9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126



21,750 - 81,670 SQUARE FEET OF DISTRIBUTION SPACE AVAILABLE FOR LEASE

CUSHMAN & WAKEFIELD

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573

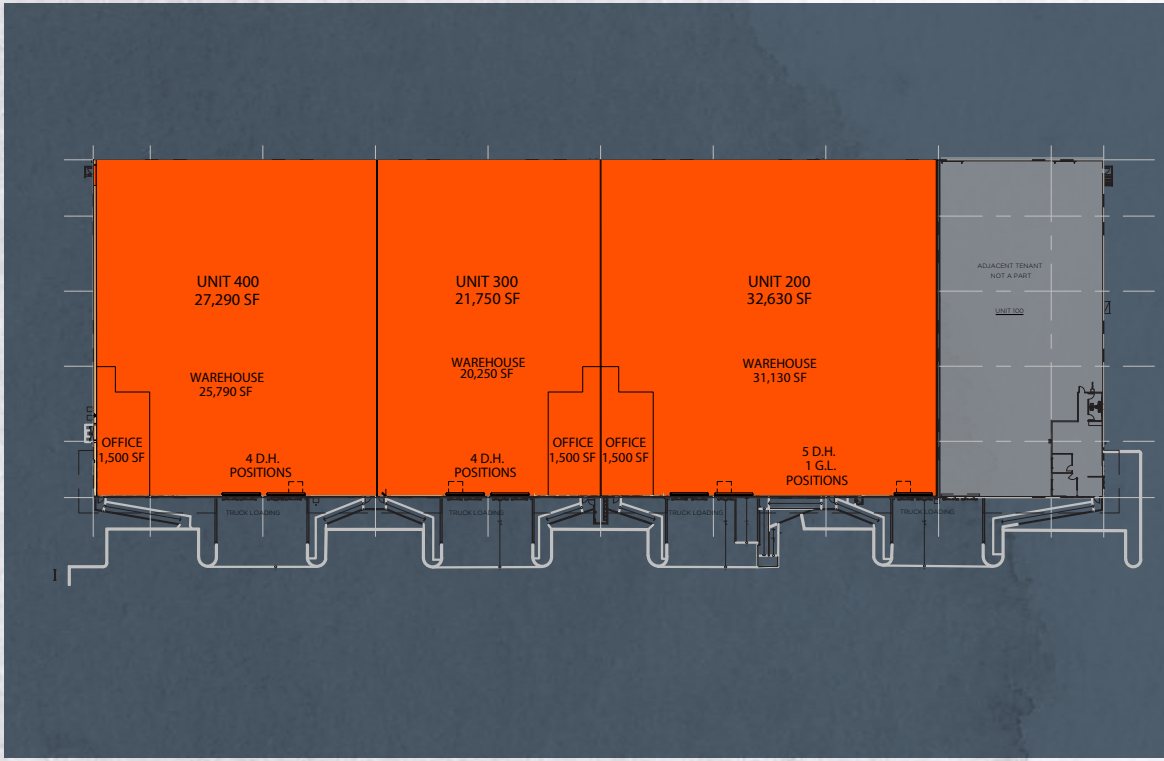
RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
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Rexford Industrial

9455 CABOT DRIVE

MIRAMAR, SAN DIEGO, CALIFORNIA 92126





PROPERTY FEATURES:

- EASY ACCESS TO THE 5, 15 & 805 FREEWAYS VIA MIRAMAR ROAD
- APPROXIMATELY 1.6 MILES TO I-15
- PROPERTY ACCESS VIA CABOT DRIVE OFF MIRAMAR ROAD
- DOCK AND GRADE LEVEL LOADING
- VERY RESPONSIVE & STRONG INSTITUTIONAL OWNERSHIP AND PROPERTY MANAGEMENT

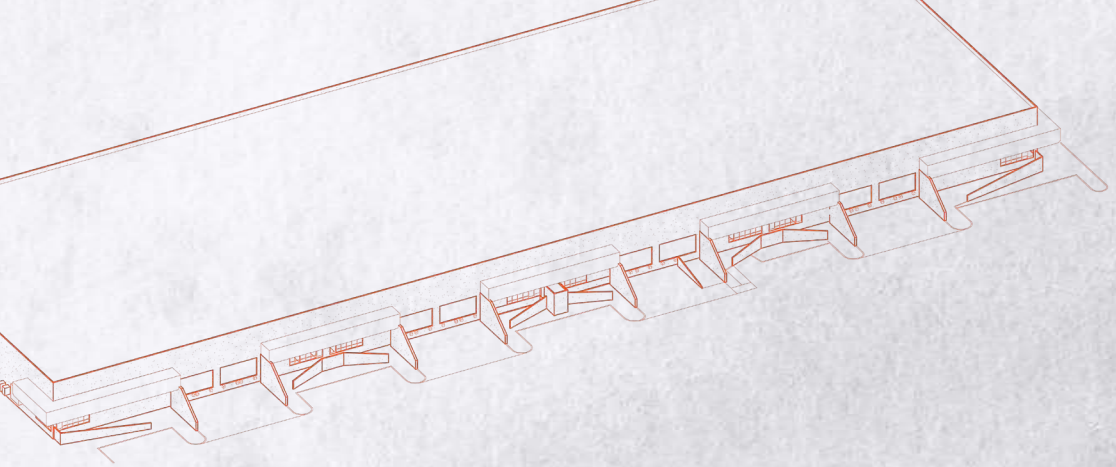
BUILDING SPECIFICATIONS:

CLEAR HEIGHT	ZONING	BAY DEPTH	FIRE SPRINKLERS	COLUMN SPACING	ACCESSIBILITY
±22′ - 24′	IL-2-1	179′	ESFR K-17	40′ X 60′	VIA CABOT DR. & ARJONS DR

CUSHMAN & WAKEFIELD

Rexford Industrial

PROPERTY OVERVIEW

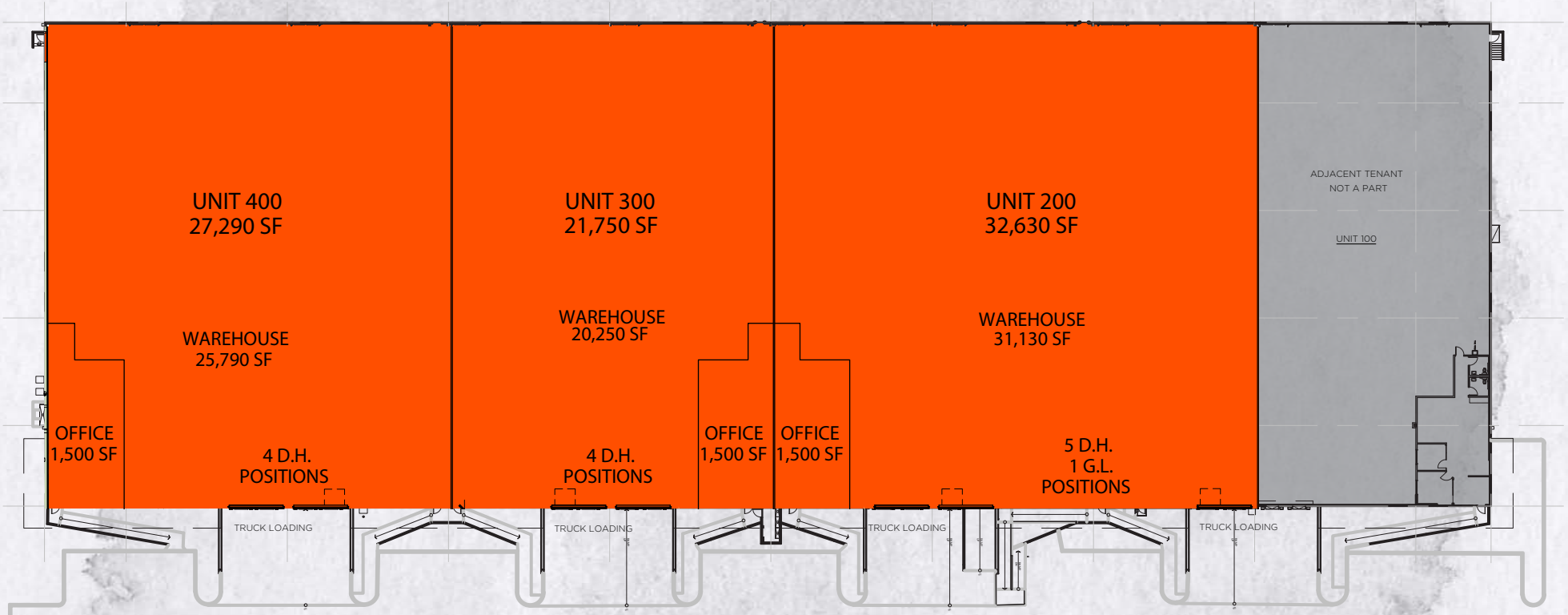


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SUITE SPECIFICATIONS

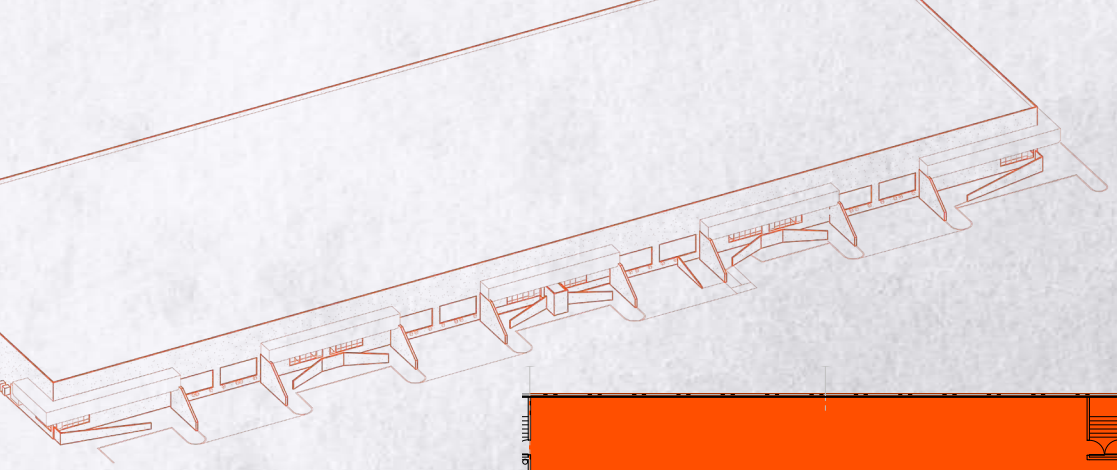
- SUITES CAN BE LEASED SEPARATELY OR COMBINED
- AVAILABLE NOW
- INDIVIDUAL SUITES: $1.75 PSF NNN
- COMBINED SUITES: $1.70 PSF NNN
- ±$0.36 PSF NNNS



CUSHMAN & WAKEFIELD

Rexford Industrial

PROPERTY OVERVIEW

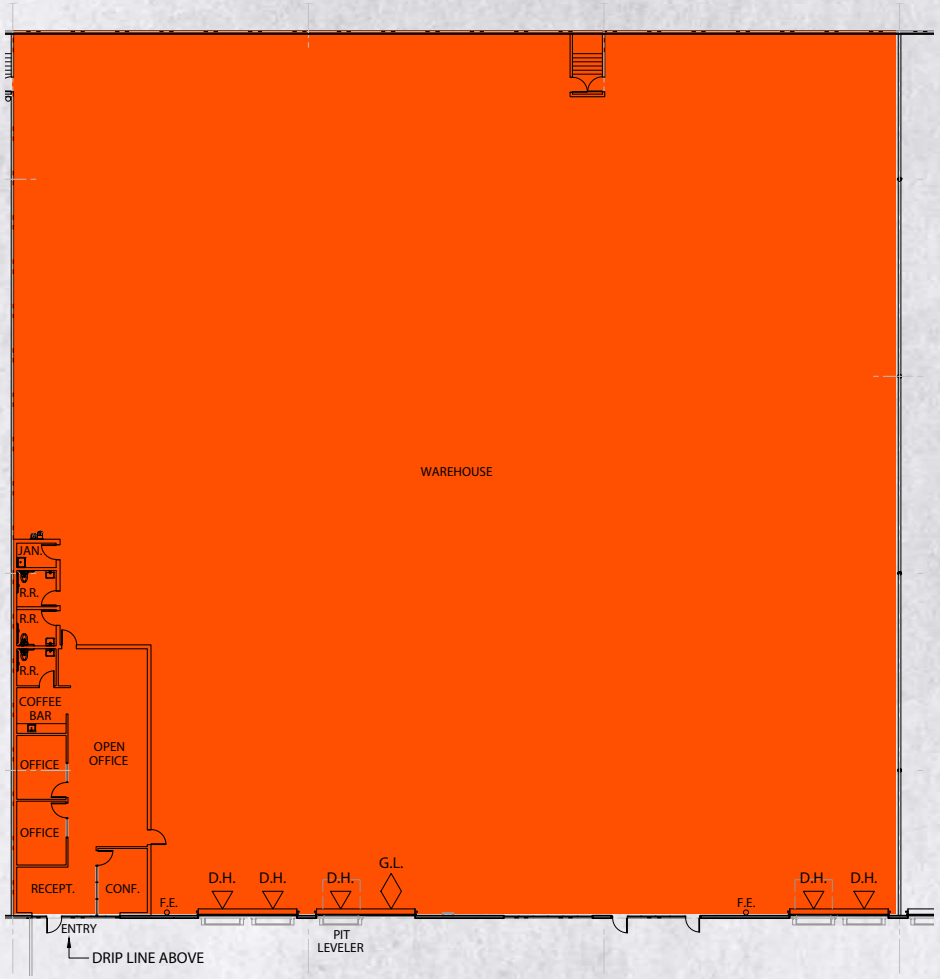


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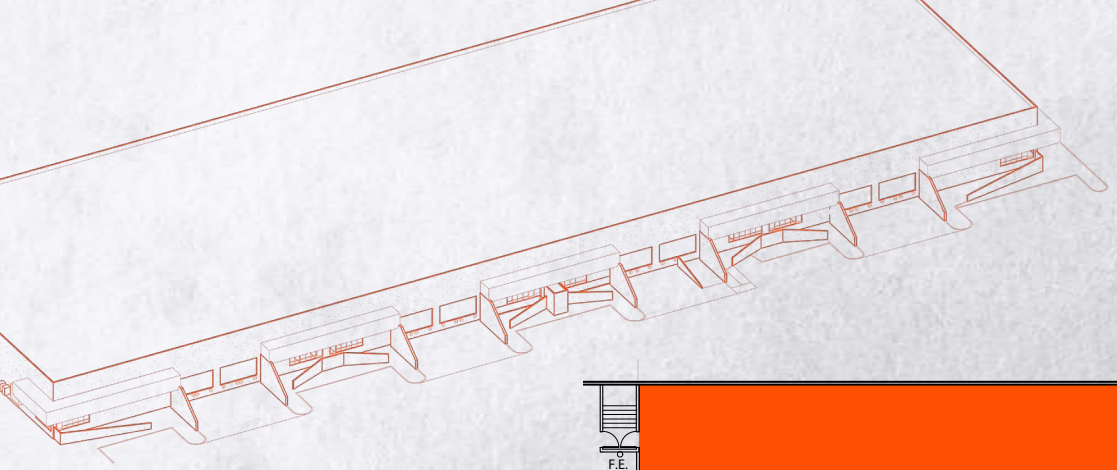
UNIT 200

32,630 SF
5% OFFICE
5 DOCK HIGH POSITIONS
1 GRADE LEVEL RAMP

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PROPERTY OVERVIEW

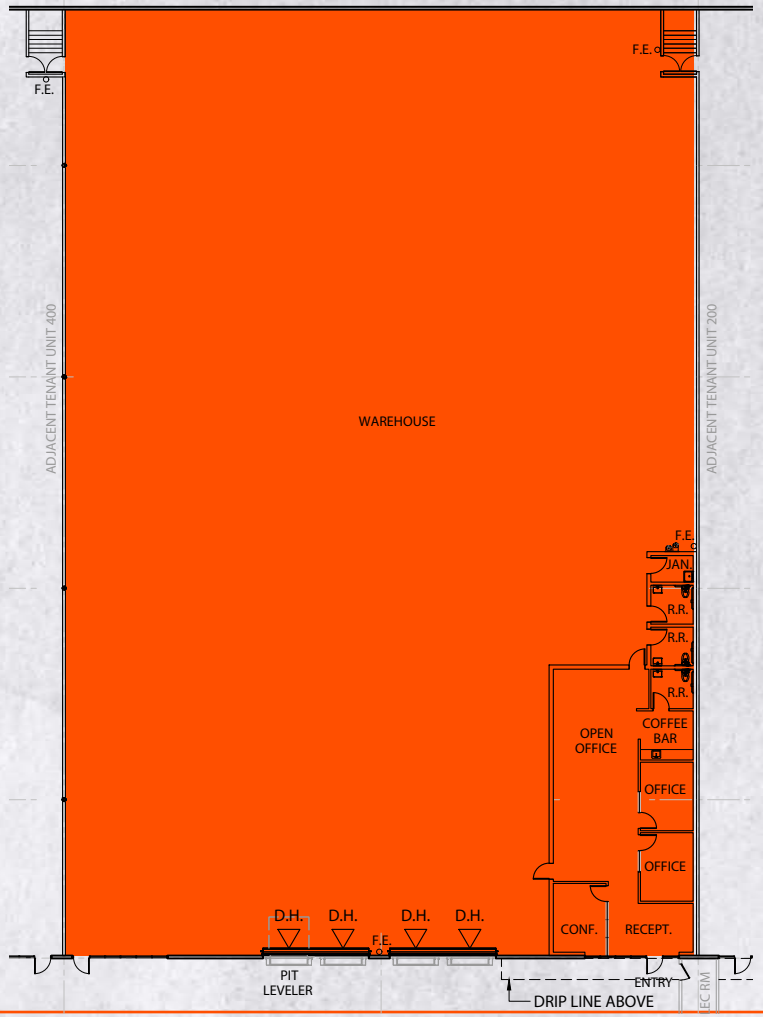


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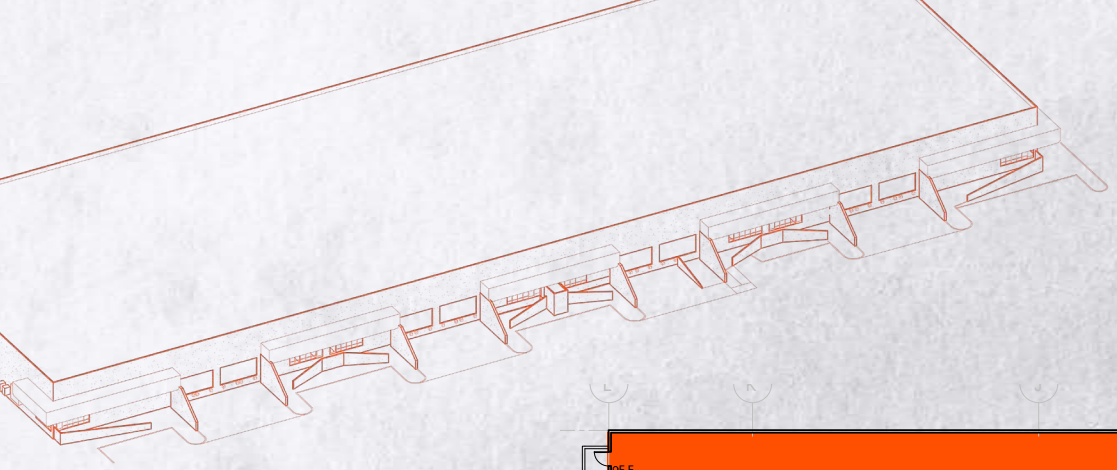
UNIT 300

21,750 SF
7% OFFICE
4 DOCK HIGH POSITIONS

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PROPERTY OVERVIEW

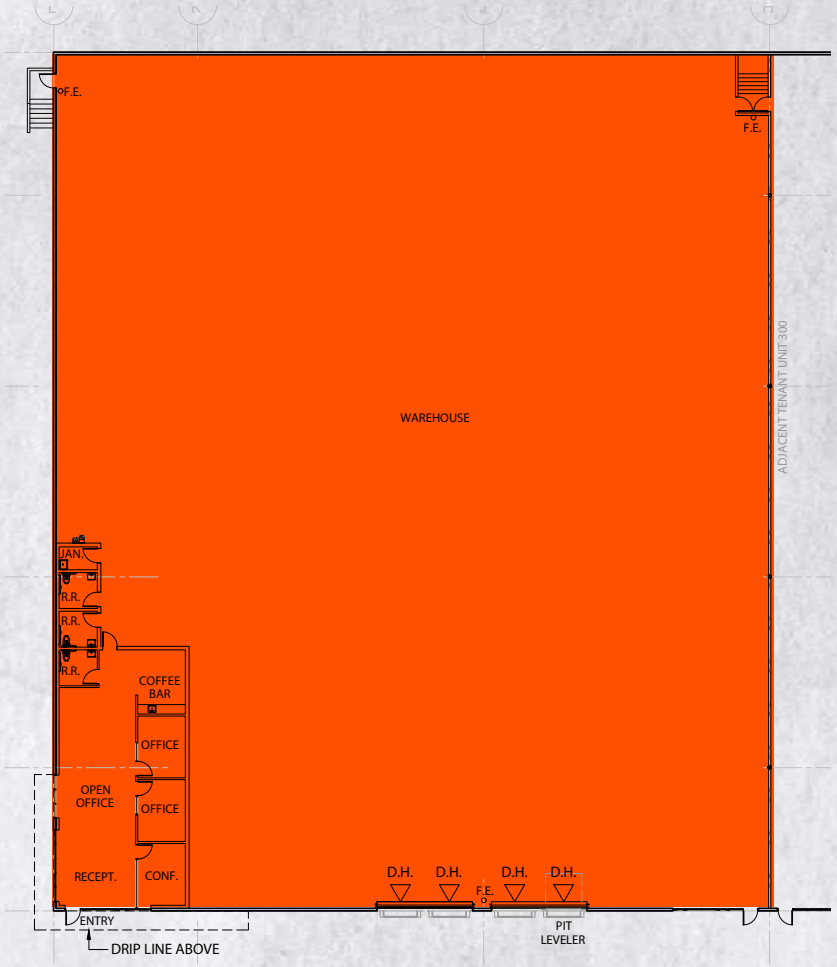


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UNIT 400

27,290 SF
6% OFFICE
4 DOCK HIGH POSITIONS

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PROPERTY OVERVIEW

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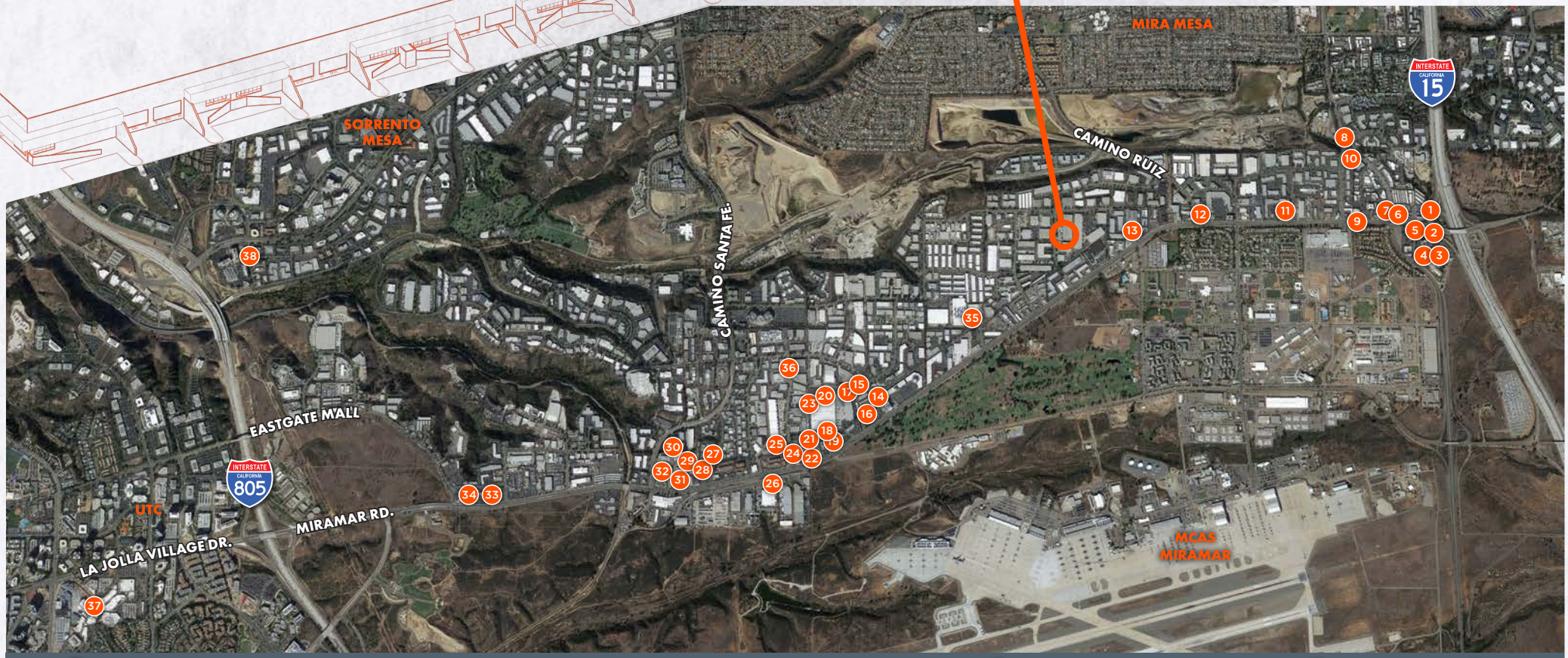
Rexford Industrial

LOCATION OVERVIEW

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1. IHOP Restaurant
2. Miramar Shell
3. Chin's Szechwan
4. Carl's Jr
5. Zavaro Mobil
6. Scripps Miramar Car Wash
7. 24 Hour Fitness
8. AMPM
9. Spice Corner
10. California Thai Cafe
11. SUBWAY
12. Miramar West Shell
13. Ann's Alterations and Tailoring
14. Dixieline Pro Build
15. Pastalini
16. Sima's Grill and Deli
17. KFC and Taco Bell
18. McDonald's
19. Miramar Cafe
20. Dave's Famous Cafe
21. Miramar Pizza
22. Roberto's Taco Shop
23. Pro Star Wireless of Miramar
24. San Diego Wine Co.
25. Quiznos
26. Starbucks
27. Denny's Restaurant
28. Togo's
29. Carl's Jr
30. Office Depot
31. AMPM
32. Chevron Station
33. Discount Tire Co.
34. Miramar 76 Service Center
35. Ale Smith
36. Ballast Point
37. UTC Mall
38. Sorrento Court

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NEIGHBORHOOD AMENITIES


MATTRESS DISTRIBUTION CENTER








MATTRESS DISTRIBUTION CENTER
MATTRESSFIRM


MATTRESS DISTRIBUTION CENTER



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