

5,734-17,080 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

9050 KENAMAR DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92121

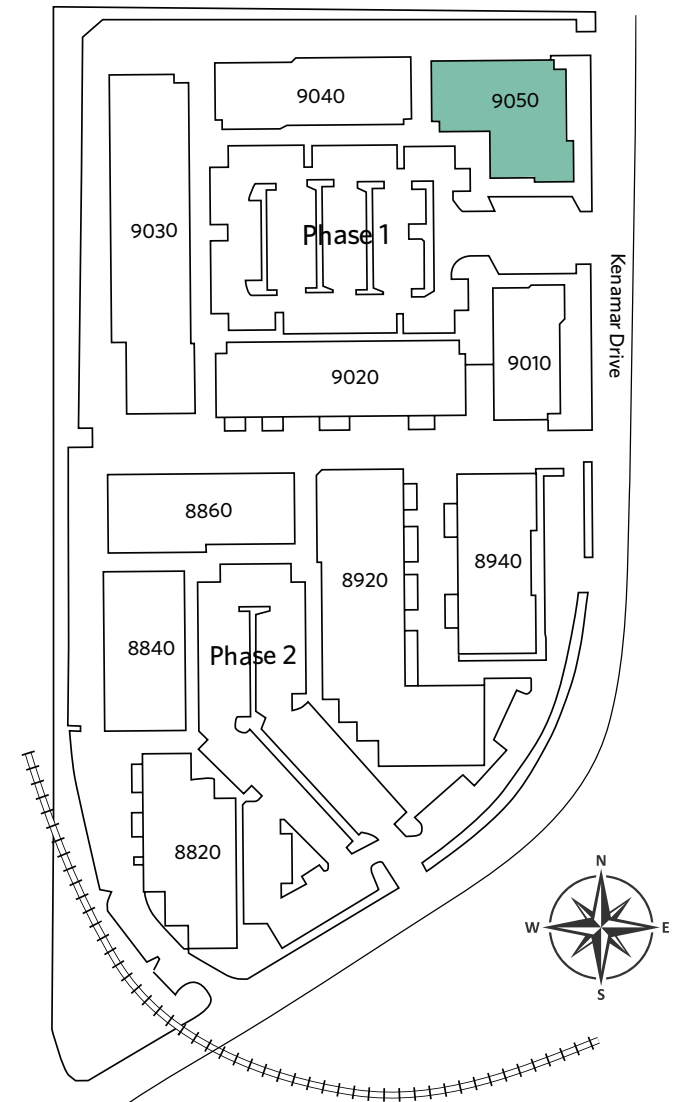


9050 KENAMAR DRIVE

San Diego, CA 92121

PROPERTY HIGHLIGHTS

- 17,080 SF Industrial Building
- Divisible to 11,346 SF and 5,734 SF suites
- Located in a 197,626 SF Multi-Tenant Industrial Park
- Approximately 18' Warehouse Clearance
- Natural Gas in the Project
- Skylights
- 3.1/1,000 parking ratio
- 1 block off Miramar Road behind Pyramid
- High Image Business Park
- Deli on-site

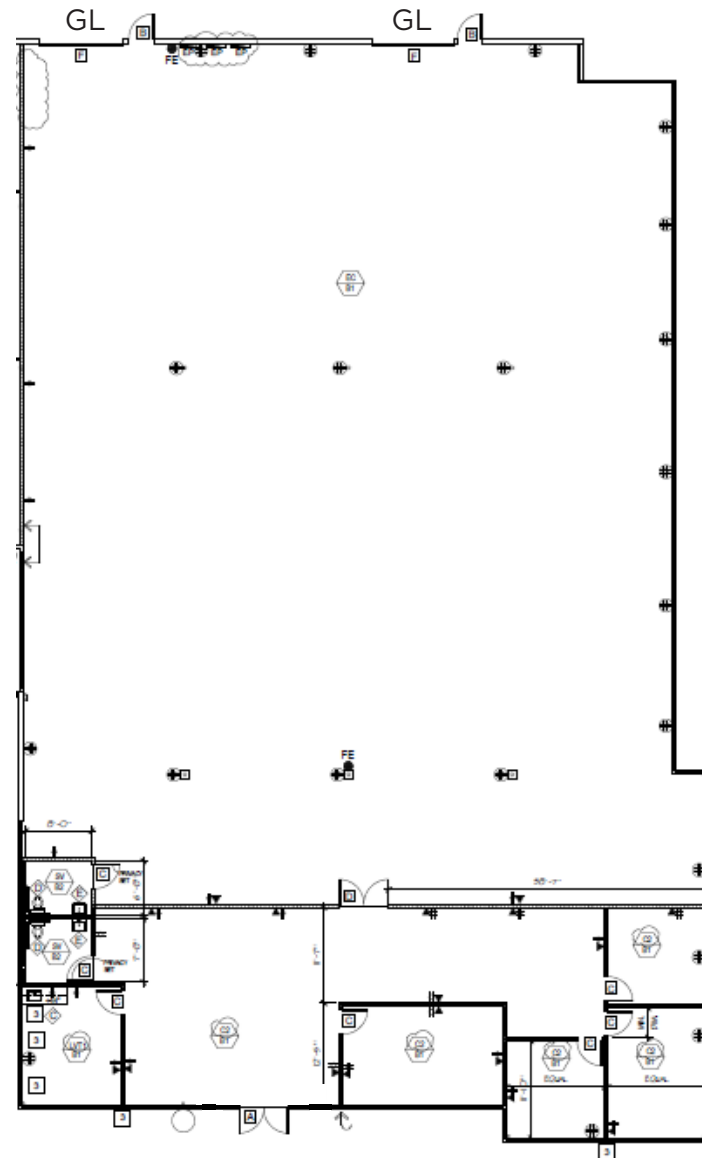


9050 KENAMAR DRIVE, SUITE 501

San Diego, CA 92121

AVAILABILITY

- 11,346 SF Industrial Suite
- Reception/lobby, (3) private offices, (2) restrooms, conference room, break room, balance warehouse.
- (2) grade level loading doors
- 200 amps at 120/208V (can be upgraded to 600 amps at 120/208V)
- Available 7/1/2026
- Lease Rate: \$1.70/SF NNN
- NNNs = \$0.41/SF

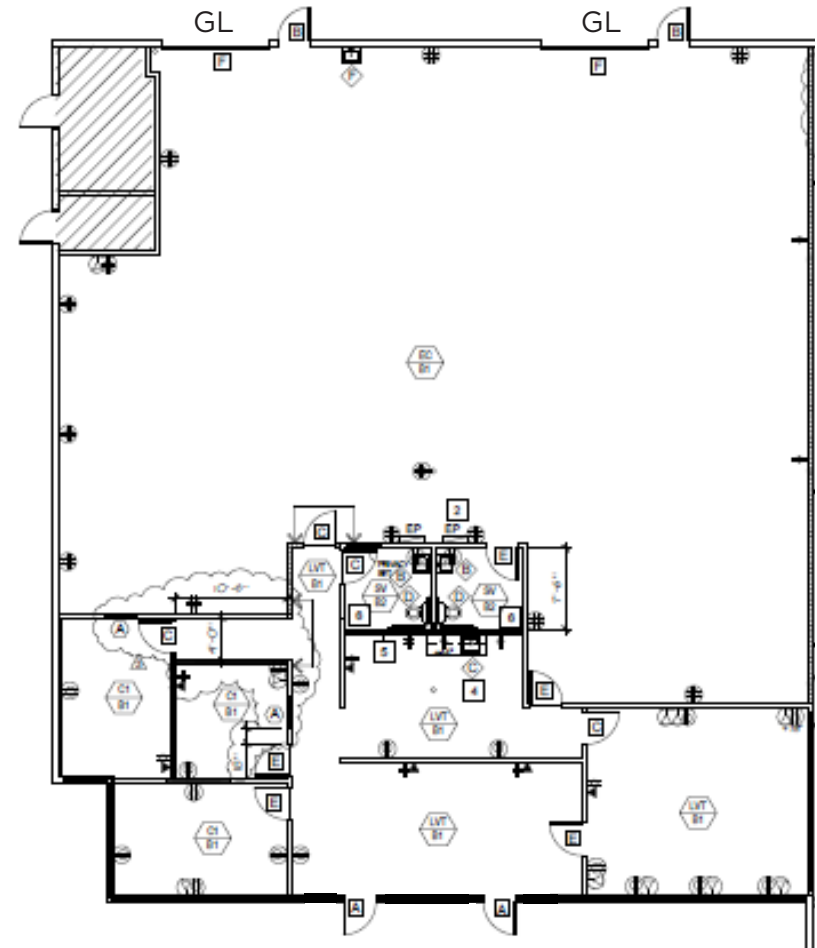


9050 KENAMAR DRIVE, SUITE 502

San Diego, CA 92121

AVAILABILITY

- 5,734 SF Industrial Suite
- Reception/lobby, (3) private offices, (2) restrooms, conference room, break room, balance warehouse.
- (2) grade level loading doors
- 200 amps at 120/208V (can be upgraded to 400 amps at 120/208V)
- Available 7/1/2026
- Lease Rate: \$1.75/SF NNN
- NNNs = \$0.41/SF

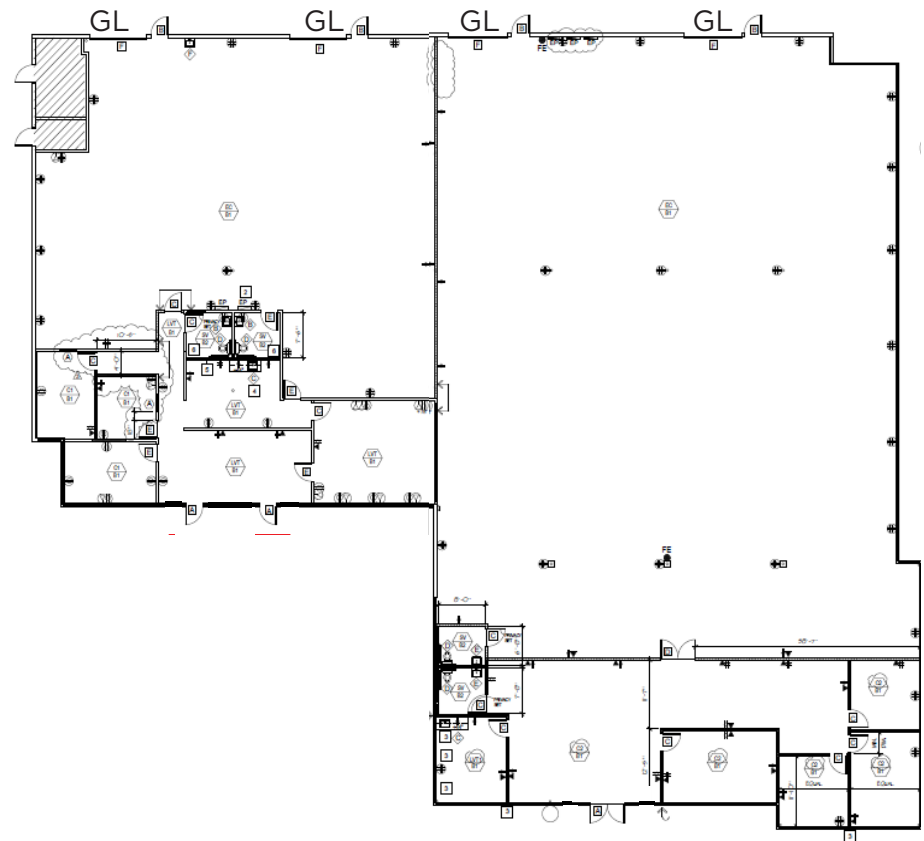


9050 KENAMAR DRIVE, SUITE 501-502

San Diego, CA 92121

AVAILABILITY

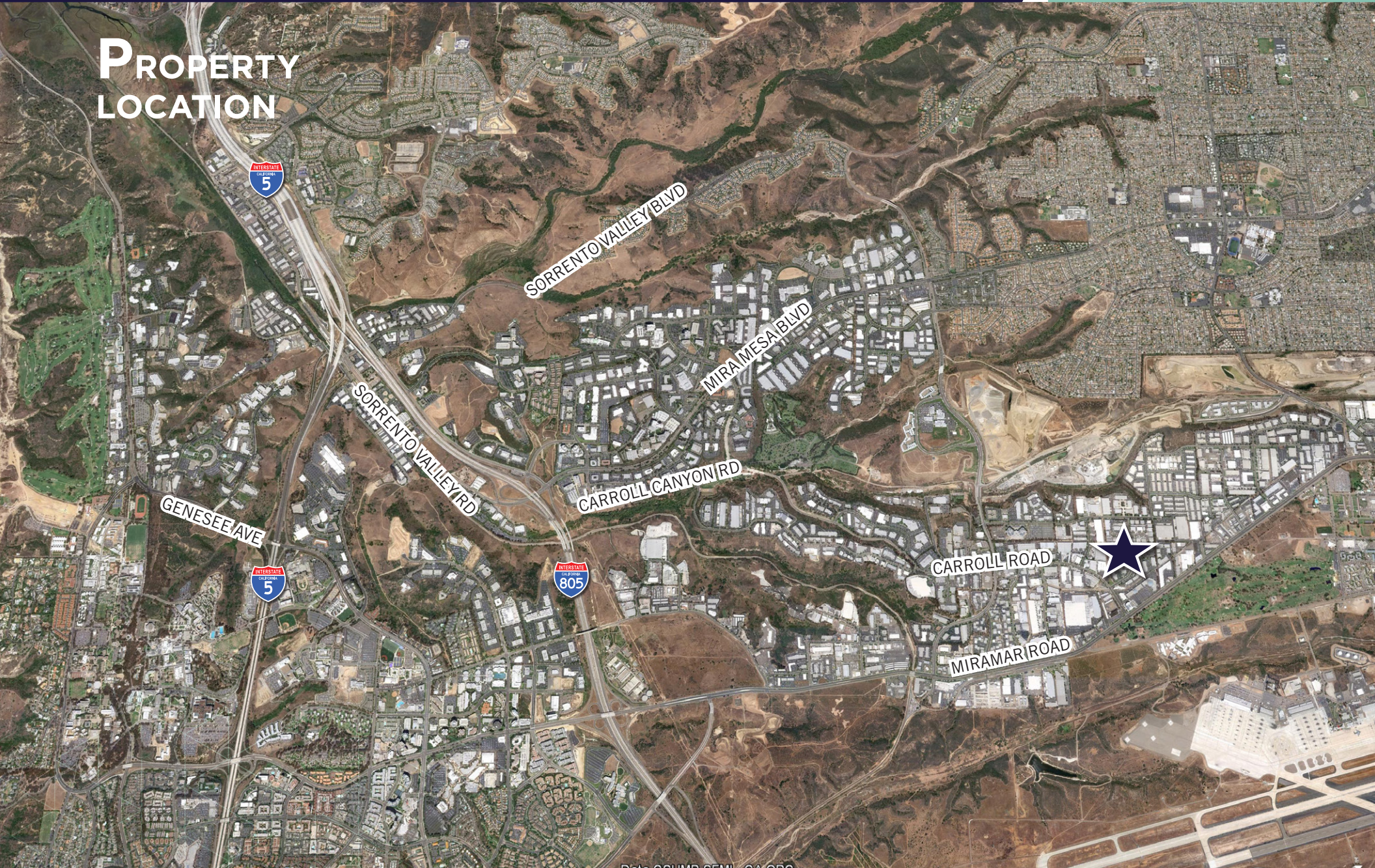
- 17,080 SF Industrial Free-standing Building
- (2) Reception/lobby, (6) private offices, (4) restrooms, (2) conference rooms, (2) break rooms, balance warehouse.
- (4) grade level loading doors
- 400 amps at 120/208V (can be upgraded to 1200 amps at 120/208V)
- Available 7/1/2026 with Suite 501 office improvements completes
- Lease Rate: \$1.70/SF NNN
- NNNs = \$0.41/SF



9050 KENAMAR DRIVE

San Diego, CA 92121

PROPERTY LOCATION





FOR MORE INFORMATION, CONTACT:

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