

# Lease

## 9712 Distribution Ave.

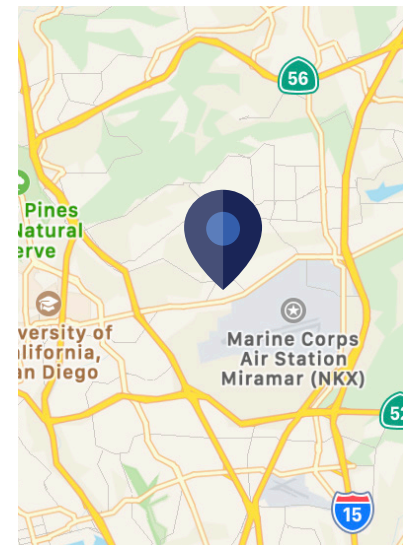
San Diego, CA 92121

### Space Profile:

<b>RSF</b>	17,830 RSF
<b>Rental Rate</b>	\$1.55/NNN
<b>OpEx</b>	Approx. \$0.25/SF
<b>Availability</b>	Immediate
<b>Term</b>	Negotiable
<b>Build Out</b>	500 SF Office
<b>Clear Height</b>	18'-22'
<b>Submarket</b>	Mira Mesa/Miramar
<b>Built</b>	1976
<b>Parking</b>	6 spaces

### Features:

- Space includes fenced yard
- Features 2 grade-level doors
- Convenient access to I-805 & I-15



### Contact:



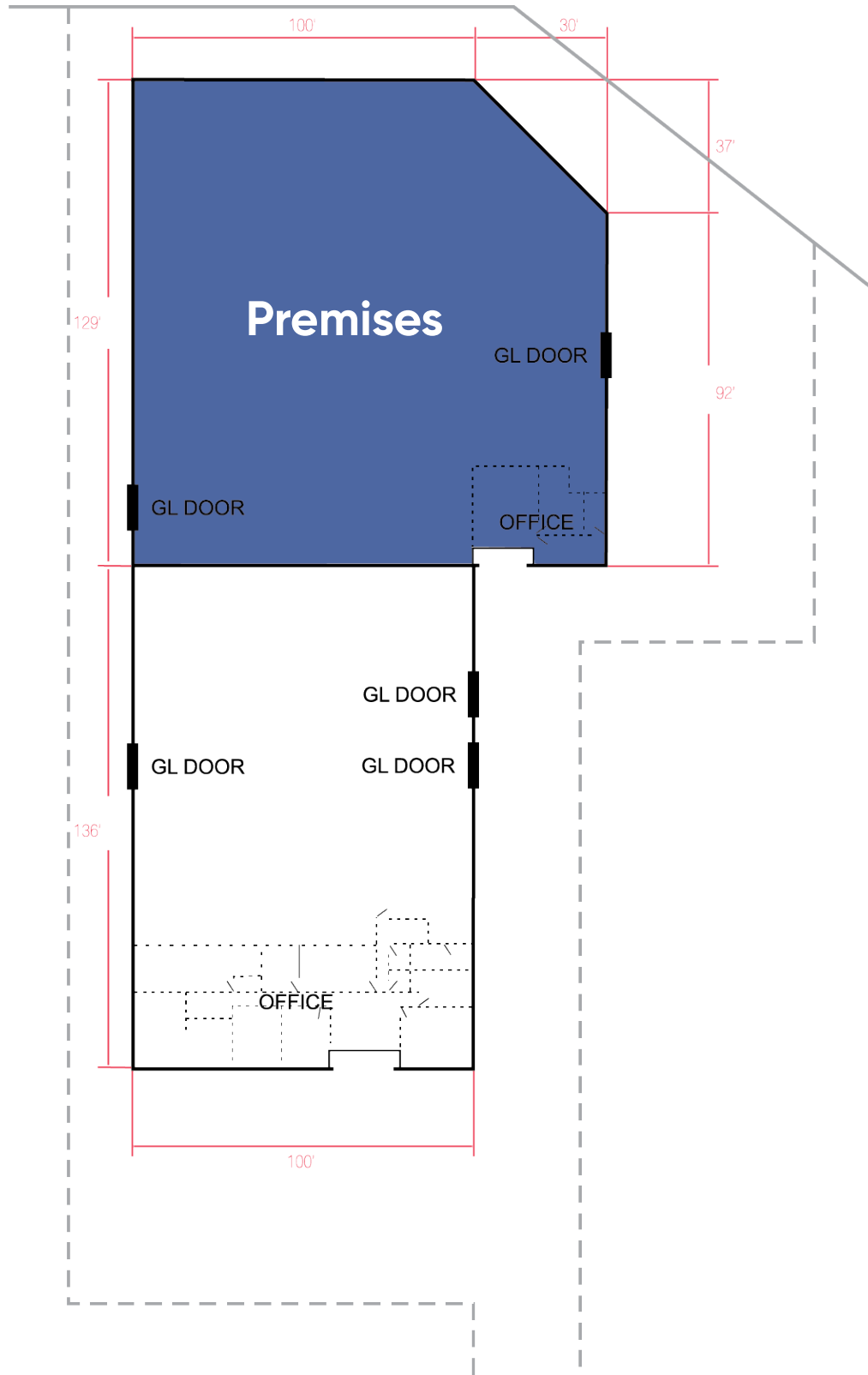
**Glenn Friedrich**  
858.794.5505  
gfriedrich@cresa.com  
DRE# 00961346



**Justin Walseth**  
858.531.5699  
jwalseth@cresa.com  
DRE# 01713915

9710-9712 Distribution Ave.

San Diego, CA 92121







**9710-9712 Distribution Ave.**

**San Diego, CA 92121**



**cresa**

Cresa © 2024. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.