

**BELOW
MARKET
RATE!**

9505

AIRWAY ROAD

SUITE 200

SAN DIEGO, CA 92154

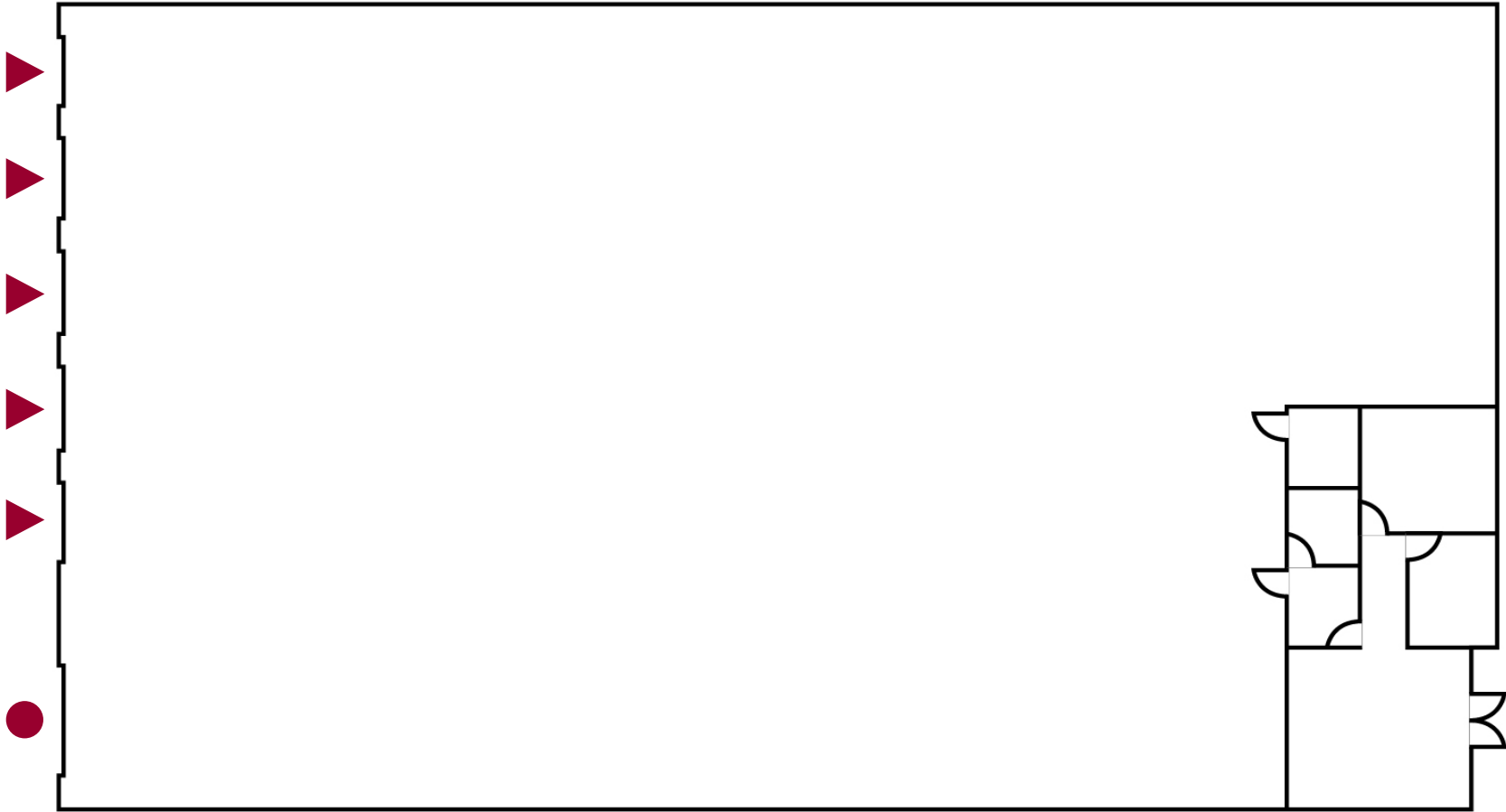
FOR SUBLEASE | 14,648 SF INDUSTRIAL SUITE



SUITE SIZE	14,648 SF
OFFICE	1,145 SF
DOCK HIGH POSITIONS	5
GRADE LEVEL DOORS	1
CLEAR HEIGHT	24'
PARKING	2.2/1,000 SF
SPRINKLERS	ESFR
YEAR BUILT	2020
SUBLEASE EXPIRATION	October 14, 2028

SUBLEASE RATE | \$0.95/SF NNN

Existing racking can remain in place. Terms Negotiable.



-  = Grade Level Door
-  = Dock High Positions

PROPERTY PHOTOS



AERIAL OVERVIEW



CORPORATE NEIGHBORS



SAN DIEGO

POPULATION

3.33M

MEDIAN HOUSEHOLD
INCOME

\$79,646

UNEMPLOYMENT RATE

4.2%

San Diego County is one of the nation's most desirable places to live, well known for its amazing year round weather and 70 miles of coastline. The region is situated in southwestern California with the Pacific Ocean to the West, Los Angeles, Orange, and Riverside Counties to the North, and the Tijuana/Mexico border to the South. In 2018, over 35 million visitors were captivated by the region's luxurious hotels, sandy beaches, fine dining establishments, world renowned golf courses, and various top attractions.

2 Sports Teams

6 Universities

400 Parks & Beaches

100+ Attractions

6,000+ Restaurants

70° Average Temperature

115+ Breweries
& Growing!

70 Miles of
Coastline

75% Of The Year
Is Sunny

9505

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