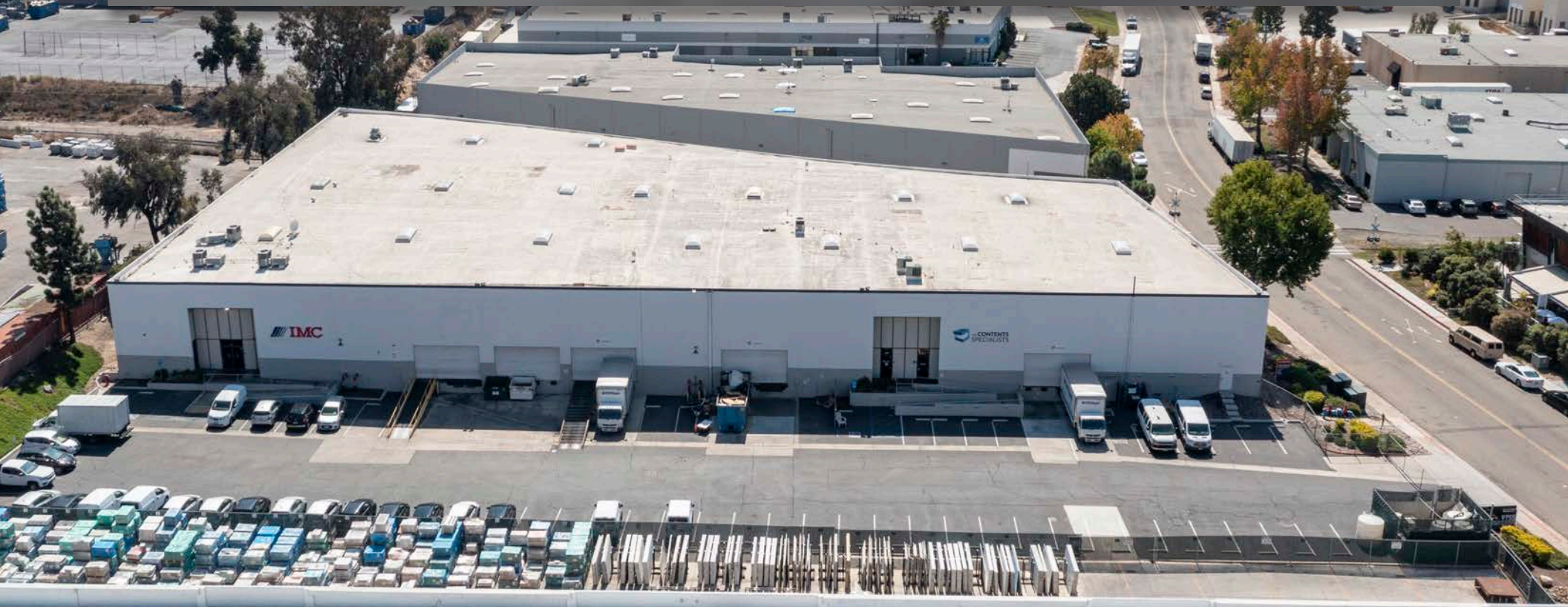


24,071 SQUARE FEET OF DISTRIBUTION SPACE AVAILABLE FOR LEASE

# 9755 DISTRIBUTION AVENUE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126



**RYAN DOWNING**  
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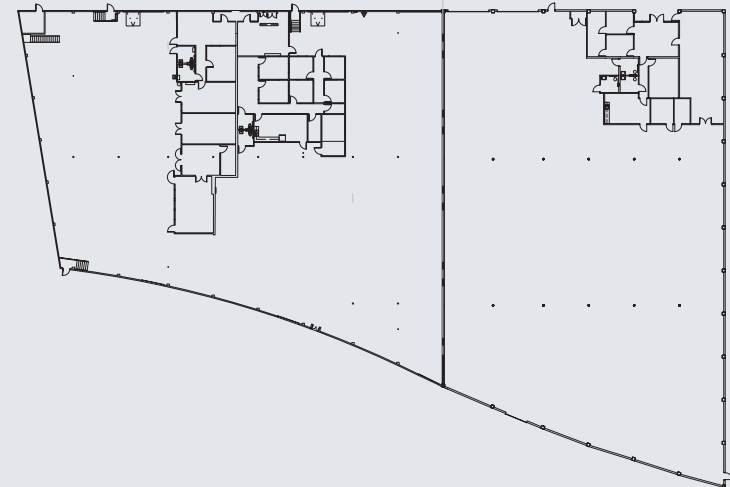
## PROPERTY FEATURES:

- EASY ACCESS TO THE 5, 15 & 805 FREEWAYS VIA MIRAMAR RD
- APPROXIMATELY 2.5 MILES TO I-805
- VERY RESPONSIVE & STRONG OWNERSHIP AND PROPERTY MANAGEMENT



## BUILDING SPECIFICATIONS:

CLEAR HEIGHT:	±27'
BAY DEPTH:	180'
FIRE SPRINKLERS:	YES
GAS SERVICE:	YES
ZONING:	IL-2-1
POWER:	600A 120/208V, 3 PHASE (TO BE VERIFIED)



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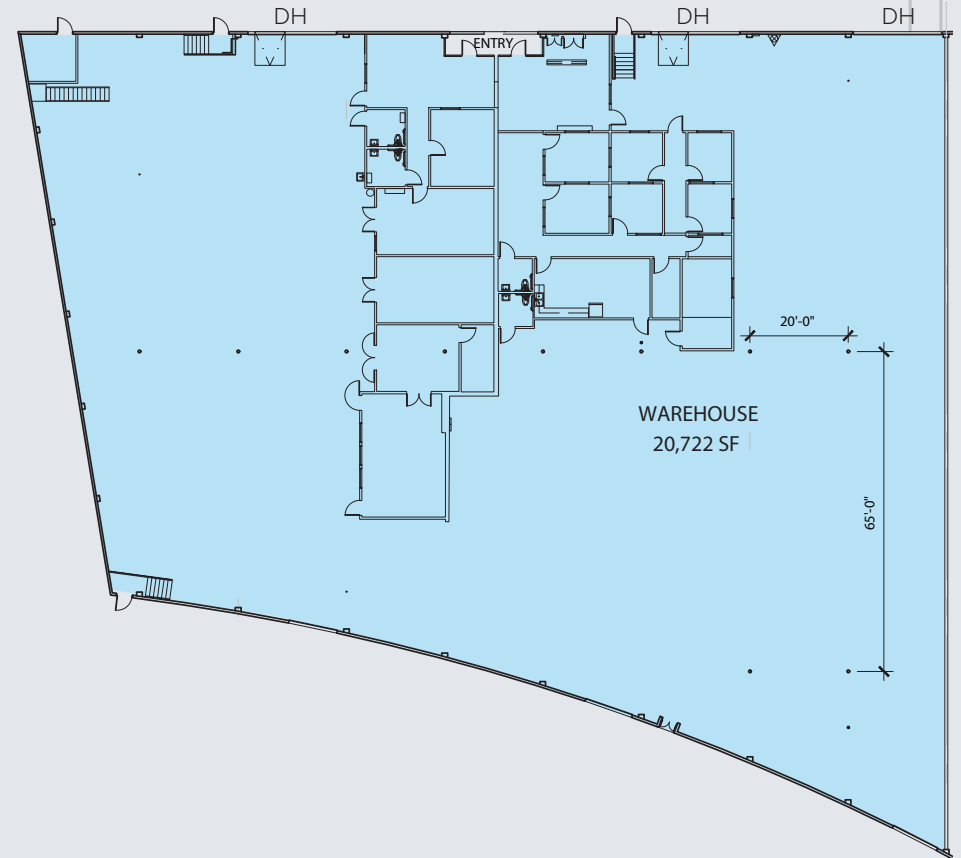
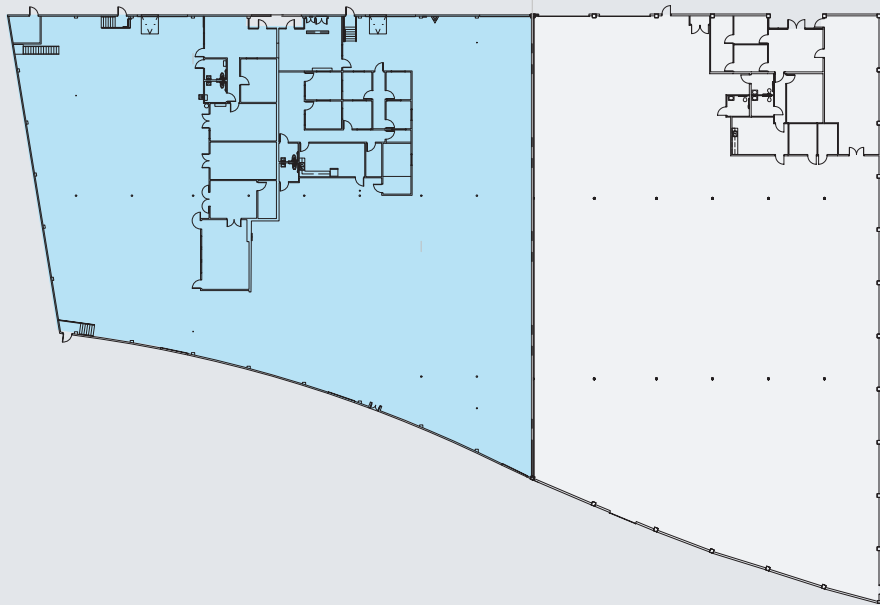
# CURRENT PLAN

# 9755 DISTRIBUTION AVENUE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

## SUITE SPECIFICATIONS:

- SUITE B&C
- 24,071 SF
- ±15% OFFICE, 85% WAREHOUSE
- THREE (3) DOUBLE WIDE DOCK HIGH POSITIONS
- AVAILABLE 1/1/2023
- LEASE RATE: NEGOTIABLE
- NNNS = ±\$0.254 PSF



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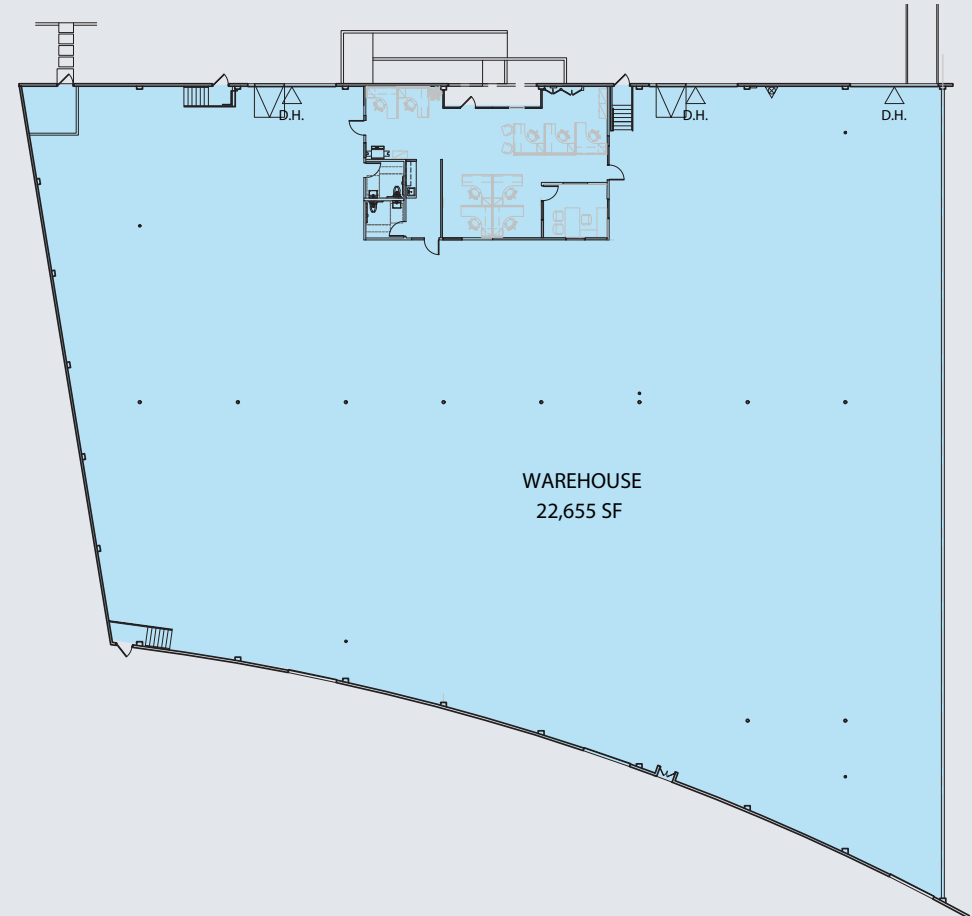
# PROPOSED PLAN

# 9755 DISTRIBUTION AVENUE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126

## SUITE SPECIFICATIONS:

- SUITE B&C
- 24,071 SF
- ±6% OFFICE, 94% WAREHOUSE
- THREE (3) DOUBLE WIDE DOCK HIGH POSITIONS
- AVAILABLE 2Q 2023
- LEASE RATE: NEGOTIABLE
- NNNS = ±\$0.254 PSF

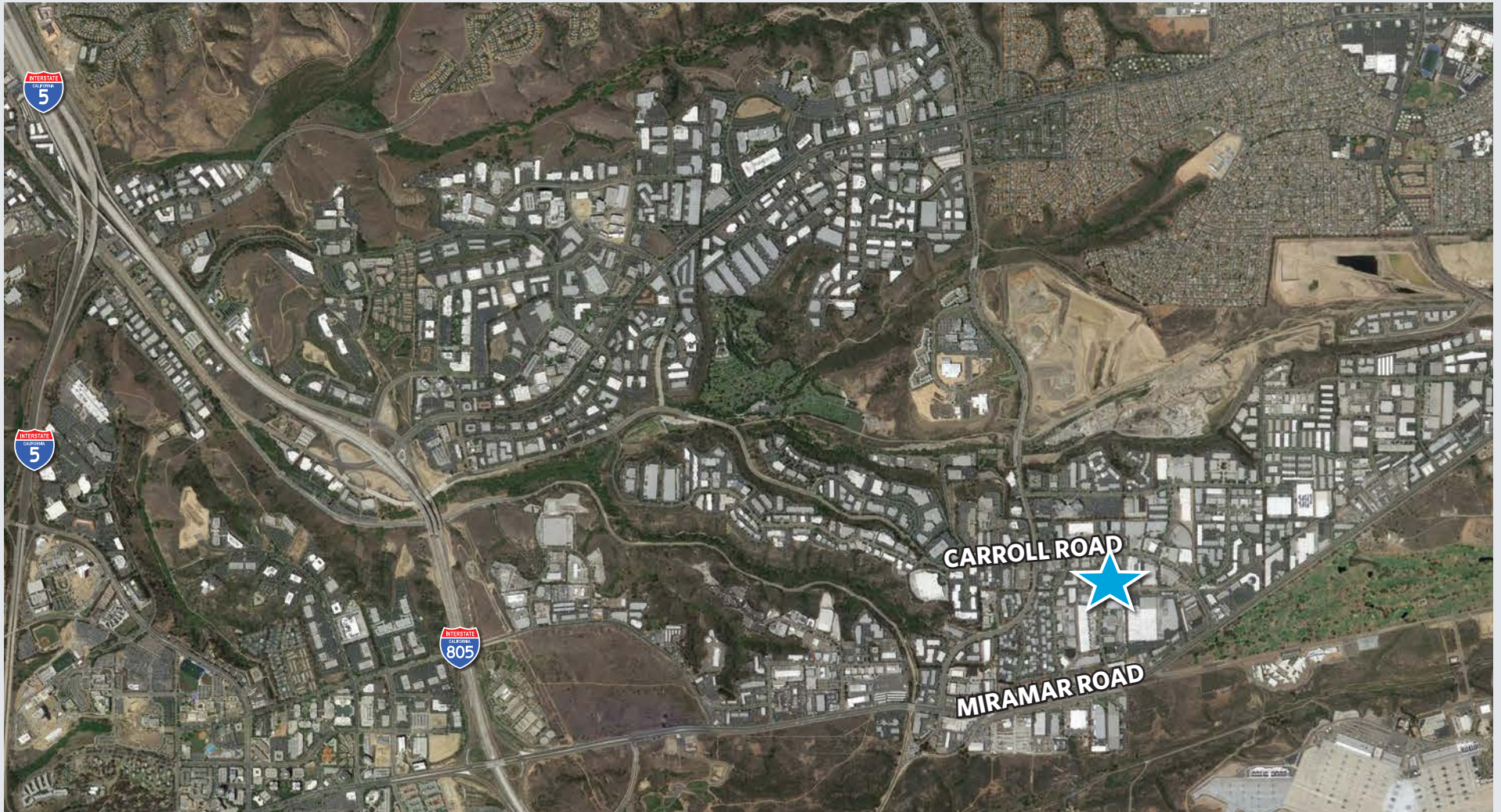


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**CUSHMAN &  
WAKEFIELD**



**Rexford  
Industrial**

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