



# 9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126



33,711 - 83,563 SQUARE FEET OF DISTRIBUTION SPACE AVAILABLE FOR LEASE



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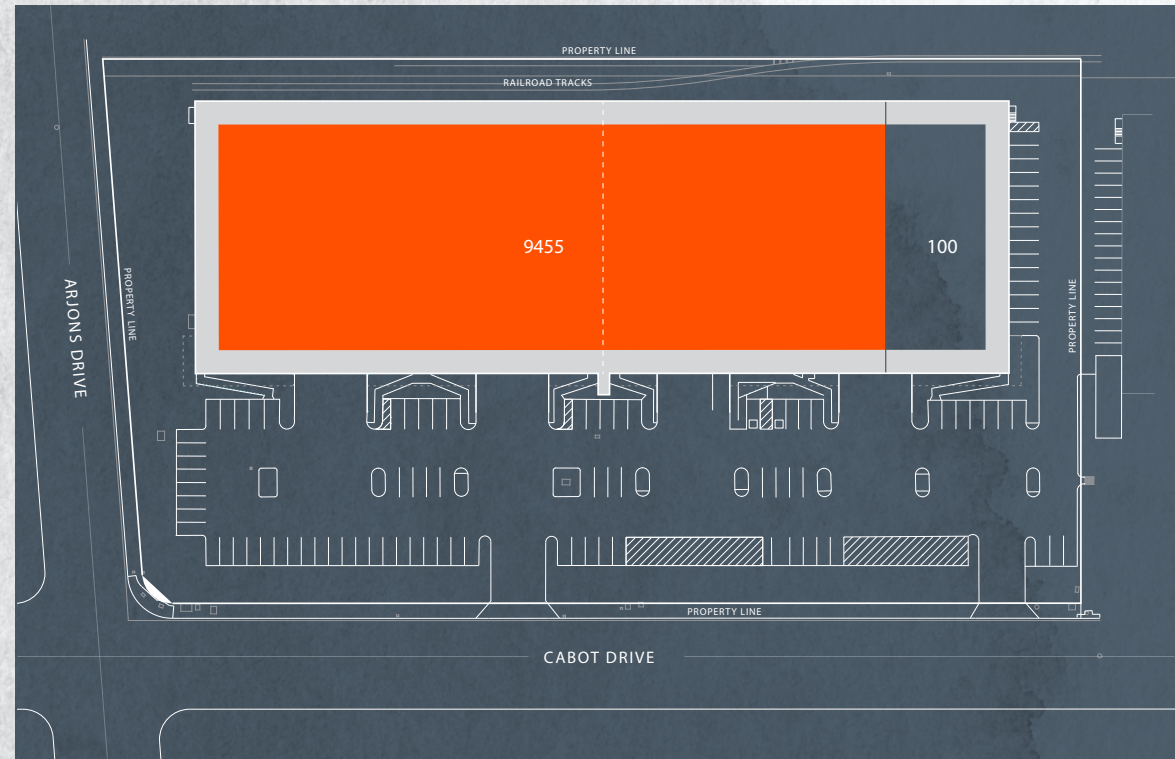
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## PROPERTY FEATURES:

- 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' - 24'**

ZONING

**IL-2-1**

BAY DEPTH

**179'**

FIRE SPRINKLERS

**ESFR  
READY**

COLUMN SPACING

**40' X 60'**

ACCESSIBILITY

**VIA CABOT DR.  
& ARJONS DR**



PROPERTY OVERVIEW

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## SUITE SPECIFICATIONS

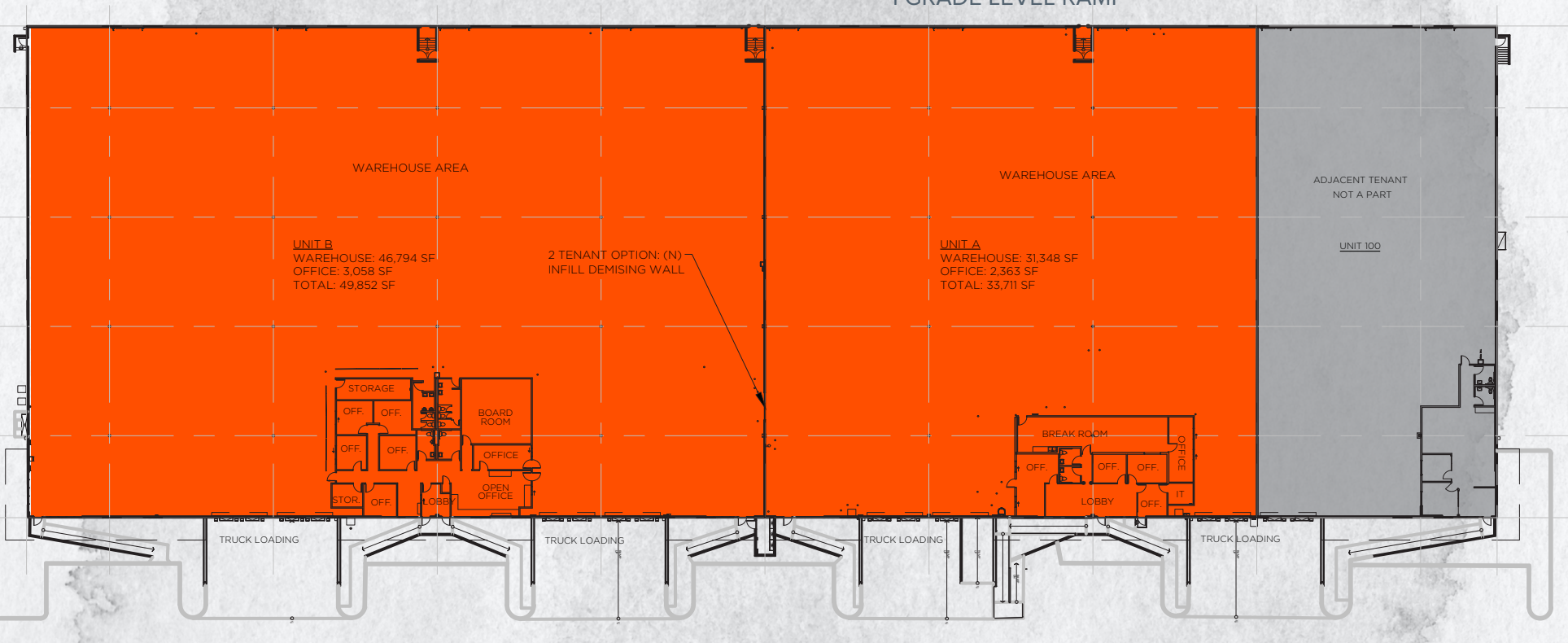
- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE WITH 90 DAY NOTICE
- CONTACT BROKER FOR RATE
- ±\$0.27 PSF NNNS

### UNIT B

49,852 SF  
6% OFFICE  
8 DOCK HIGH POSITIONS

### UNIT A

33,711 SF  
7% OFFICE  
5 DOCK HIGH POSITIONS  
1 GRADE LEVEL RAMP



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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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**CUSHMAN &  
WAKEFIELD**



**Rexford  
Industrial**

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