

**\$1.75/SF GROSS  
FIRST YEAR PROMO RATE!**

**9389 DOWDY DRIVE  
SAN DIEGO, CA 92126**

**AVAILABLE FOR LEASE:  
MIRAMAR DISTRIBUTION  
±5,095 SF**



**JEFF SALLEN**  
VICE PRESIDENT/PARTNER  
LIC. #01799957  
619.559.5300  
JSALLEN@VOITCO.COM

**DAVID SANTOS**  
ASSOCIATE  
LIC. #02136273  
714.673.0277  
DSANTOS@VOITCO.COM

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REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

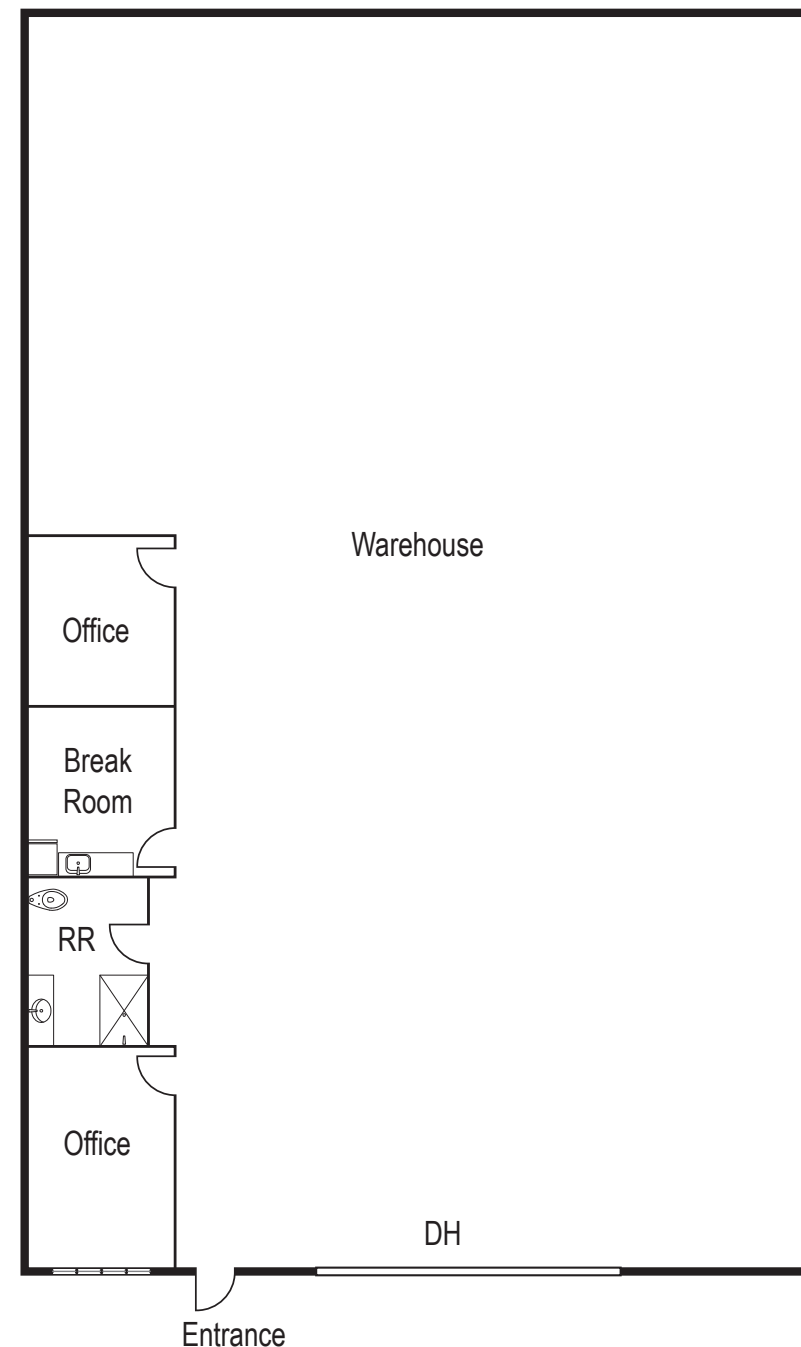
- » Central Miramar location
- » Dock high loading
- » Approximately 18' warehouse clearance
- » Fully sprinklered
- » Shower in Restroom
- » Easily accessible from I-15, CA-805 & Miramar Road
- » New vinyl flooring & paint throughout existing offices
- » New LED lighting throughout offices & warehouse
- » Move-In ready condition

## AVAILABILITY

Suite	Square Feet	Loading	Build-Out	Rate	Available
F	5,095 SF	One (1) Dock	10%	\$1.85/SF Industrial Gross	Immediately



## SUITE F FLOOR PLAN





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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037  
 • 858.453.0505 • Lic. #01991785

[www.voitco.com](http://www.voitco.com)

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