

FOR LEASE

FREESTANDING 10,186 SF INDUSTRIAL BUILDING

9530 DOWDY DR, SAN DIEGO, CA 92126

RENOVATIONS COMING SOON!



Exclusively Listed By

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km Kidder
Mathews

NEGOTIABLE

LEASE RATE



PROPERTY HIGHLIGHTS

Freestanding 10,186 SF industrial building

Positioned on 21,780 SF parcel of land

Corner location with great street frontage and visibility

Approx. 10% office, 90% warehouse

Recently renovated office area

2 drive in loading doors
(1 of which is currently glassed in)

Newer roof still under warranty

Fenced/secured yard area

Centrally located in Miramar submarket

Zoned IL-2-1 allows for variety of uses

19 parking spaces on-site plus abundant street parking

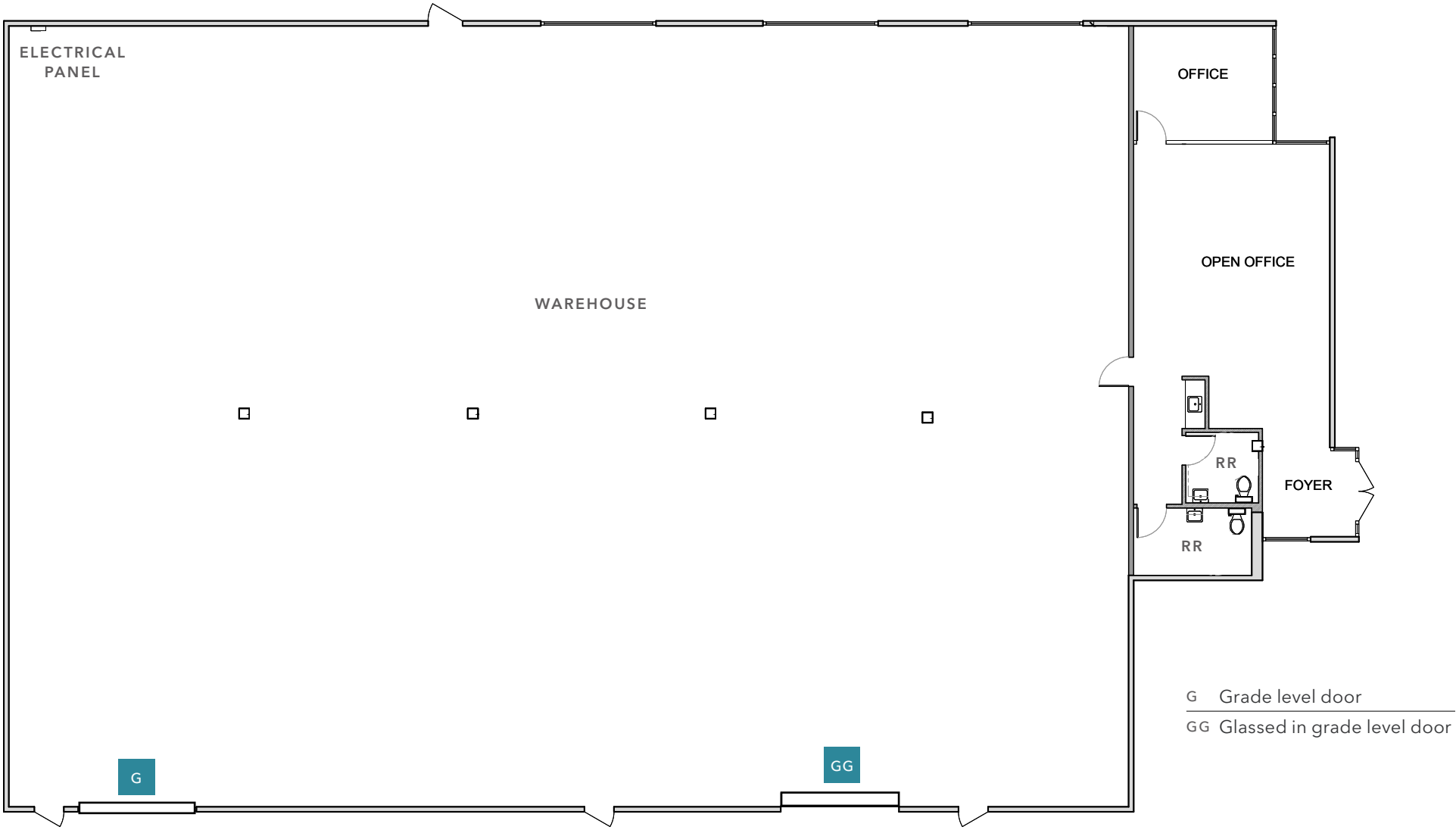
Building top signage available

Do not disturb tenant. Shown by appointment only.

Available in Q4 2026



PROPOSED FLOOR PLAN







6 MIN

2.7 MILES | 805 FREEWAY OR I-15

25 MIN

17.6 MILES | SAN DIEGO AIRPORT

35 MIN

28.4 MILES | OCEANSIDE

35 MIN

29.8 MILES | US/MEXICO BORDER

Pacific Ocean





9530 DOWDY DR

*For more information
on this property,
please contact*

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