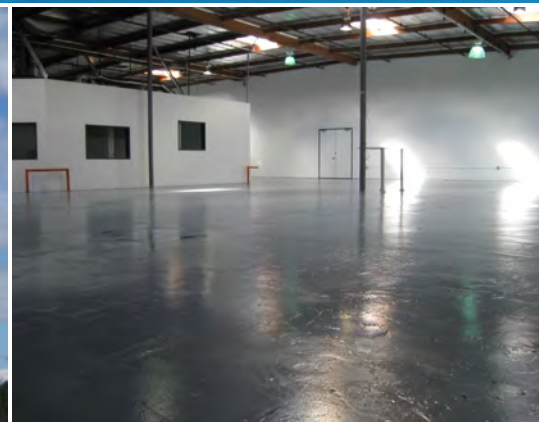


FOR LEASE OR SALE > MIRAMAR INDUSTRIAL BUILDING



# Dock-High Warehouse

9090 KENAMAR DRIVE | SAN DIEGO, CALIFORNIA 92121

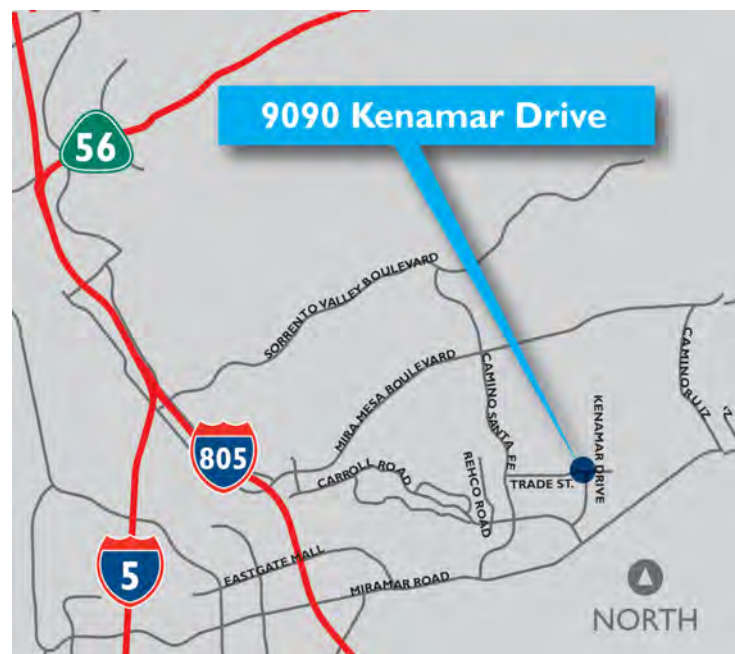


## Building Features

- > 33,900 SF Freestanding Industrial Building
- > Approximately 6,000-22,400 square feet available
- > 10% Office; 90% Warehouse
- > Five (5) dock loading doors
- > 18' clear height
- > Fully sprinklered
- > Gas served
- > New offices
- > IL-2-1 zoning
- > Heavy 480V Power
- > Responsive and local ownership
- > Easy access from I-805, I-15, and Miramar Road

LEASE RATE: \$0.95 PSF MODIFIED GROSS

SALE PRICE: NEGOTIABLE



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## Site Plan



## Contact Us

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