



21,750-81,670 SF AVAILABLE FOR LEASE

FULLY RENOVATED DISTRIBUTION WAREHOUSE FACILITIES

9455 CABOT DRIVE

Miramar, CA | Central San Diego



FEATURES

- ±22' clear height
- ESFR K-17 fire sprinklers
- 116 total auto parking stalls
- 137' truck court depth
- **Unit 200:**
 - 800-amp, 120/208V switchboard*
 - 5 DH & 1 GL positions — 2 pit levelers
- **Unit 300:**
 - 400-amp, 120/208V switchboard*
 - 4 DH positions — 1 pit leveler
- **Unit 400:**
 - 1,000-amp, 277/480V switchboard*
 - 4 DH positions — 1 pit leveler
- Opportunity to lease separately or combined

*Tenant to verify



SITE PLAN

27,290 SF
UNIT 400

21,750 SF
UNIT 300

32,630 SF
UNIT 200

Plan layout is subject to field conditions and may differ from the plan as shown. All information presented in this drawing is presumed to be accurate; however, tenant should verify pertinent information prior to committing to a lease. Any furniture or appliances shown on the plan are for concept only and will be provided by tenant.

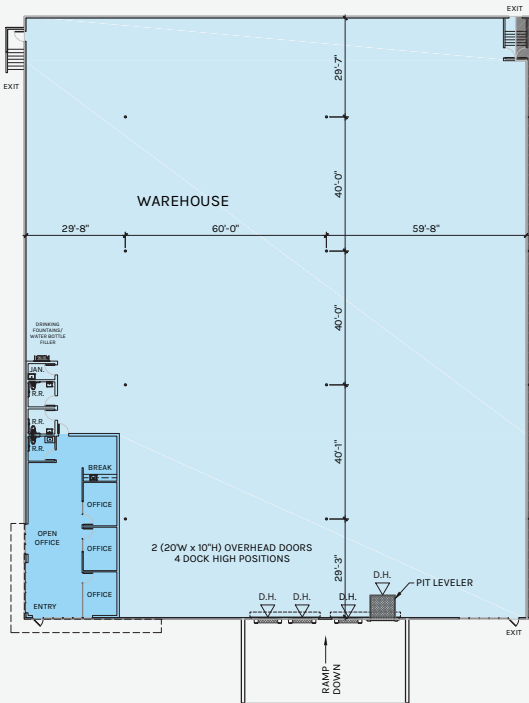
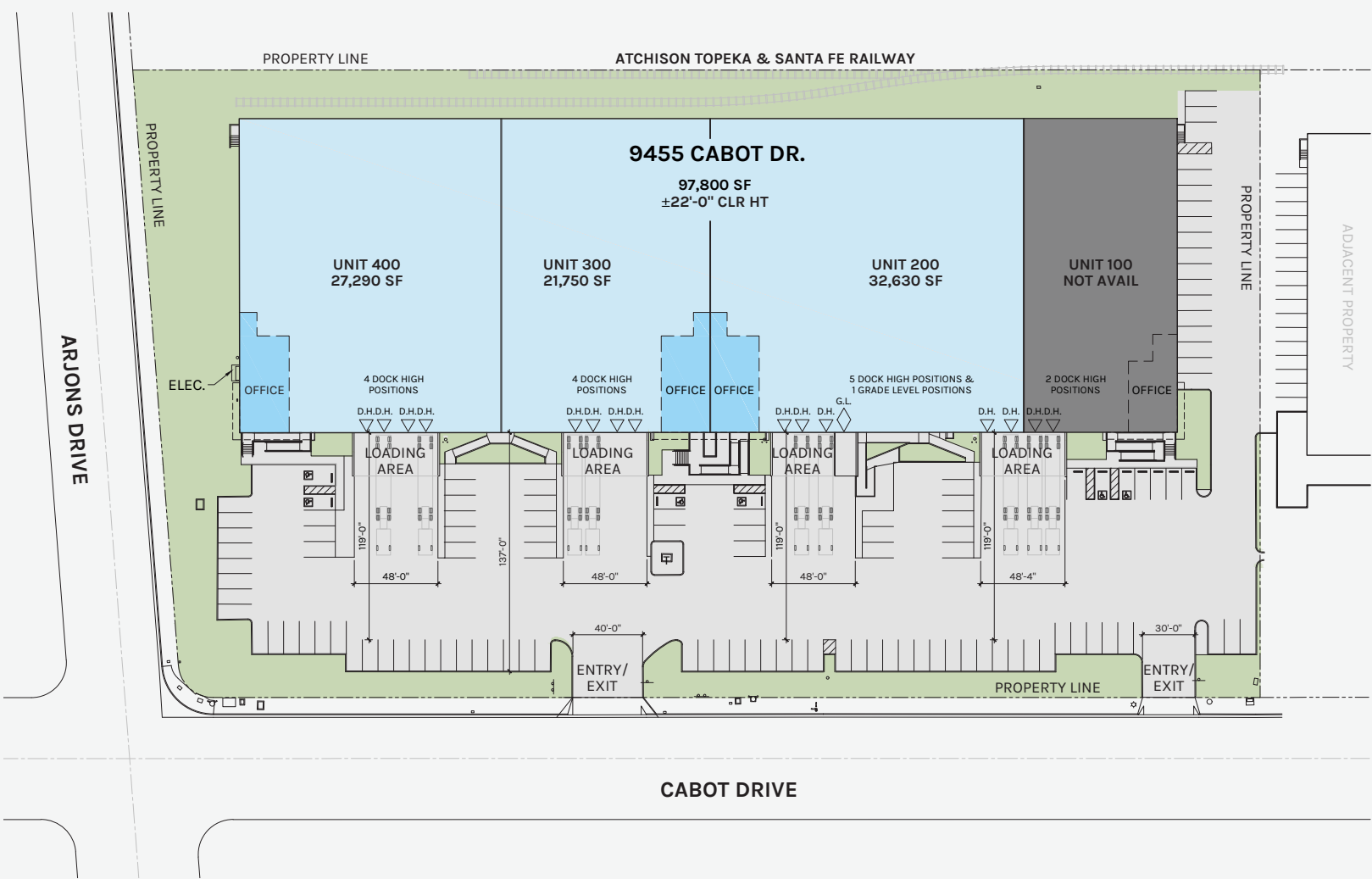
FLOOR PLANS

1,542 SF
UNIT 400 OFFICE

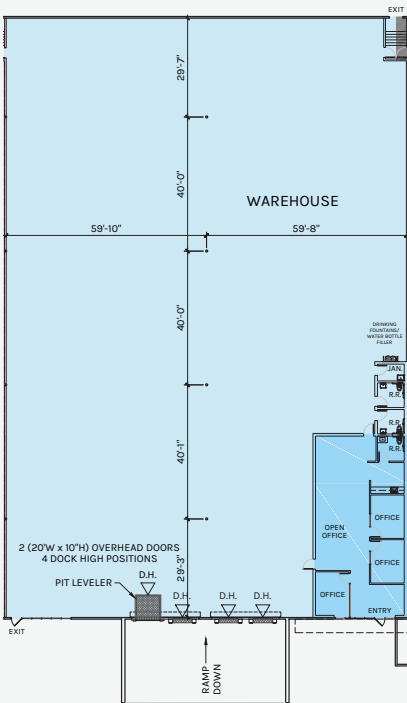
1,528 SF
UNIT 300 OFFICE

1,528 SF
UNIT 200 OFFICE

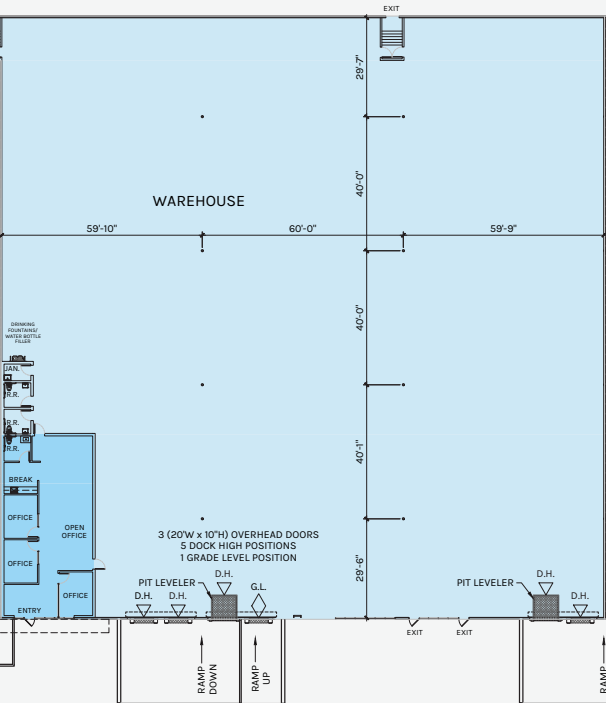
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UNIT 400



UNIT 300

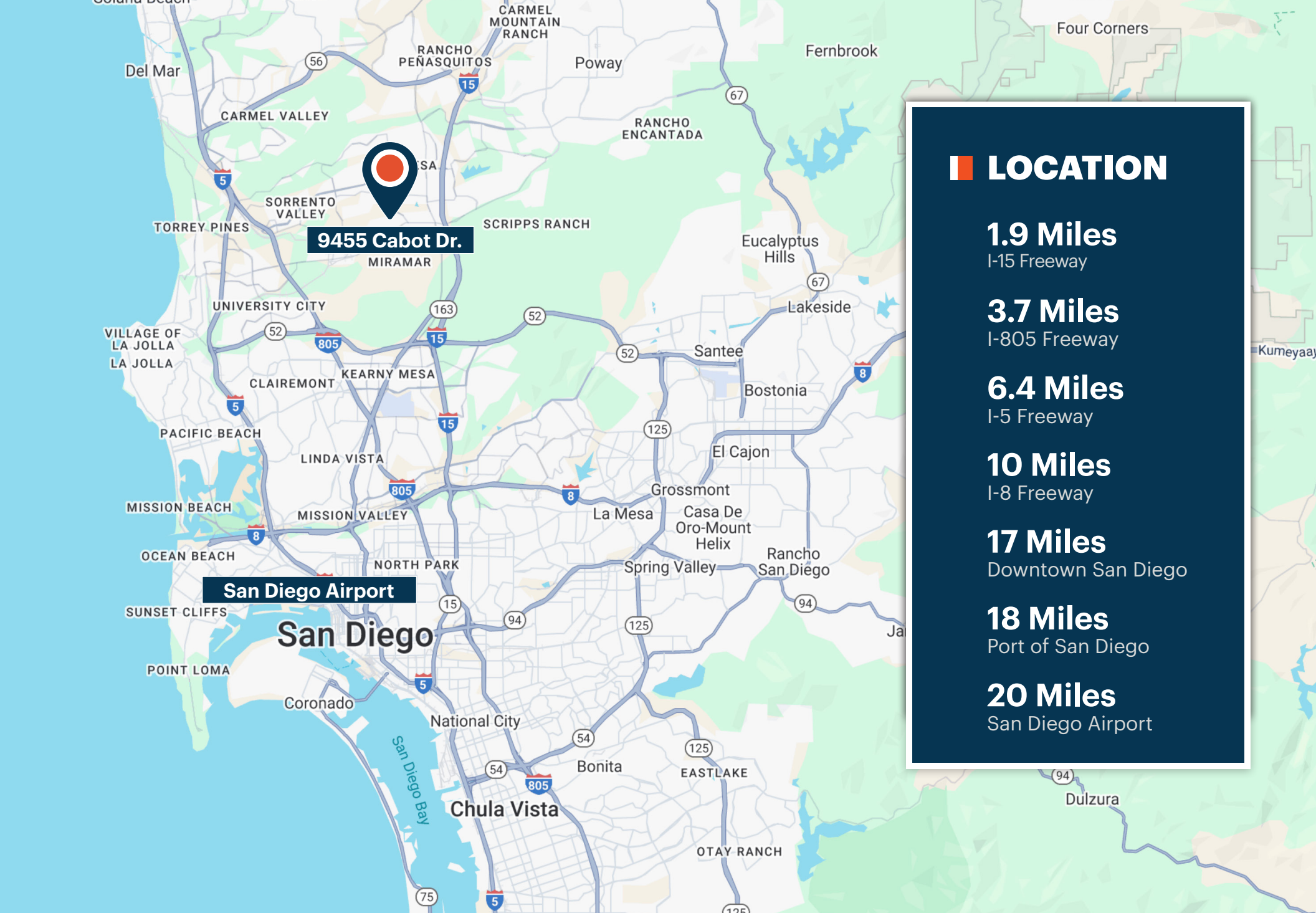


UNIT 200





9455 Cabot Drive





**Rexford
Industrial**

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