

9550 - 9590 DISTRIBUTION AVENUE

SAN DIEGO, CA 92121

FOR LEASE ±10,232 SF
Warehouse/Distribution Space



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CBRE

SUITES 9580



±10,232 SF (±10% office/
balance warehouse)



(1) Dock high loading
door (±10'x10')



±22'-24'
Clear height



200 Amps @ 120/208 volt
power (tenant to verify)



Fully fire sprinklered



Skylights throughout



1.2/1,000 SF parking ratio
(expandable)



Convenient freeway access to
Interstates 805, 5 & 15



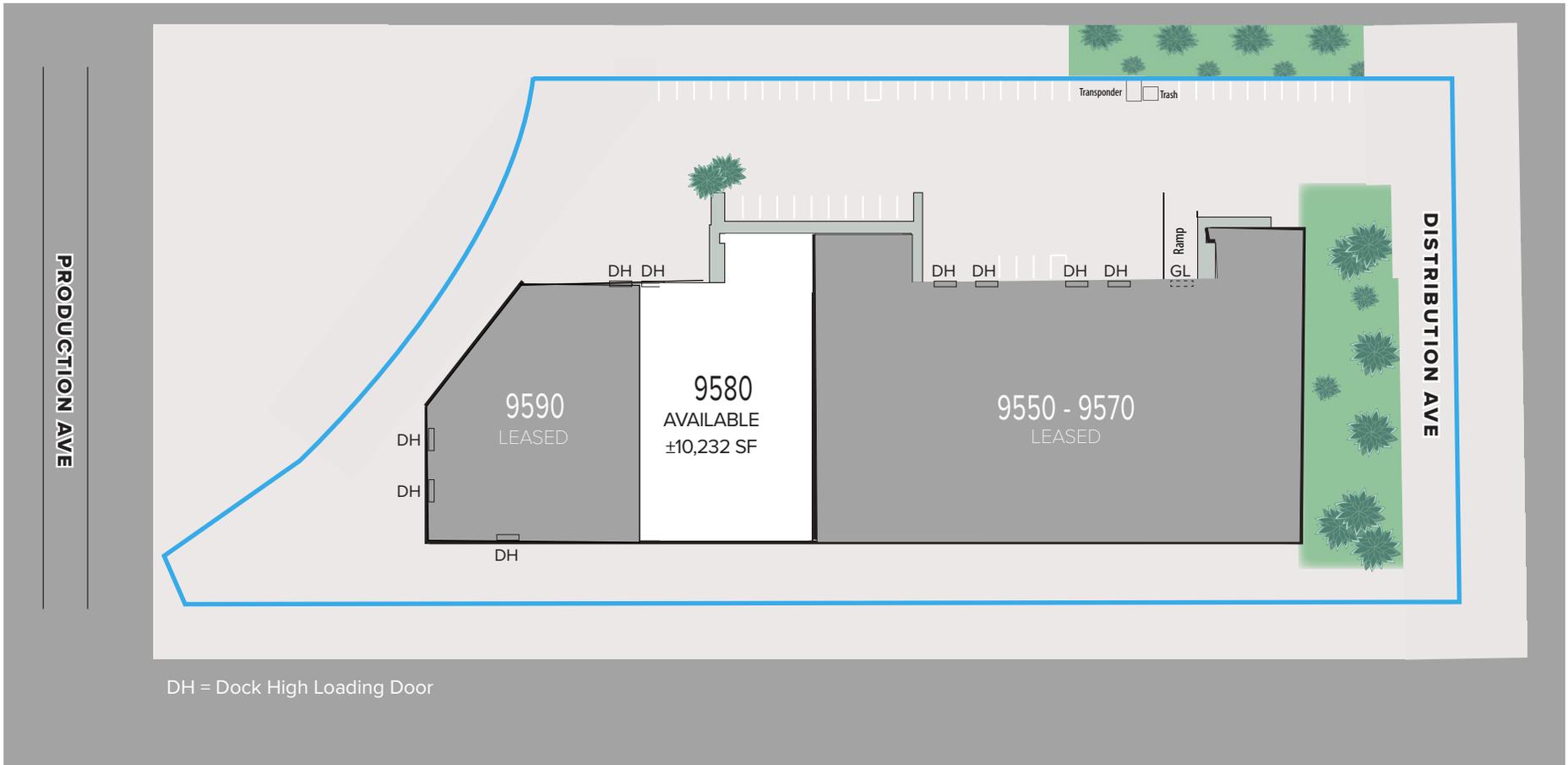
Available Now



\$1.69/SF/Mo. Net of Expenses
(NNN's = \$.34/SF)



SITE PLAN

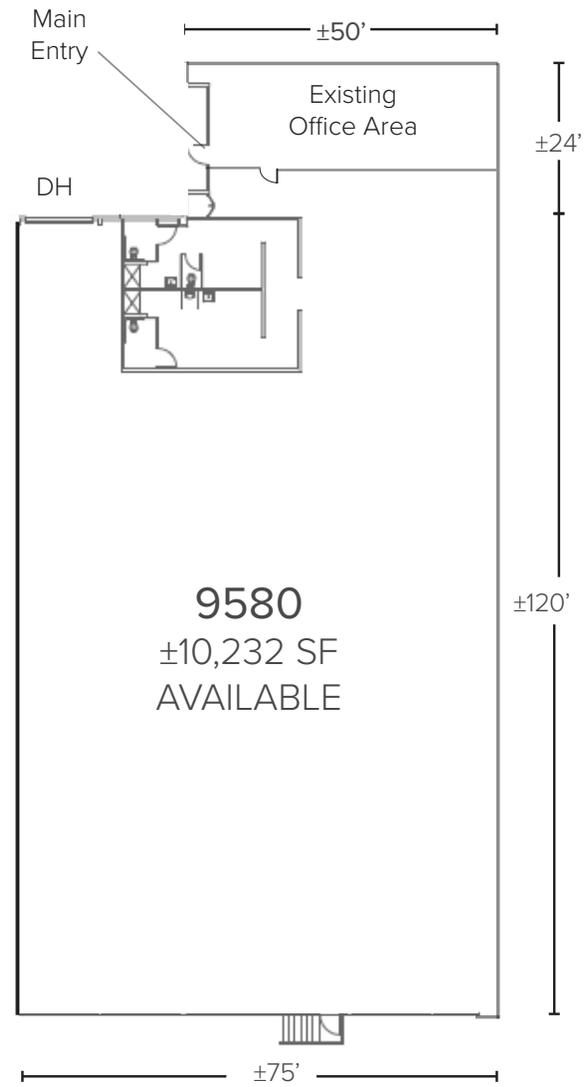


*not to scale

DIVISIBILITY FLOOR PLAN

SUITE 9580

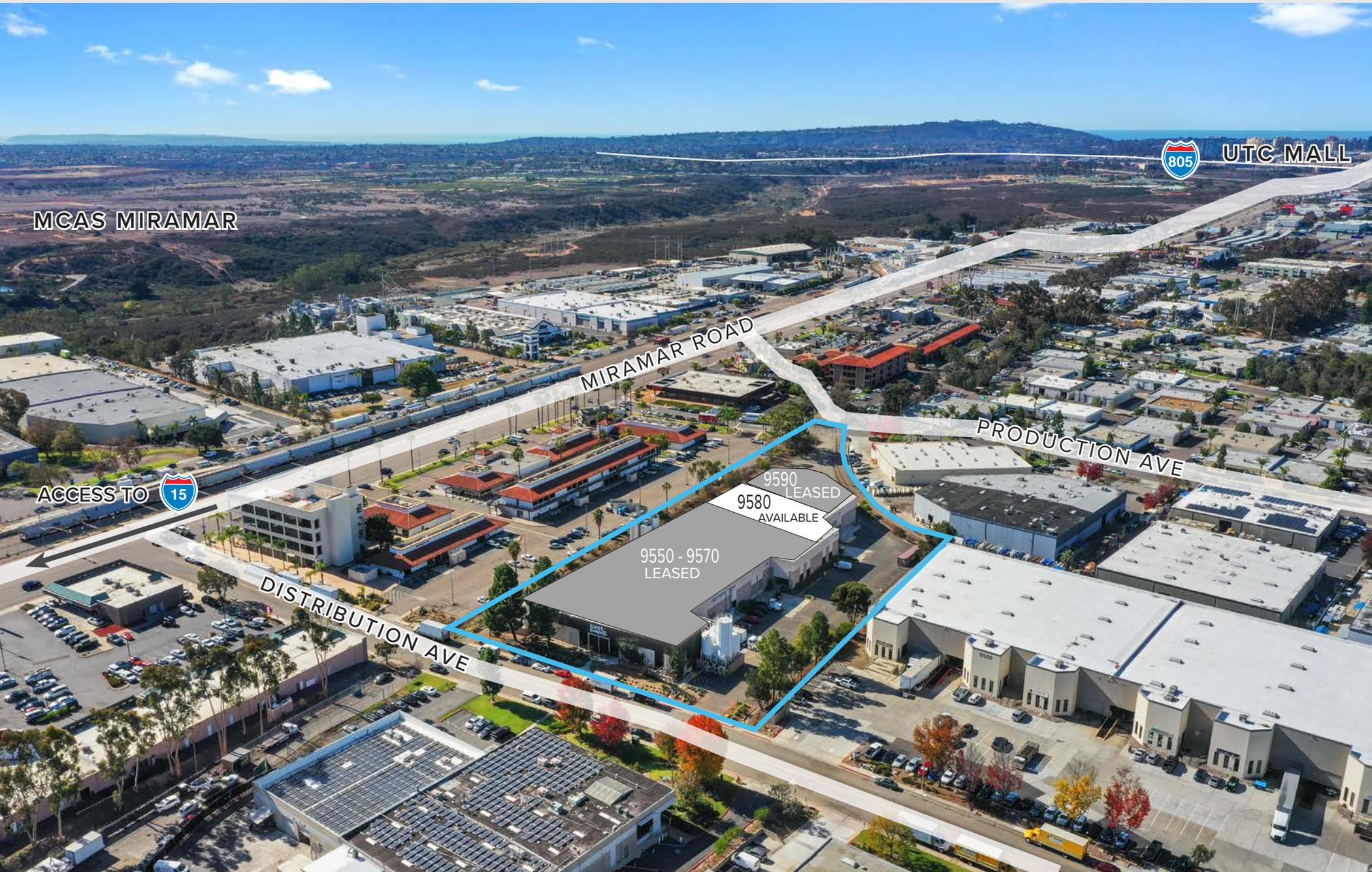
- ▶ ±10,232 SF
- ▶ ±10% office/balance warehouse
- ▶ 1 Dock high loading door (10x10)
- ▶ 200 Amps @ 120/208 volt power (tenant to verify)
- ▶ Available immediately



DH = Dock high loading door

*not to scale

AERIAL LOCATOR MAP



MCAS MIRAMAR



UTC MALL

MIRAMAR ROAD

PRODUCTION AVE

ACCESS TO 15



DISTRIBUTION AVE

9550 - 9570
LEASED

9580
AVAILABLE

9590
LEASED

DRIVE TIME MAP

