

# MIRAMAR BUSINESS PARK

9593- 9595 DISTRIBUTION AVENUE

**Voit**  
REAL ESTATE SERVICES

±5,000 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE IN MIRAMAR

**LIMITED TIME PROMO!**

**\$1.50/SF Gross for First  
Year of Lease Term\***

*\* Minimum 3 Year Lease Term Required*



- » Approximately 5,000 SF Available for Lease
- » Approximately 20% Office / 80% Warehouse
- » 14' - 16' Clear Height
- » Good Freeway Access
- » Located just off Miramar Road
- » End Unit on Distribution Avenue
- » Skylights
- » 2 Grade Level Doors
- » Lease Rate: \$1.95 Gross

**Chris Duncan, SIOR**  
Senior Vice President  
858.458.3307 [Direct]  
cduncan@voitco.com  
Lic. #01324067

**Randy LaChance**  
Executive Vice President  
858.458.3374 [Direct]  
rlachance@voitco.com  
Lic. #00969674

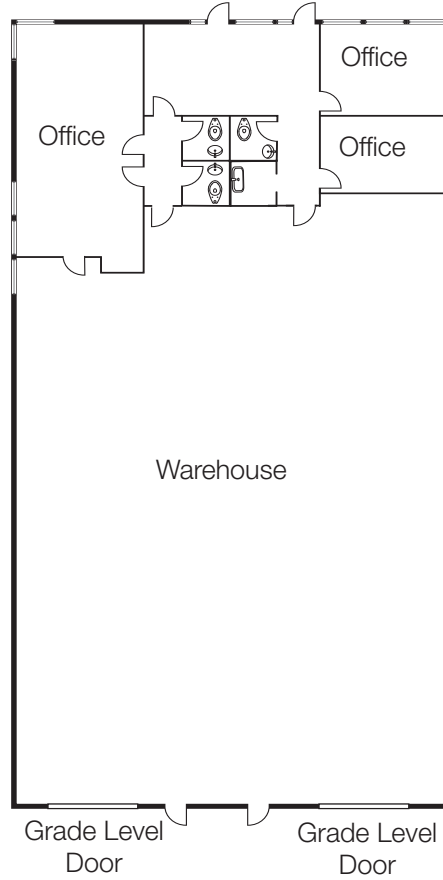
4180 La Jolla Village Dr., Ste 100 | La Jolla, CA 92037  
858.453.0505 • 858.408.3976 Fax  
Lic #01991785 | [www.voitco.com](http://www.voitco.com)

# MIRAMAR BUSINESS PARK

9593- 9595 DISTRIBUTION AVENUE

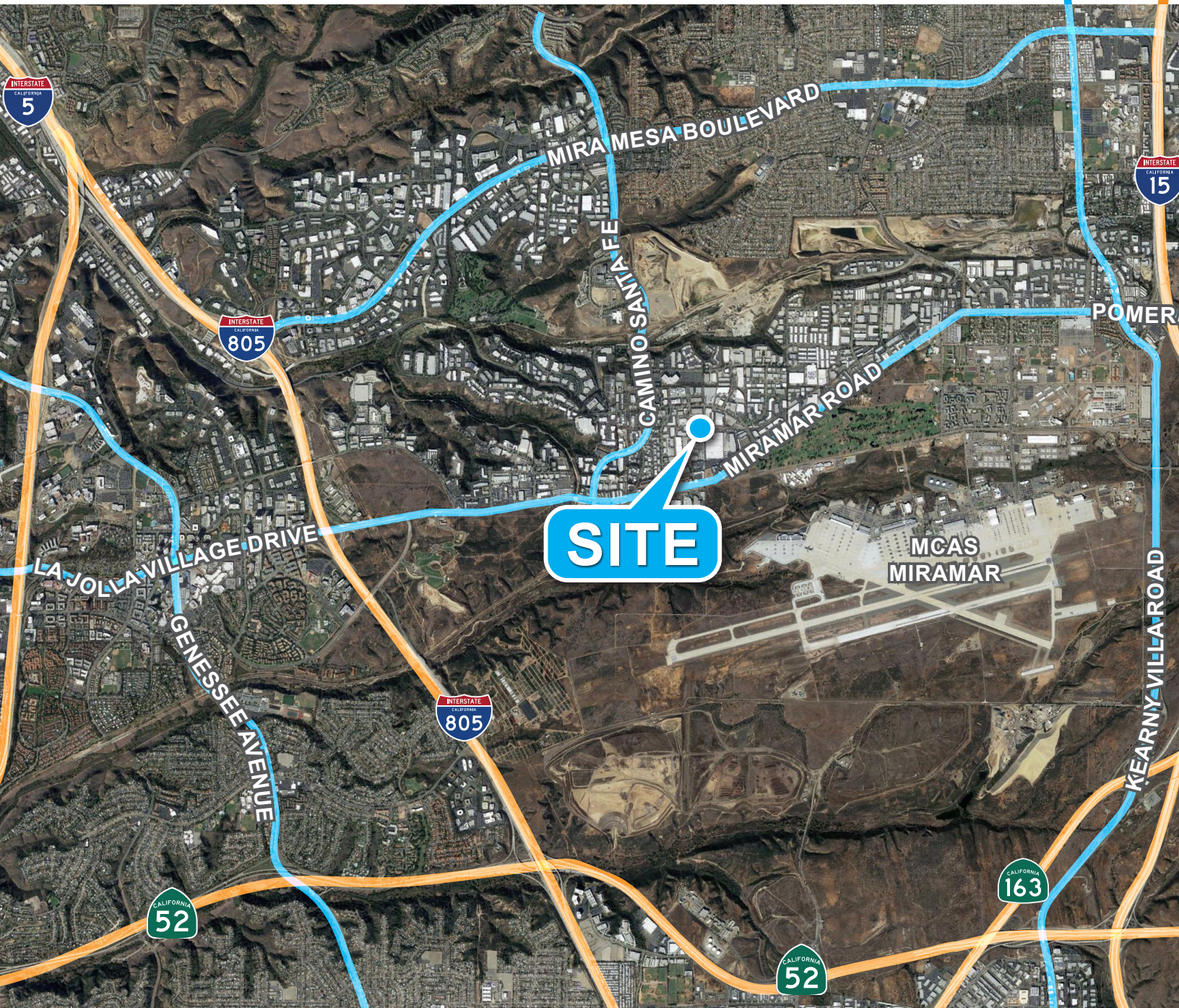
## FLOOR PLAN

±5,000 SF



## SITE PLAN





**Chris Duncan, SIOR**  
Senior Vice President  
858.458.3307 [Direct]  
cduncan@voitco.com  
Lic. #01324067

**Randy LaChance**  
Executive Vice President  
858.458.3374 [Direct]  
rlachance@voitco.com  
Lic. #00969674

4180 La Jolla Village Dr., Ste 100 | La Jolla, CA 92037  
858.453.0505 • 858.408.3976 Fax  
Lic #01991785 | [www.voitco.com](http://www.voitco.com)