

FOR LEASE

±5,093 SF DOCK-HIGH WAREHOUSE

9369 DOWDY DRIVE | SAN DIEGO, CA 92126

MIRAMAR |



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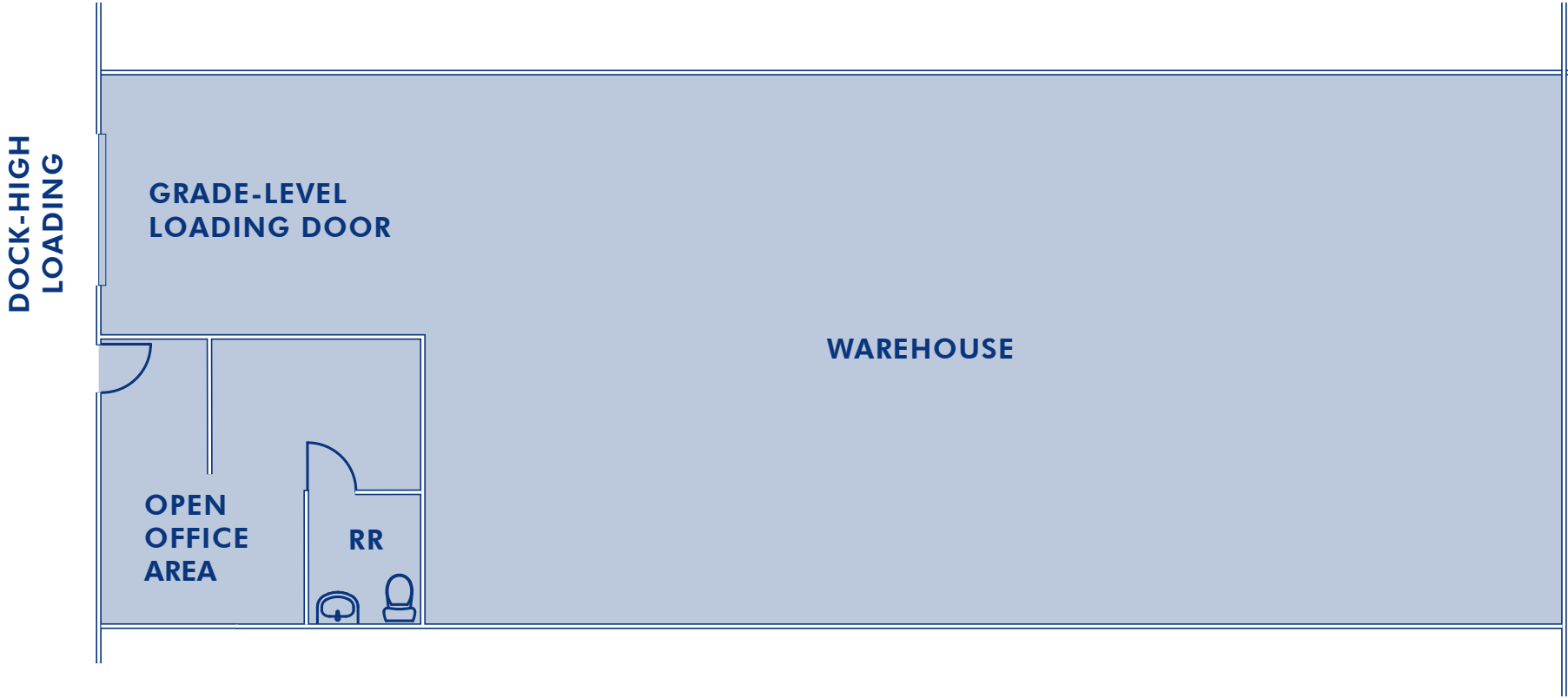
SUITE F

- Rare dock-high warehouse in Miramar
- ±4,697 SF warehouse / ±396 SF office
- 20' clear height
- Dock-high loading
- Sprinklered
- Excellent truck access
- Building signage
- Zoning: IL-2-1
- Central Miramar location
- Excellent access to I-805, I-15, SR-163

Lease Rate: Ask Agent for Details (NNN's ±\$0.33/SF) | Available: November 1, 2026

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FLOORPLAN

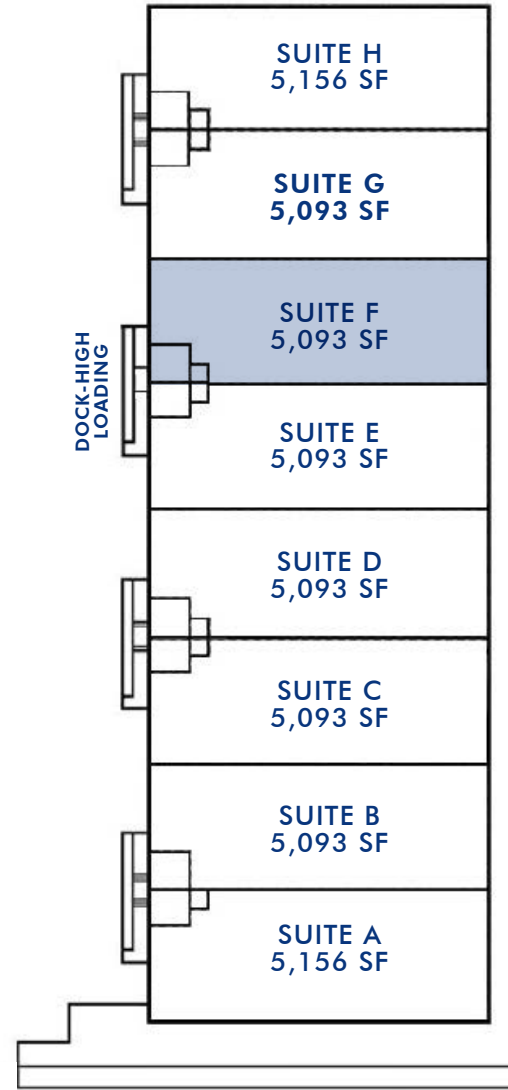


Floorplan not to scale, for reference only.

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9369 DOWDY DRIVE | SUITE F

SITE PLAN



MIRAMAR SUBMARKET

AREA AMENITIES

- Fiesta Mexican Grill
- Sitar Indian Cuisine
- Greenspot Salad Co.
- The Flame Broiler
- Mariscos La Reyna Del Sur
- McDonald's

- LA Fitness
- FedEx Ship Center

- Michaels
- Sprouts
- Marshalls
- Panda Express
- Manna BBQ
- Red Lobster
- Crab Hut
- Little Sakana Sushi
- L&L Hawaiian BBQ
- Chipotle
- Cotixan Mexican
- Robeks Smoothies

- Walgreens
- 99 Cents Store
- Jollibee
- Carl's Jr
- IHOP
- Starbucks

- Target
- Broken Yolk Cafe
- Sayulitas Mexican
- Max's Restaurant
- Pizza Hut

- Urbane Cafe
- Pho Kitchen
- Sue's Korean Kitchen
- Nanay's Best BBQ
- Donut Touch
- Charminar Indian
- ALDI
- The UPS Store

- Chick-fil-A
- On A Roll Cafe
- Croutons
- Rubios
- Subway

- Carl's Jr
- Denny's
- Better Buzz Coffee
- Natsumi Sushi and Seafood
- Saint Archer Brewing Co.
- McDonald's
- Taco Bell
- Dixieline Lumber

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