

**FOR LEASE ±56,350 SF**  
FREESTANDING INDUSTRIAL BUILDING

**9550 - 9590**  
**DISTRIBUTION AVENUE**

SAN DIEGO, CA 92121



**9550**

**CBRE**

# PROPERTY OVERVIEW



±56,350 SF  
freestanding industrial  
building (±10% office /  
balance warehouse)  
potentially divisible to  
23,950 SF



Currently built-out as a  
brewery, Landlord plans  
to convert back to generic  
warehouse/distribution/  
manufacturing



(9) Dock high loading  
doors (±10'x10')



(1) Grade level loading  
door with ramp (±11'x12')



±22'-24'  
Clear height



Heavy power  
2,000 Amps @ 208 volts,  
3-phase, 4-wire  
(tenant to verify)



Fully fire  
sprinklered



Skylights throughout



65 Spaces  
1.2/1,000 SF parking ratio  
(expandable)



Convenient freeway  
access to Interstates  
805, 5 & 15



Available  
January 1, 2024  
(possibly sooner)



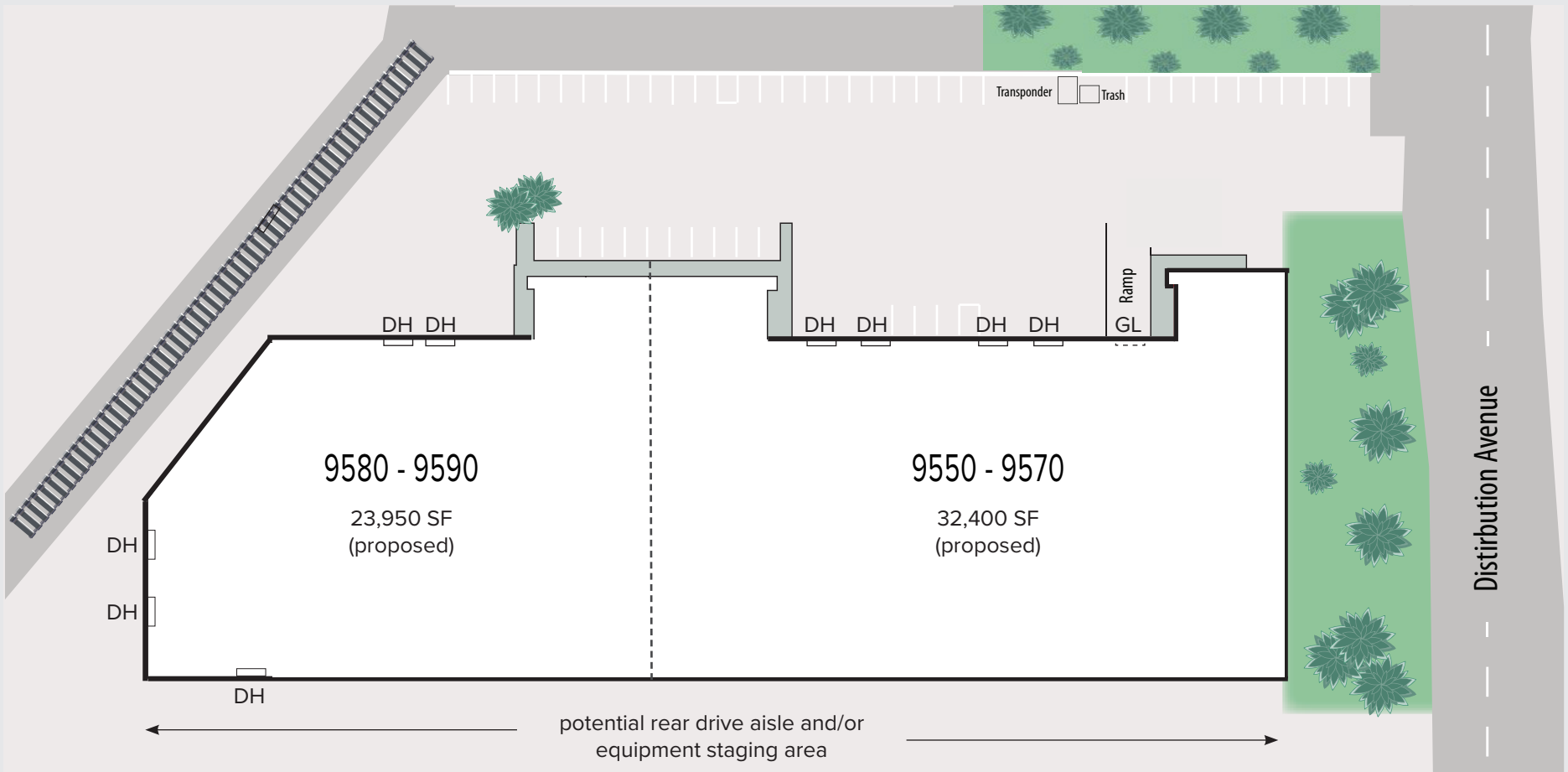
Call broker for lease rate  
(NNN's = \$.25/SF)



# INTERIOR PHOTOS



# SITE/BLOCK PLAN



DH = Dock High Loading Door  
GL = Grade Level Loading Door

# AERIAL LOCATOR MAP



UTC MALL

MARINE CORPS AIR STATION MIRAMAR

MIRAMAR ROAD

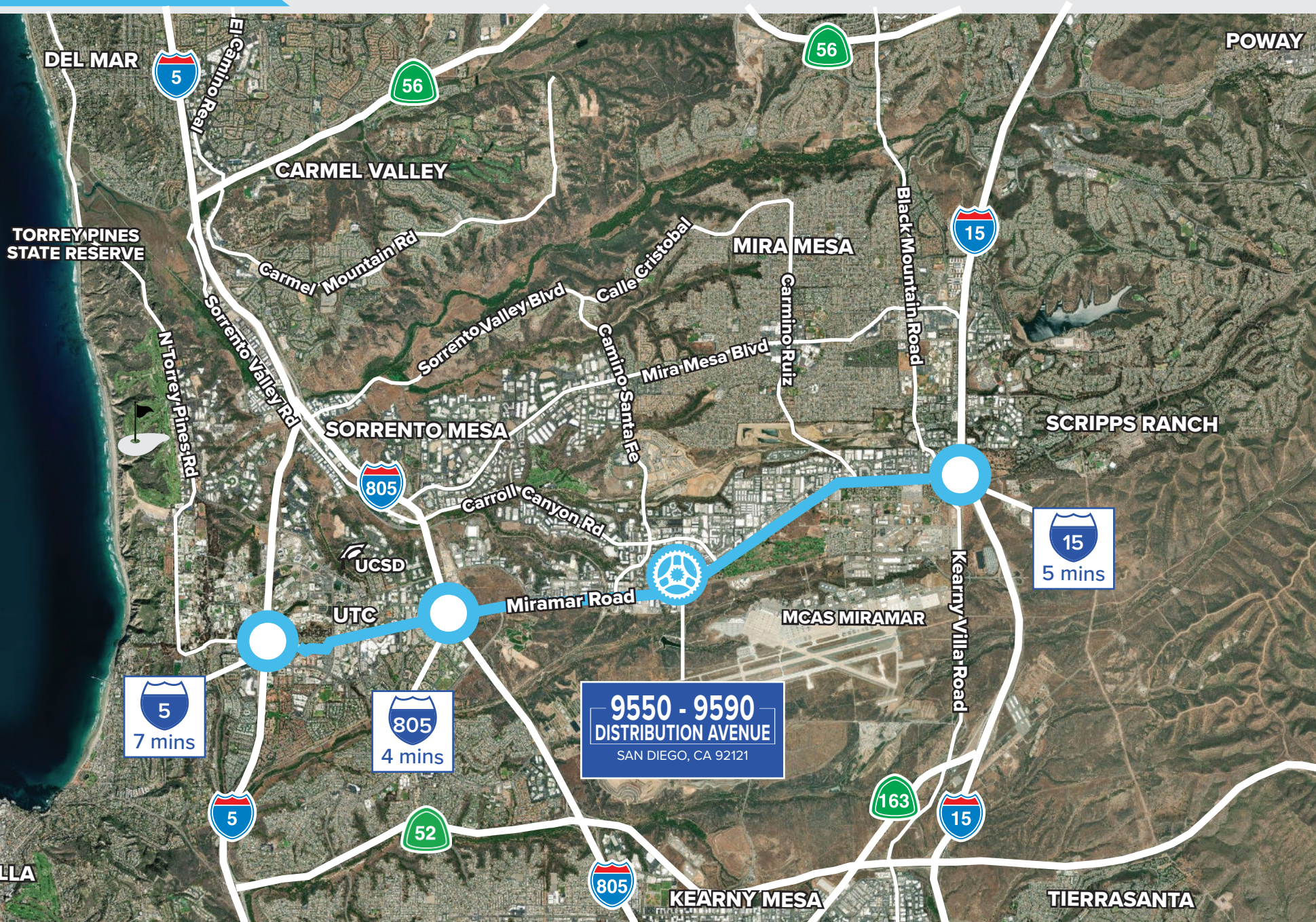
PRODUCTION AVE

9550 - 9590 DISTRIBUTION AVE

DISTRIBUTION AVE

ACCESS TO 15

# DRIVE TIME MAP



# 9550 - 9590 DISTRIBUTION AVENUE

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potential rear drive  
aisle and/or equipment  
staging area

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