

9340 CABOT DRIVE

MIRAMAR | SAN DIEGO
CALIFORNIA 92126

7,704 - 28,306 SQUARE FEET
OF DISTRIBUTION SPACE
AVAILABLE FOR LEASE



BRANT ABERG, SIOR | RYAN DOWNING, SIOR
858.546.5464 858.546.5416
brant.aberg@cushwake.com ryan.downing@cushwake.com
CA LIC. 01773573 CA LIC. 01955032

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

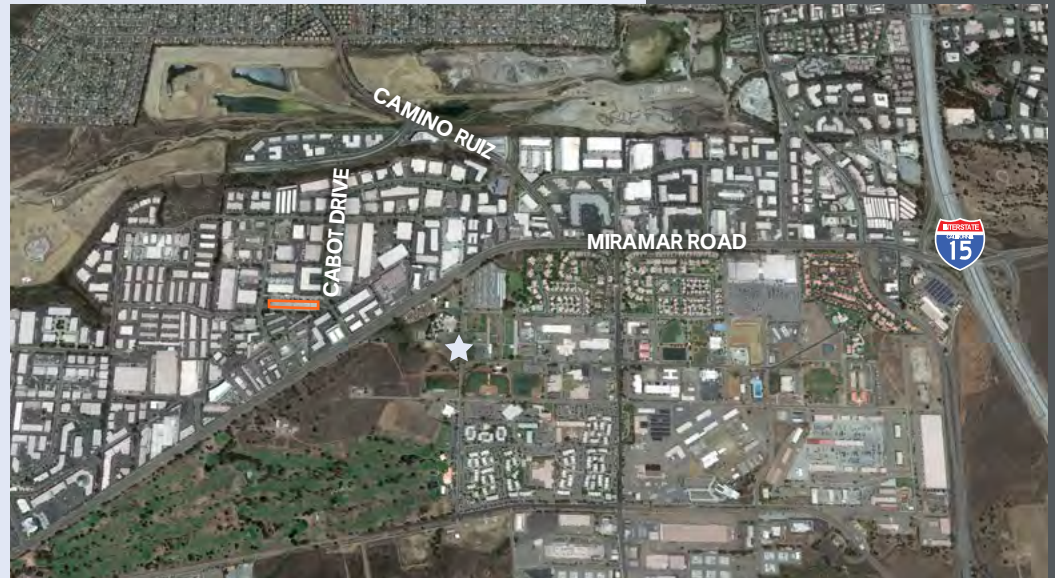


9340
CABOT
DRIVE

MIRAMAR | SAN DIEGO
CALIFORNIA 92126

BUILDING SPECIFICATIONS:

CLEAR HEIGHT:	APPROXIMATELY 22'
BAY DEPTH:	120'
COLUMN SPACING:	40'X56'
FIRE SPRINKLERS:	ESFR K-25
RAIL SERVICE:	YES
ACCESSIBILITY:	VIA CABOT DR. & DOWDY DR.
ZONING:	IL-2-1
GAS:	AVAILABLE
TRUCK TURNING RADIUS:	APPROXIMATELY 86'
STAGING AREA:	CONCRETE



BRANT ABERG, SIOR

858.546.5464

brant.aberg@cushwake.com

CA LIC. 01773573

RYAN DOWNING, SIOR

858.546.5416

ryan.downing@cushwake.com

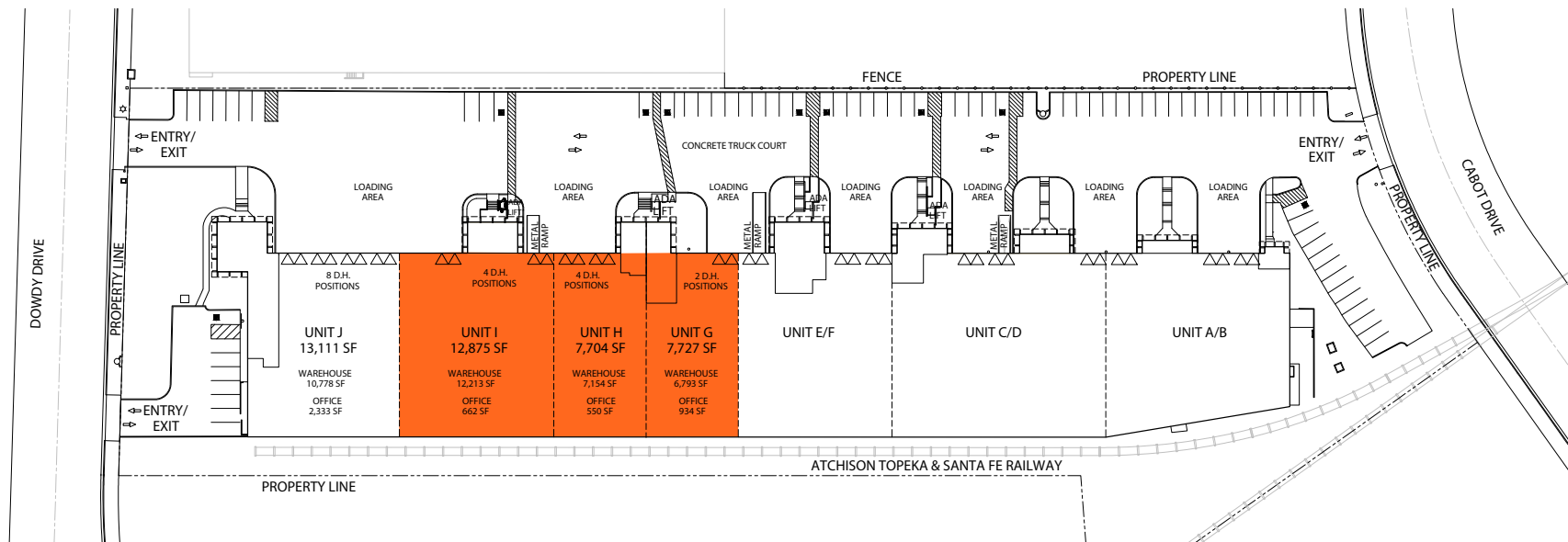
CA LIC. 01955032

AVAILABILITY:

Suite G	Suite H	Suite I
7,727 SF	7,704 SF	12,875 SF
Can be combined with Suite H & I for a total of 28,306 SF	Can be combined with Suite G & I for a total of 28,306 SF	Can be combined with Suite G & H for a total of 28,306 SF
±12% Office, Balance Warehouse	±7% Office, Balance Warehouse	±5% Office, Balance Warehouse
(1) Double Wide Dock High Loading Door	(2) Double Wide Dock High Loading Doors	(2) Double Wide Dock High Loading Doors (1 Ramp)
Available Now	Available Now	Available Now
Individual Suites: \$1.80 NNN Combined Suites: \$1.75 NNN (NNNs = \$0.32 PSF)	Individual Suites: \$1.80 NNN Combined Suites: \$1.75 NNN (NNNs = \$0.32 PSF)	Individual Suites: \$1.80 NNN Combined Suites: \$1.75 NNN (NNNs = \$0.32 PSF)

9340
CABOT
DRIVE

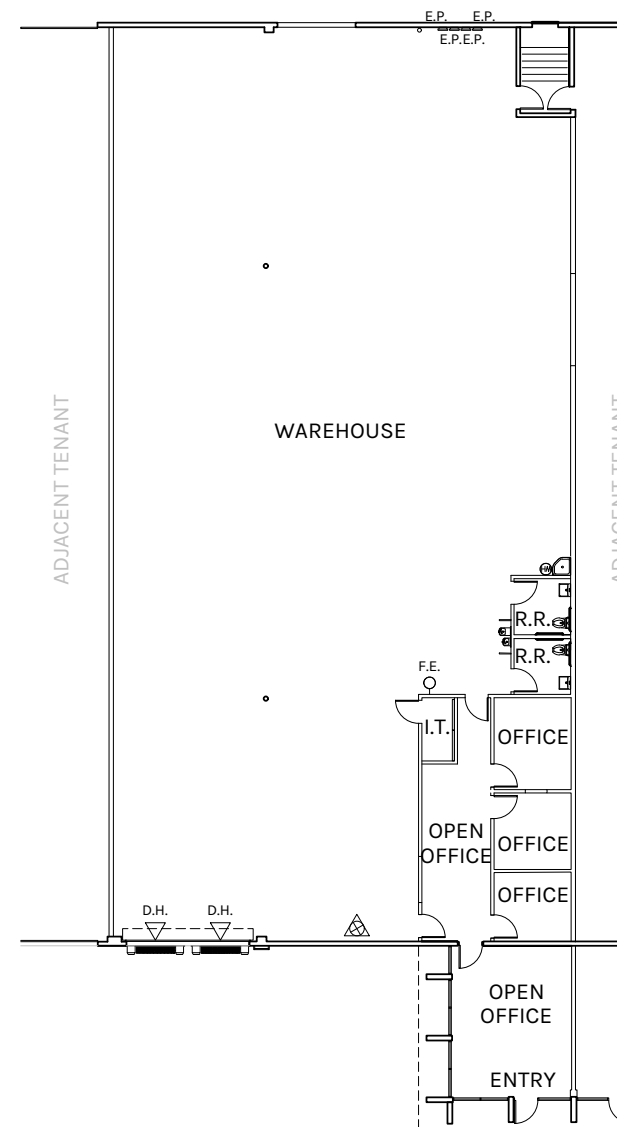
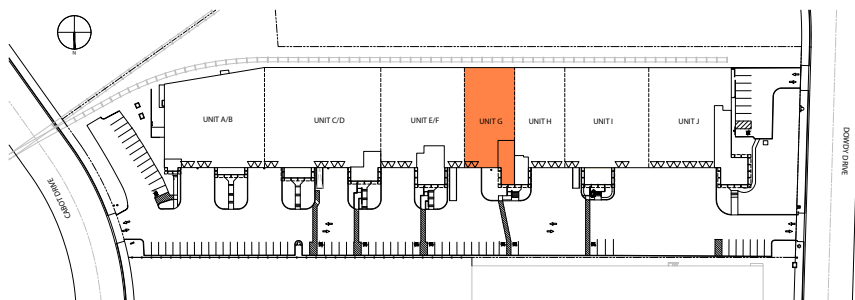
MIRAMAR | SAN DIEGO
CALIFORNIA 92126



BRANT ABERG, SIOR RYAN DOWNING, SIOR
858.546.5464 858.546.5416
brant.aberg@cushwake.com ryan.downing@cushwake.com
CA LIC. 01773573 CA LIC. 01955032

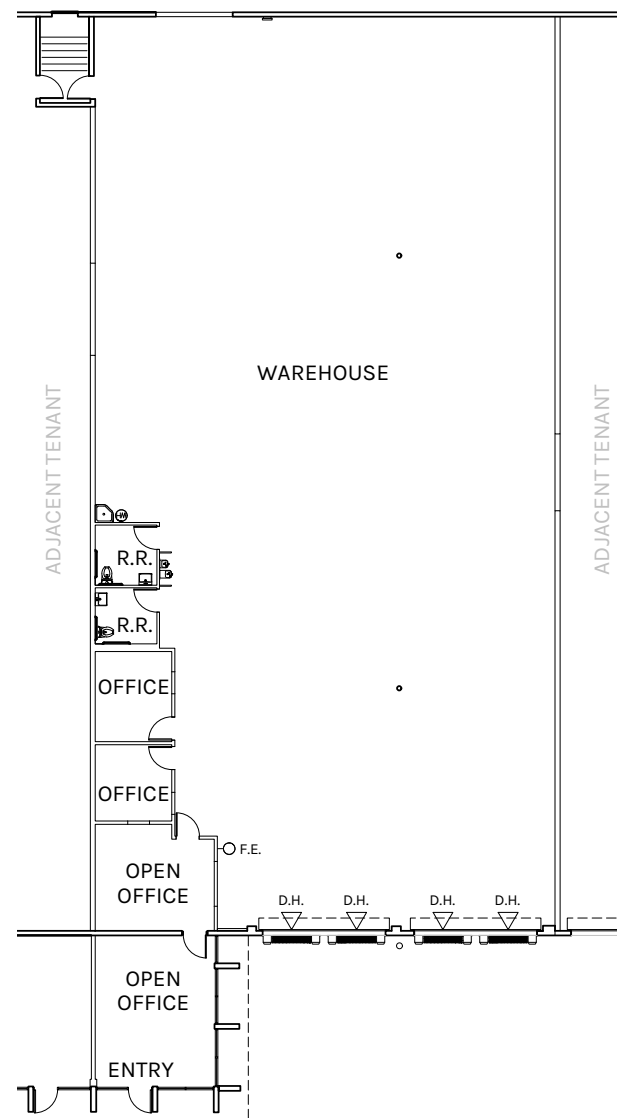
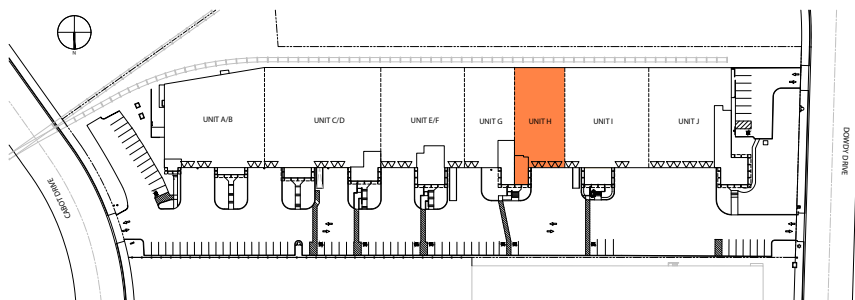
9340 CABOT DRIVE SUITE G

- 7,727 SF available for lease
- Can be combined with Suite H & I for a total of 28,306 SF
- $\pm 12\%$ Office, Balance Warehouse
- (1) Double Wide Dock High Loading Door
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- Individual Suites: \$1.80 NNN
- Combined Suites: \$1.75 NNN
- NNNs = \$0.32 PSF



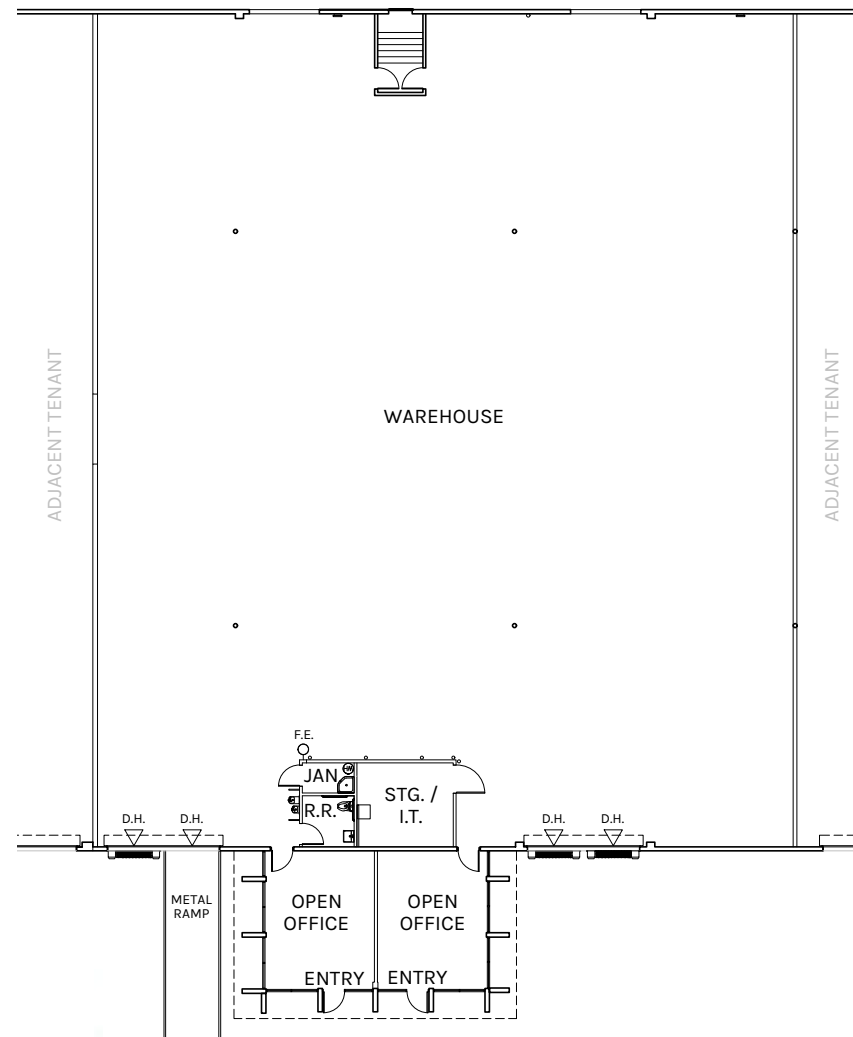
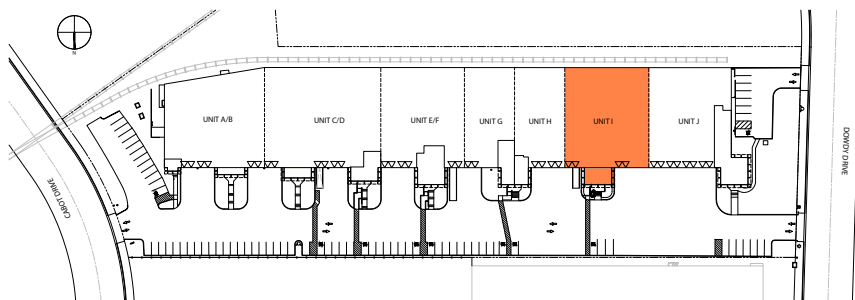
9340 CABOT DRIVE SUITE H

- 7,704 SF available for lease
- Can be combined with Suite G & I for a total of 28,306 SF
- $\pm 7\%$ Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- Individual Suites: \$1.80 NNN
- Combined Suites: \$1.75 NNN
- NNNs = \$0.32 PSF



9340 CABOT DRIVE SUITE I

- 12,875 SF available for lease
- Can be combined with Suite G & H for a total of 28,306 SF
- $\pm 5\%$ Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors (1 Ramp)
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- Individual Suites: \$1.80 NNN
- Combined Suites: \$1.75 NNN
- NNNs = \$0.32 PSF







BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032