

±2,822 SF FOR LEASE AT MIRAMAR INDUSTRY CENTER



7313 CARROLL ROAD  
SAN DIEGO, CA 92121

Greg Marx, SIOR  
Senior Vice President | Lic.#01940696  
858.458.3302 | gmarx@voitco.com

Todd Holley, SIOR  
Senior Vice President | Lic.#01046508  
858.458.3349 | tholley@voitco.com

**Voit**  
REAL ESTATE SERVICES

# PROJECT FEATURES

±11,288 SF BUILDING

- Bay sizes from ±1,411 SF and up
- Traffic corner location
- Grade level loading
- On-site deli
- Located within the City of San Diego Enterprise Zone



## AVAILABILITIES

ADDRESS	SIZE	RENT	AVAILABLE	TO SHOW	COMMENTS
7313 Carroll Rd., Suites G-H	2,822 SF	\$1.70 NNN (NNN=\$0.40)	May 1, 2026	Appointment. Call Broker.	40% Office; 2 Grade Level Doors.

**COMMON AREA *Green Initiatives***

LED LIGHTING UPGRADES



DROUGHT-TOLERANT PLANTS



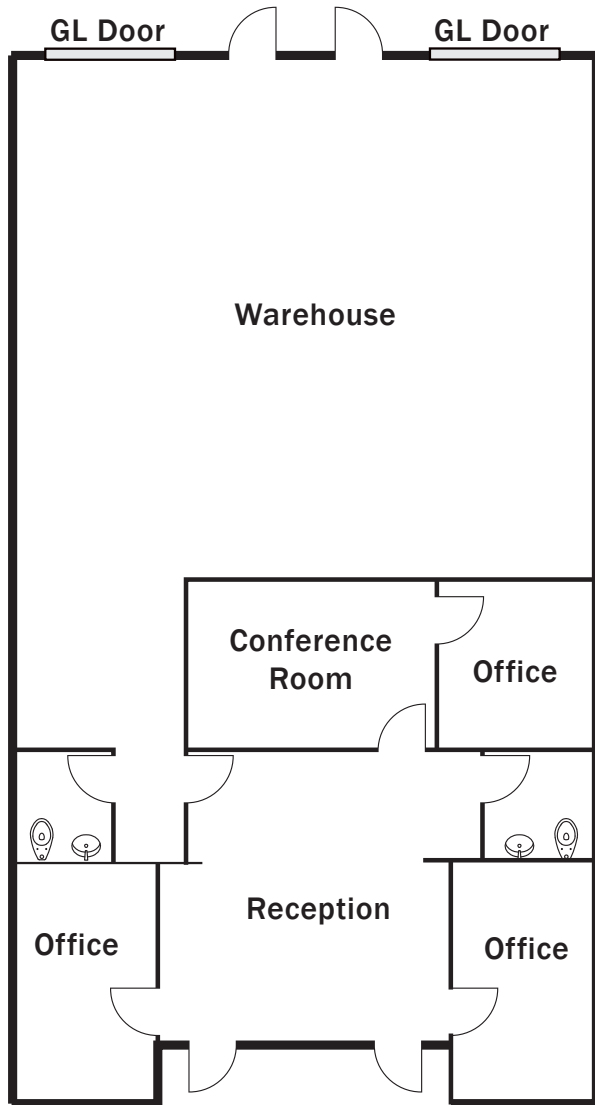
SMART WATER VALVES



LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

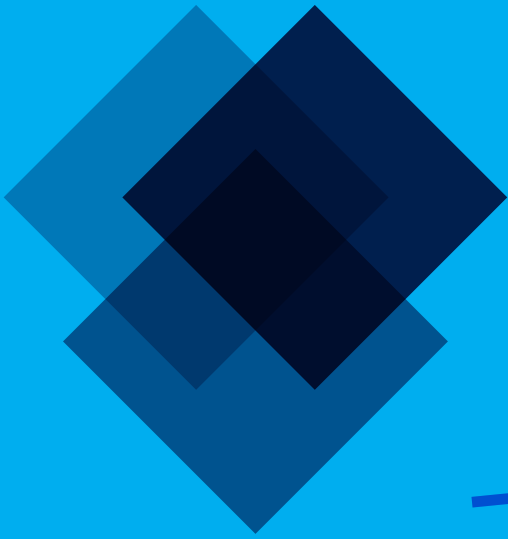


# 7313 CARROLL ROAD SUITES G-H

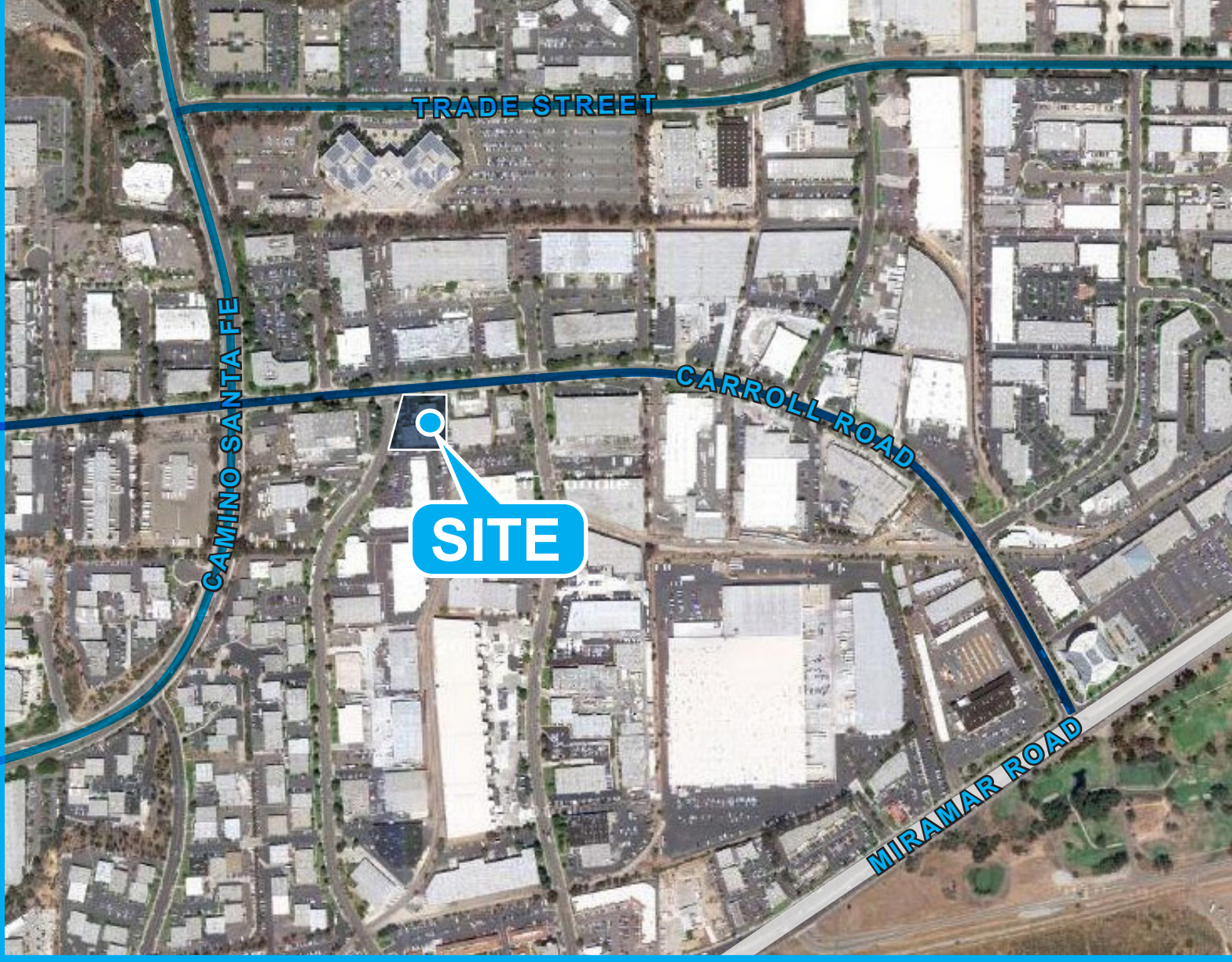


<b>SIZE</b>	2,822 SF
<b>LEASE RATE</b>	\$1.70 NNN (NNN=\$0.40)
<b>AVAILABLE</b>	May 1, 2026
<b>TO SHOW</b>	Appointment. Call Broker.
<b>COMMENTS</b>	40% Office; 2 Grade Level Doors.





7313  
CARROLL RD  
SAN DIEGO, CA 92121



**Voit**

REAL ESTATE SERVICES

Greg Marx, SIOR  
Senior Vice President | Lic.#01940696  
858.458.3302 | gmarx@voitco.com

Todd Holley, SIOR  
Senior Vice President | Lic.#01046508  
858.458.3349 | tholley@voitco.com

*Professionally Owned & Managed By:*

**H.G. FENTON COMPANY**

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | Lic #01991785 | [www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.