

FOR LEASE ±23,950 SF
WAREHOUSE/DISTRIBUTION SPACE
WITH YARD

9550 - 9590
DISTRIBUTION AVENUE

SAN DIEGO, CA 92121



9550

Bill Dolan

Senior Vice President
Lic. 01188240
+1 858 546 4678
bill.dolan@cbre.com

Ryan Sparks, SIOR

First Vice President
Lic. 01784736
+1 858 546 2606
ryan.sparks@cbre.com

CBRE

SUITES 9580 - 9590



±23,950 SF (±10% office/
balance warehouse)



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



±22'-24'
Clear height



Power
(Being Verified)



Fully fire sprinklered



Yard space and potential
equipment staging area



Skylights throughout



1.2/1,000 SF parking ratio
(expandable)



Convenient freeway access to
Interstates 805, 5 & 15



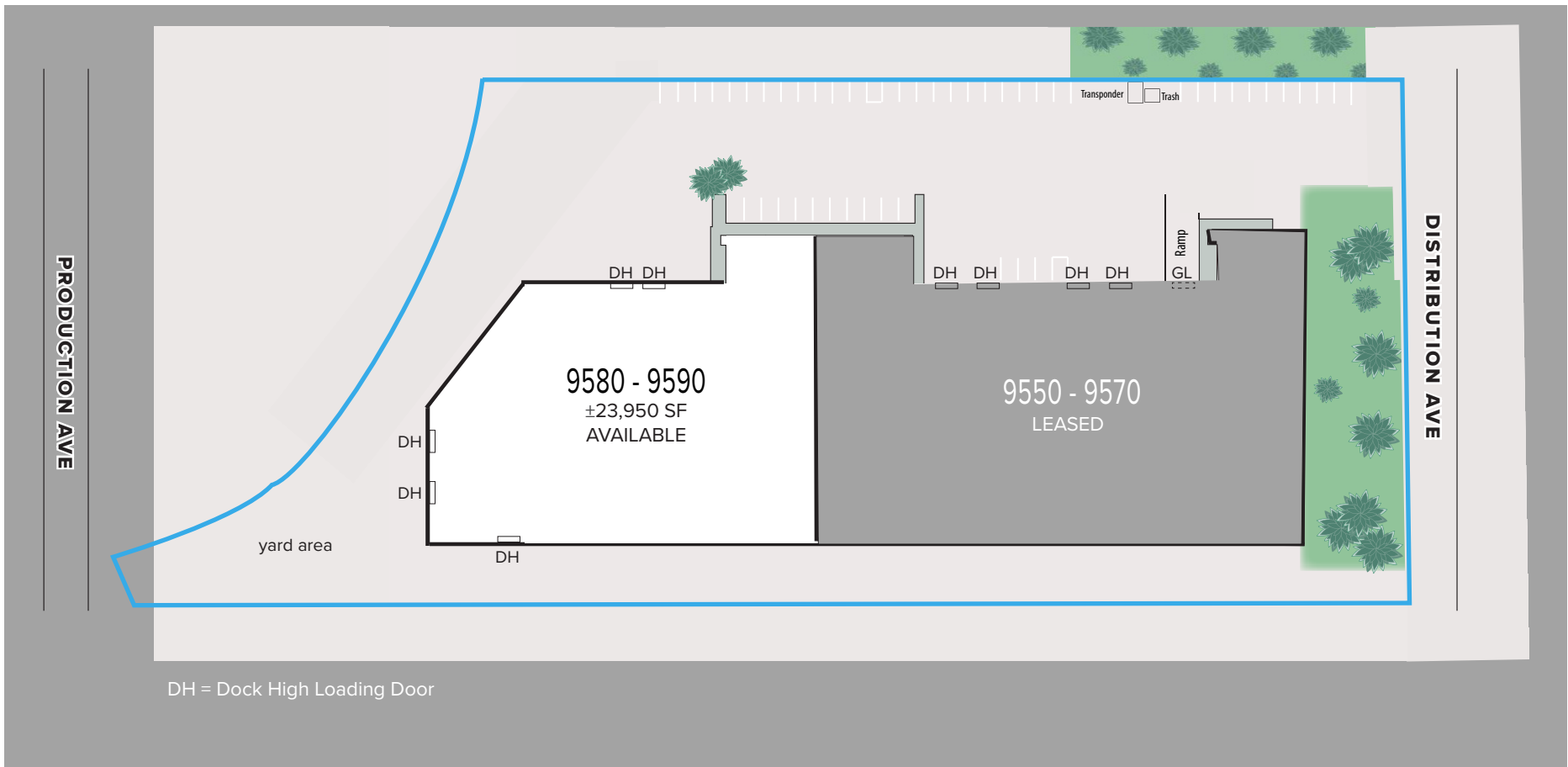
Available Now



\$1.69/SF/Mo. Net of Expenses
(NNN's = \$.25/SF)

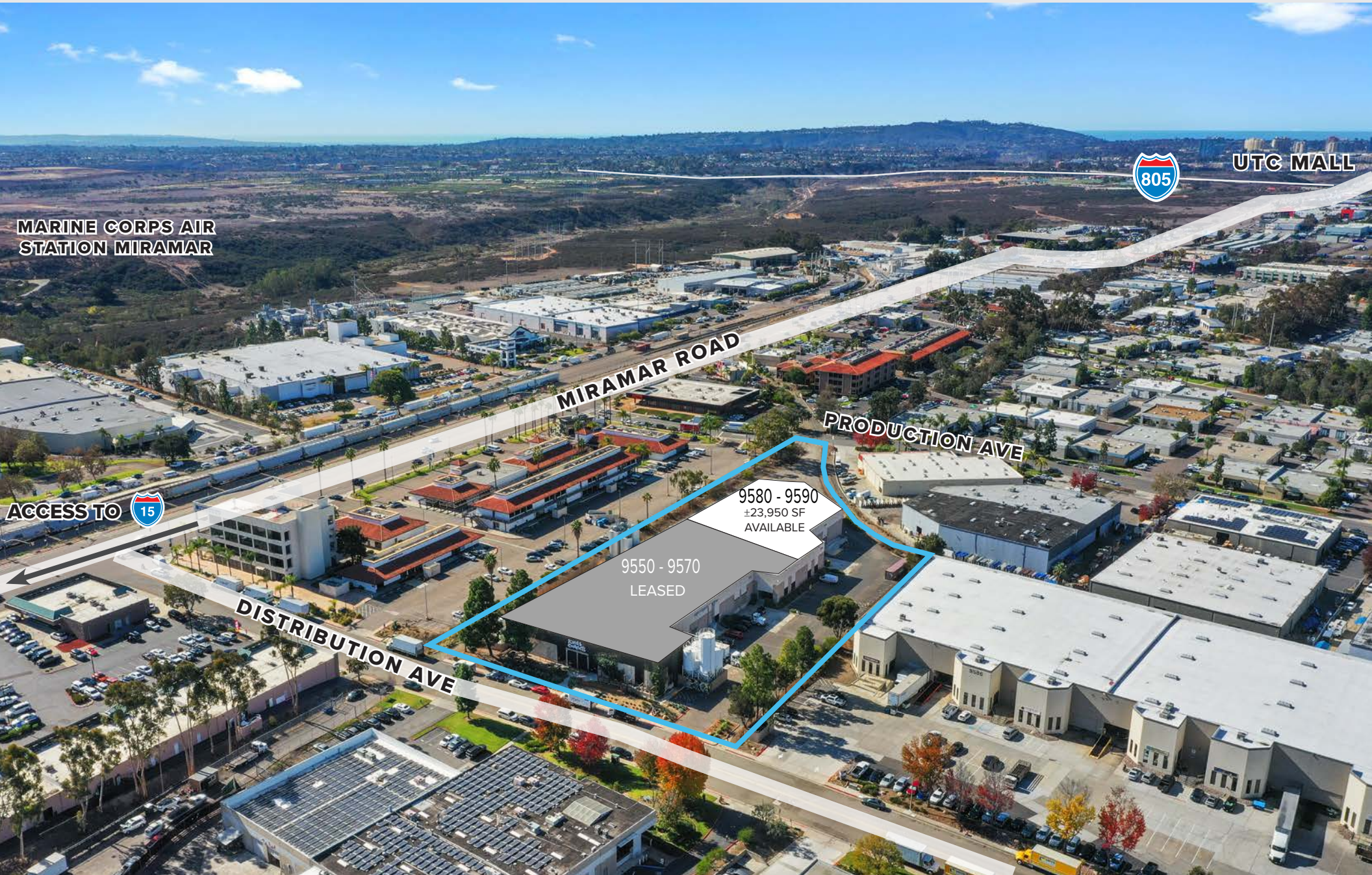


SITE PLAN



*not to scale

AERIAL LOCATOR MAP



UTC MALL

MARINE CORPS AIR
STATION MIRAMAR

MIRAMAR ROAD

PRODUCTION AVE

ACCESS TO 

DISTRIBUTION AVE

9580 - 9590
±23,950 SF
AVAILABLE

9550 - 9570
LEASED

DRIVE TIME MAP

