

DOCK-HIGH & GRADE-LEVEL LOADING | LARGE FENCED-IN YARD | CENTRALLY LOCATED

FOR LEASE



# 9895 OLSON DRIVE

SAN DIEGO, CA 92121

22,440 SF INDUSTRIAL WAREHOUSE BUILDING IN MIRAMAR





**±22,440 SF INDUSTRIAL WAREHOUSE**

**±22,000 SF FENCED YARD**

**±80% WAREHOUSE / 20% OFFICE**

**26' WAREHOUSE CLEAR-HEIGHT**

**DOCK-HIGH & GRADE-LEVEL LOADING**

**±33 SURFACE PARKING SPACES**

**EASY FREEWAY ACCESS TO I-805**

**CORPORATE IMAGE BUILDING**

**LEASE RATE | \$1.89 / SF NNN**

**9895 OLSON DRIVE | MIRAMAR**

VALLEY CENTER





**9895 OLSON DRIVE | MIRAMAR**



←  
**9895  
OLSON DRIVE**

**MIRAMAR**

DRIVE TIMES

**03**

JUST 3 MINUTES NORTH  
OF MIRAMAR ROAD.

**04**

JUST 4 MINUTES TO  
INTERSTATE 805.

**05**

JUST 5 MINUTES TO RETAIL  
AND RESTAURANT AMENITIES.



← **9895 OLSON DRIVE** |

JUST TWO MILES (5 MINUTE DRIVE) FROM ★ ON MAP -  
HEAD WEST ON MIRAMAR ROAD, RIGHT ON EASTGATE MALL, RIGHT ON OLSON DRIVE.





# 9895 OLSON DRIVE

MIRAMAR

**06 MILES**

NORTH OF KEARNY MESA

**07 MILES**

NORTH EAST OF LA JOLLA

**09 MILES**

SOUTH OF DEL MAR

**14 MILES**

NORTH OF DOWNTOWN SAN DIEGO

**16 MILES**

NORTH SAN DIEGO AIRPORT

**19 MILES**

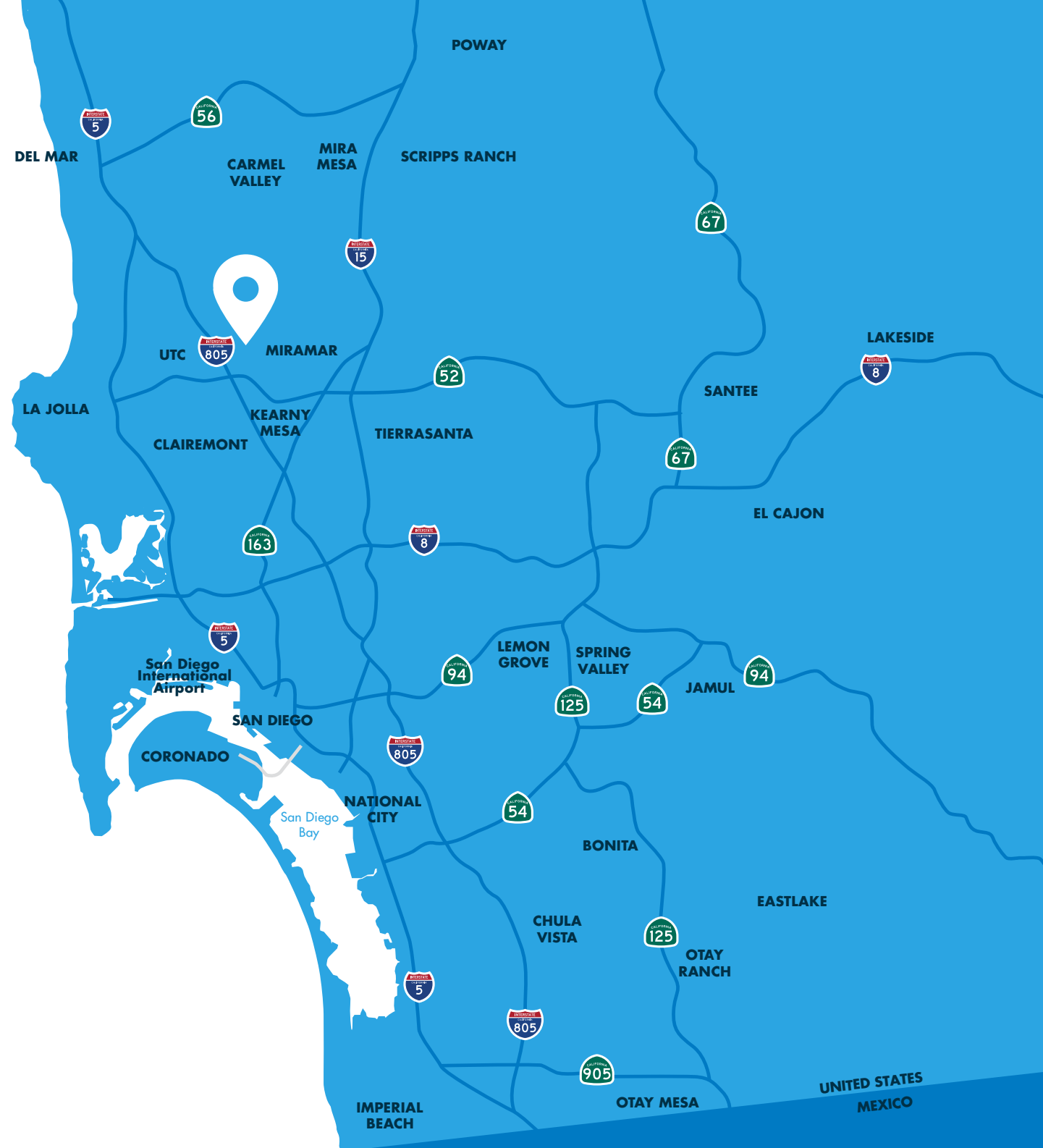
NORTH WEST OF EL CAJON

**22 MILES**

NORTH OF CHULA VISTA

**30 MILES**

NORTH OF U.S. / MEXICO BORDER



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SAN DIEGO, CA 92121

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For more information or tours,  
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