

# AVAILABLE FOR LEASE



## 9712 Distribution Ave.

San Diego, CA 92121

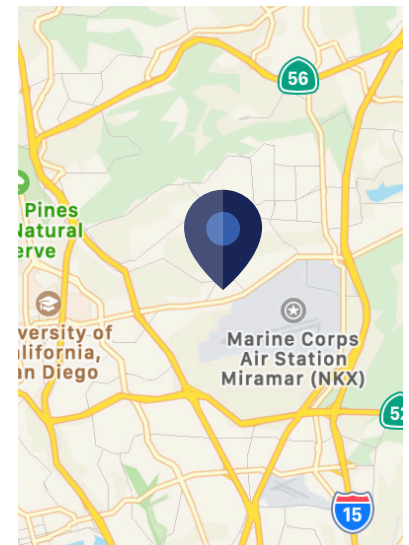
### Space Profile:

<b>RSF</b>	17,830 RSF
<b>Rental Rate</b>	\$1.30 - \$1.50/NNN *
<b>OpEx</b>	Approx. \$0.25/SF
<b>Availability</b>	Immediate
<b>Term</b>	Negotiable
<b>Build Out</b>	500 SF Office
<b>Clear Height</b>	18'-22'
<b>Submarket</b>	Mira Mesa / Miramar
<b>Built</b>	1976
<b>Parking</b>	6 spaces

\*Depending on use and term

### Features:

- Fenced yard
- Two (2) Grade Level Doors
- One (1) Dock Door
- Convenient access to I-805 & I-15



### Contact:



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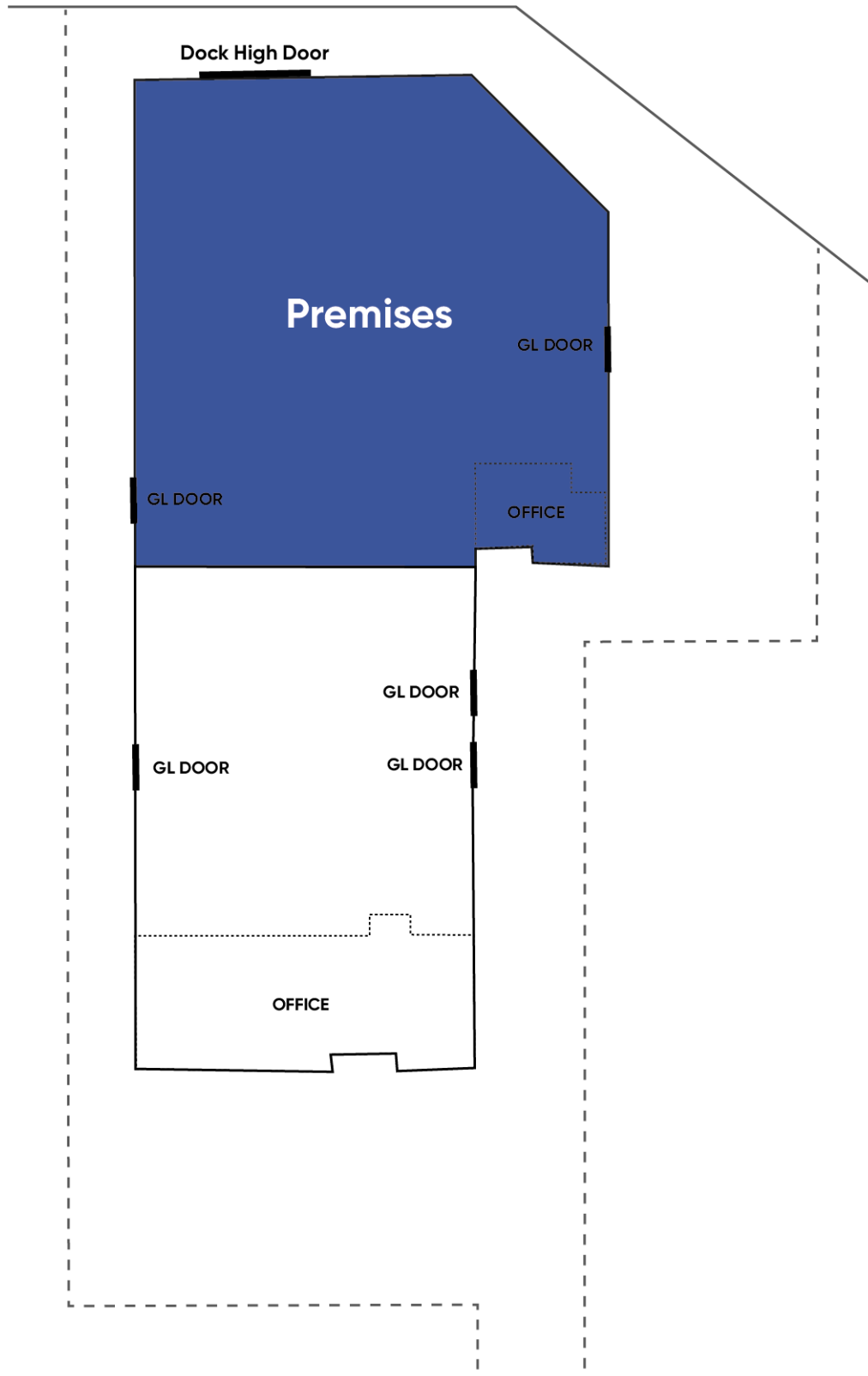


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