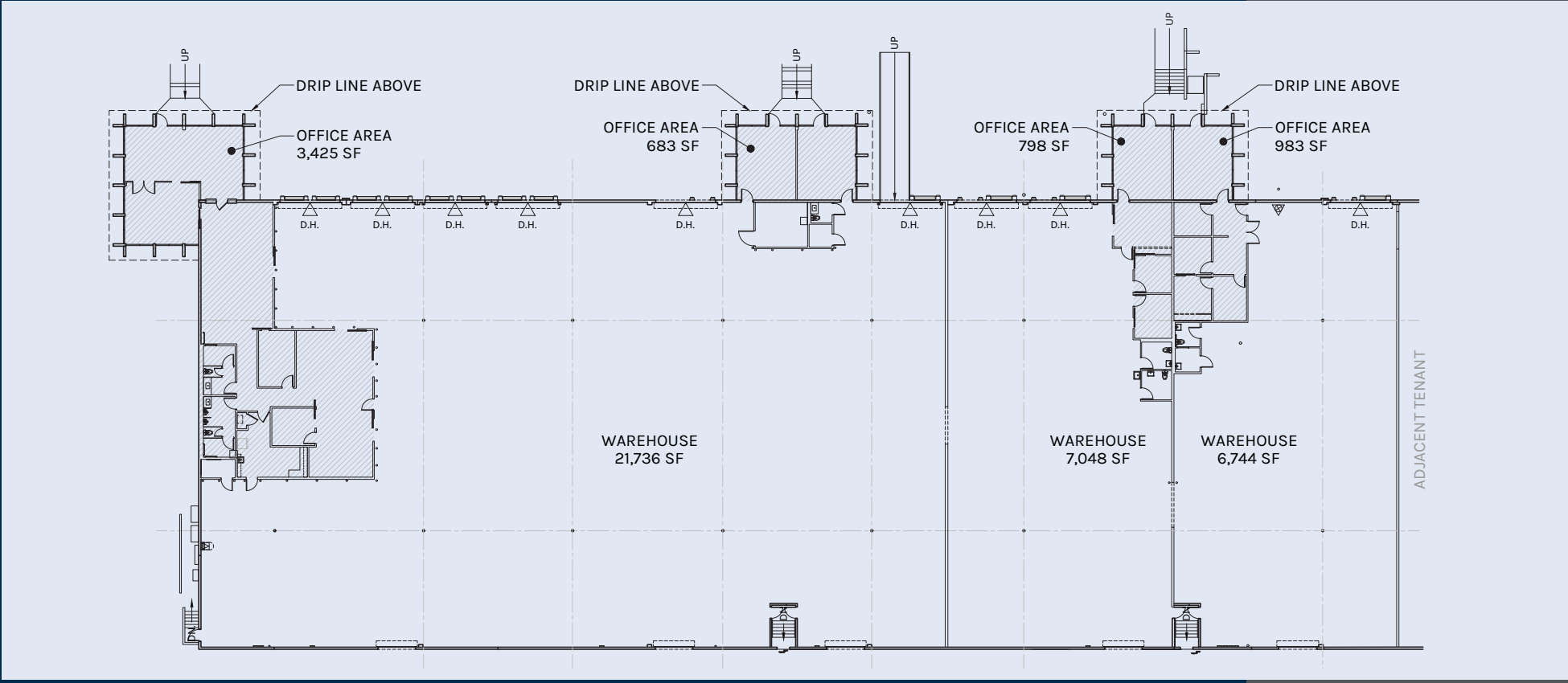
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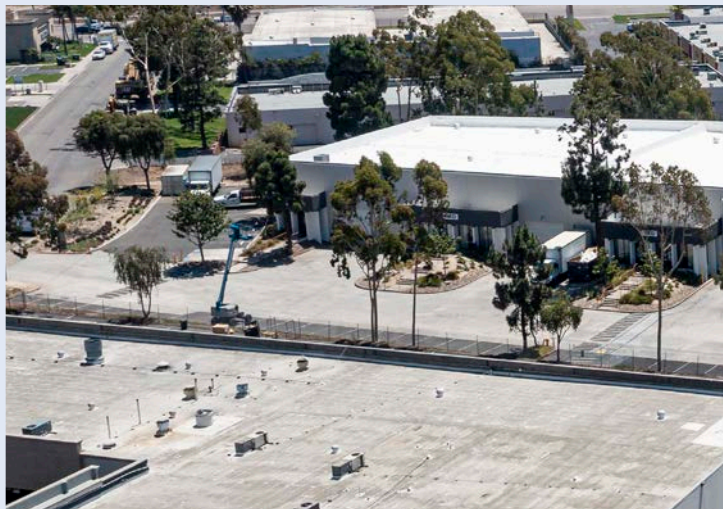
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