

9340 CABOT DRIVE

MIRAMAR | SAN DIEGO
CALIFORNIA 92126

7,704 - 28,306 SQUARE FEET
OF DISTRIBUTION SPACE
AVAILABLE FOR LEASE

\$25K BROKER BONUS
Qualified Lease of 9340-I
Commencing by 3/31/2026

 CUSHMAN &
WAKEFIELD


Rexford
Industrial

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PROPERTY FEATURES:

- EASY ACCESS TO THE 5, 15 & 805 FREEWAYS VIA MIRAMAR RD
- APPROXIMATELY 1.6 MILES TO I-15
- PROPERTY ACCESS VIA CABOT DRIVE OR DOWDY DRIVE
- VERY RESPONSIVE & STRONG LOCAL OWNERSHIP & PROPERTY MANAGEMENT



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BUILDING SPECIFICATIONS:

CLEAR HEIGHT:	APPROXIMATELY 22'
BAY DEPTH:	120'
COLUMN SPACING:	40'X56'
FIRE SPRINKLERS:	ESFR K-25
RAIL SERVICE:	YES
ACCESSIBILITY:	VIA CABOT DR. & DOWDY DR.
ZONING:	IL-2-1
GAS:	AVAILABLE
TRUCK TURNING RADIUS:	APPROXIMATELY 86'
STAGING AREA:	CONCRETE



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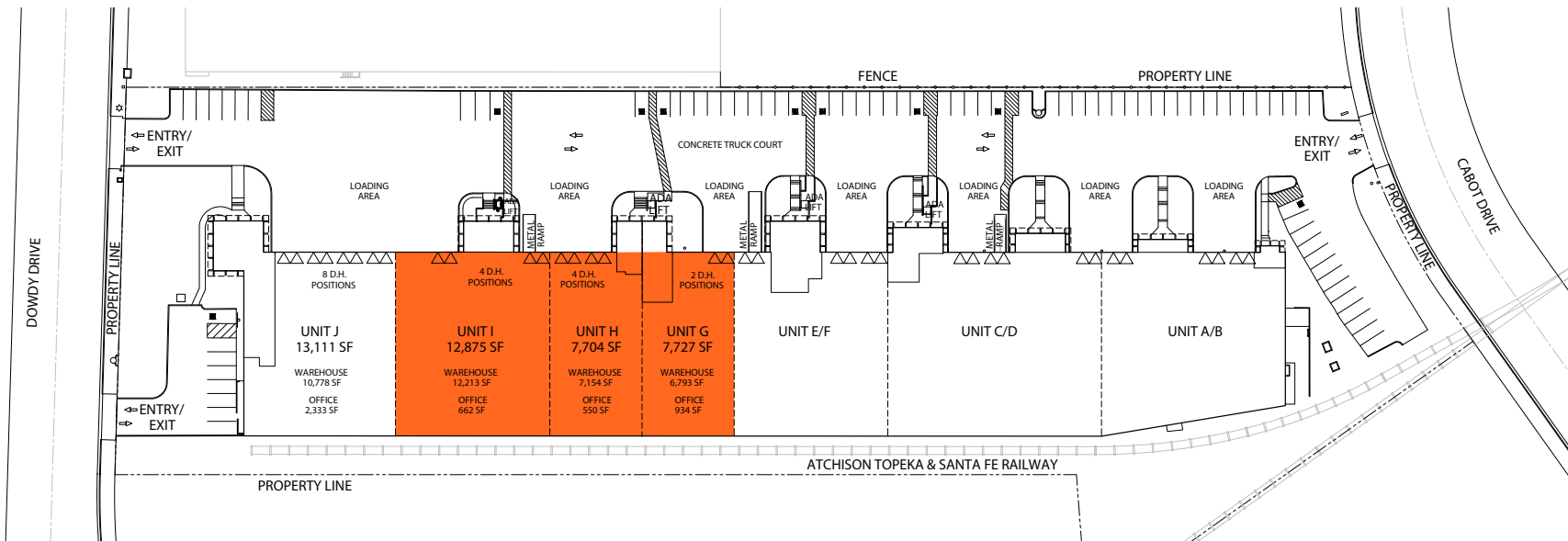
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AVAILABILITY:

Suite G	Suite H	Suite I
7,727 SF	7,704 SF	12,875 SF
Can be combined with Suite H & I for a total of 28,306 SF	Can be combined with Suite G & I for a total of 28,306 SF	Can be combined with Suite G & H for a total of 28,306 SF
±12% Office, Balance Warehouse	±7% Office, Balance Warehouse	±5% Office, Balance Warehouse
(1) Double Wide Dock High Loading Door	(2) Double Wide Dock High Loading Doors	(2) Double Wide Dock High Loading Doors (1 Ramp)
Available Now	Available Now	Available Now
\$1.70 NNN (NNNs = \$0.36 PSF)	\$1.70 NNN (NNNs = \$0.36 PSF)	\$1.70 NNN (NNNs = \$0.36 PSF)

9340 CABOT DRIVE

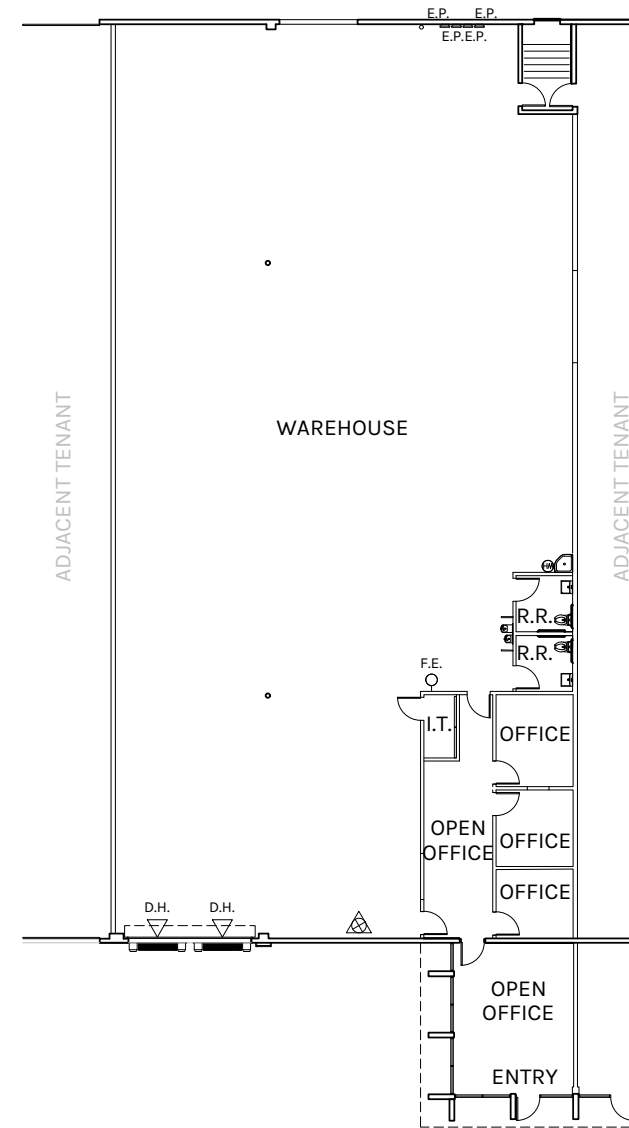
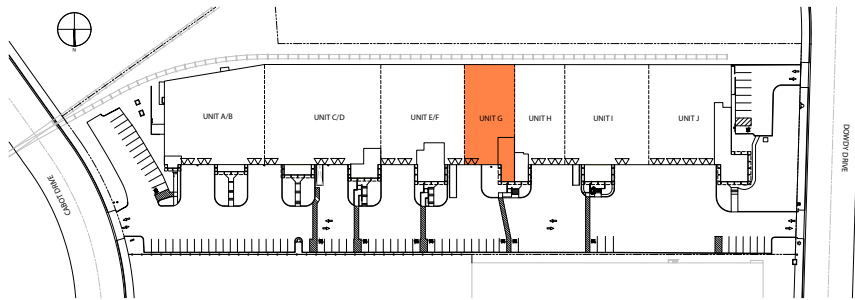
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9340 CABOT DRIVE SUITE G

- 7,727 SF available for lease
- Can be combined with Suite H & I for a total of 28,306 SF
- ±12% Office, Balance Warehouse
- (1) Double Wide Dock High Loading Door
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- \$1.70 NNN
- NNNs = \$0.36 PSF



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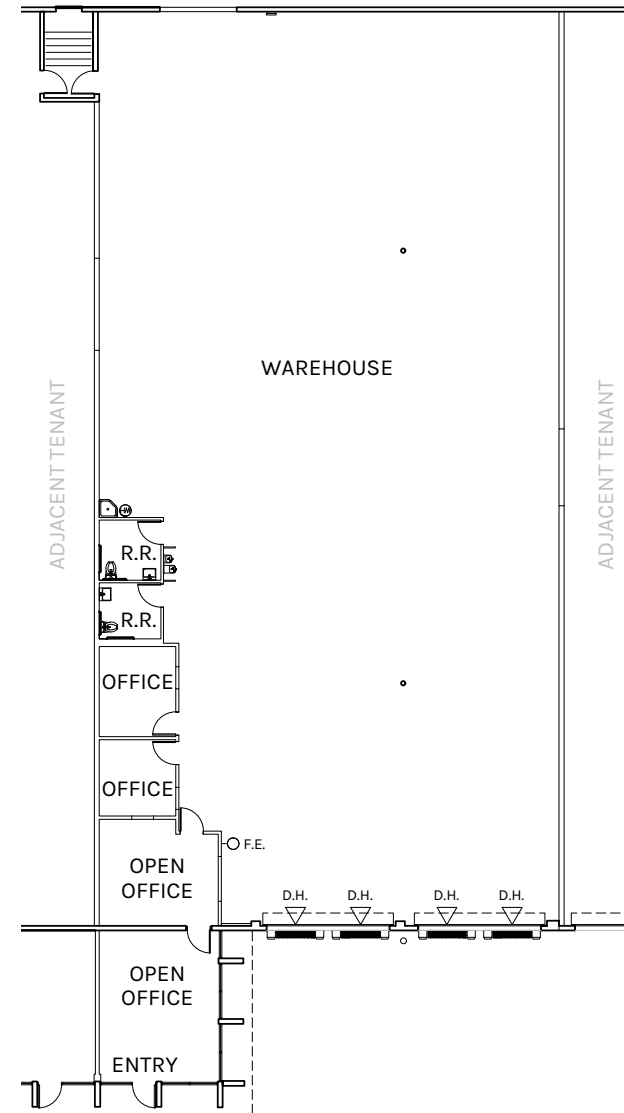
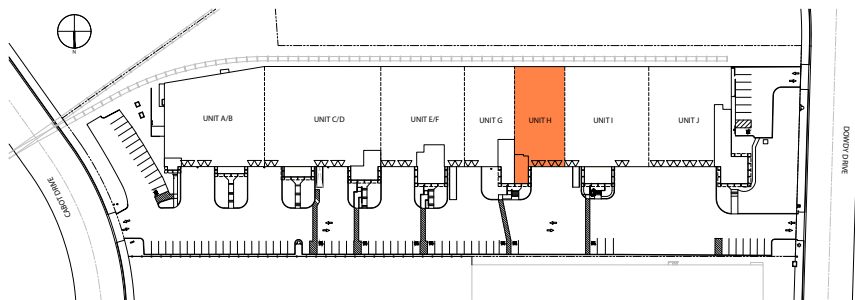
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9340 CABOT DRIVE SUITE H

- 7,704 SF available for lease
- Can be combined with Suite G & I for a total of 28,306 SF
- ±7% Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- \$1.70 NNN
- NNNs = \$0.36 PSF



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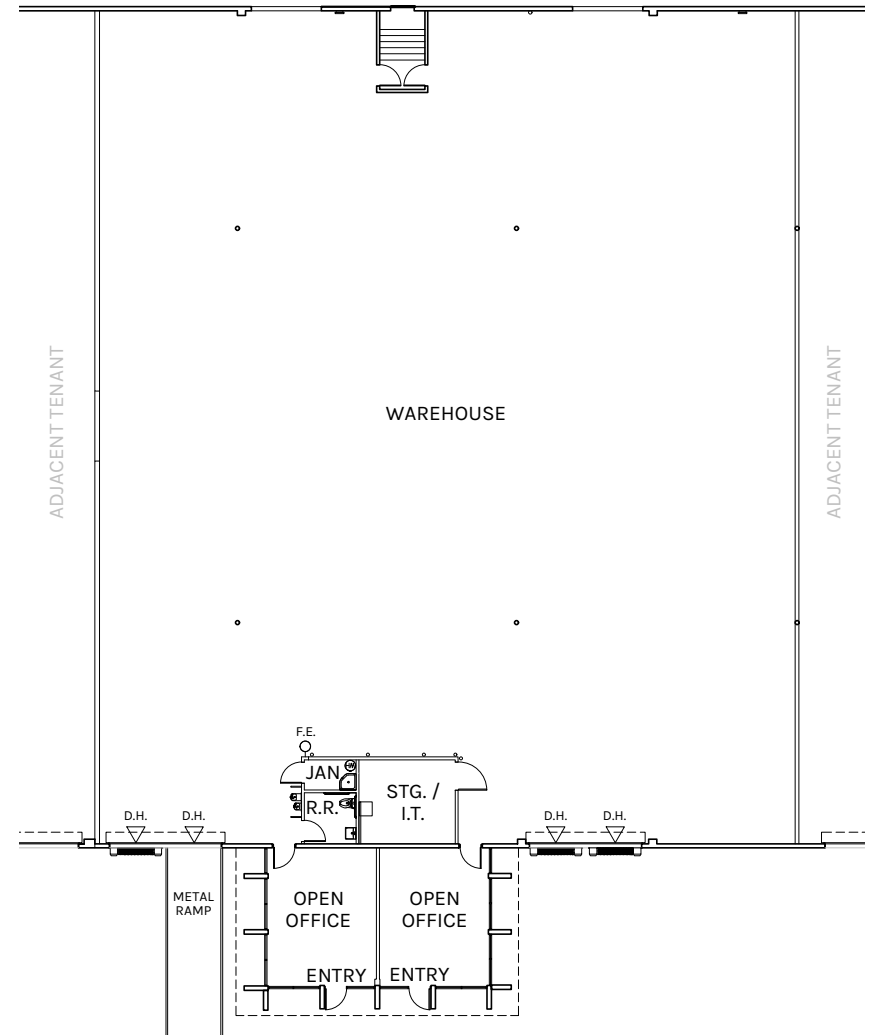
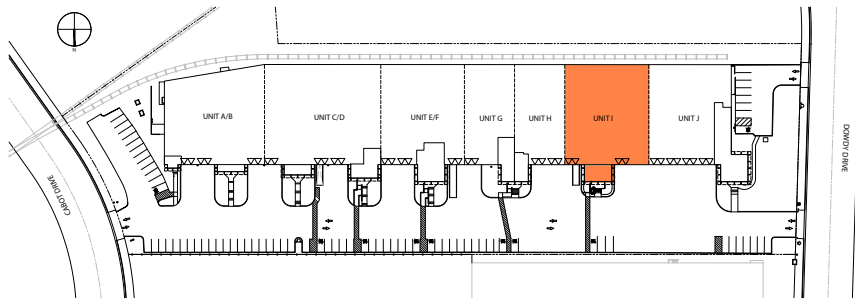
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9340 CABOT DRIVE SUITE I

- 12,875 SF available for lease
- Can be combined with Suite G & H for a total of 28,306 SF
- ±5% Office, Balance Warehouse
- (2) Double Wide Dock High Loading Doors (1 Ramp)
- Available Now
- Construction now complete (sprinkler & lighting upgrades, complete office renovations, etc.)
- \$1.70 NNN
- NNNs = \$0.36 PSF



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