



LEASING PROMO:
First 6 Months - \$0.85/SF NNN*
**Predicated on a 3 year term signed by
10/1/2026*

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FOR LEASE

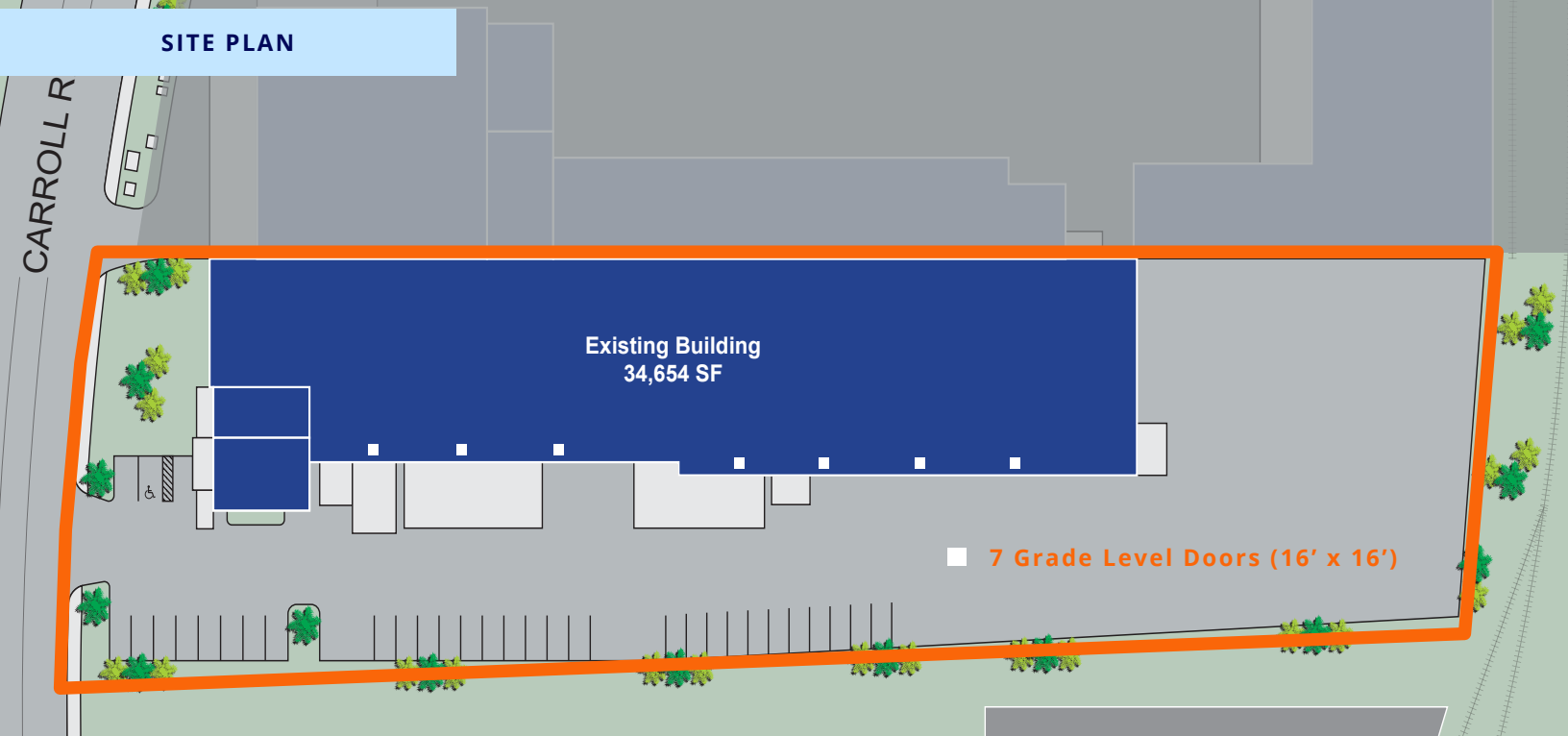
7455 Carroll Rd
San Diego, CA 92121

**Miramar Warehouse w/ Yard + Oversized Grade Level
Doors, Excess Yard, and Heavy Power**

Property Highlights

- ±34,908 SF w/ Large Excess Yard
- New Building and Site Renovations Completed
- 7 Oversized Grade Level Doors (16' x 16')
- ±24-26' Clear Height
- Power: 2,000 AMPS - 480V
- Zoning: IL-2-1
- Miramar Submarket
- Prime Central San Diego location w/ Convenient Access to I-805, I-15, & SR-52
- Lease Rate: Contact Broker

SITE PLAN

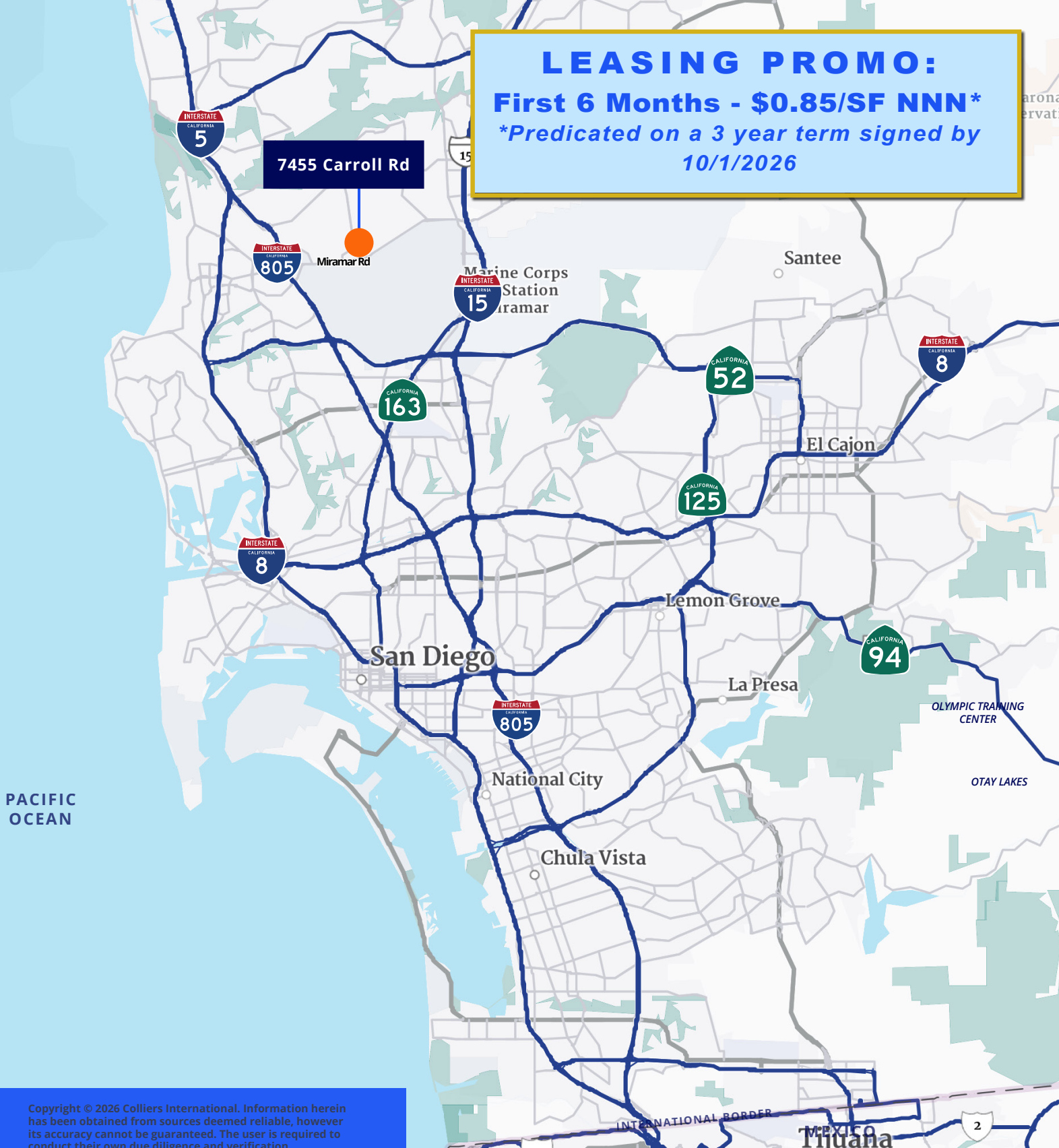


Central San Diego - Miramar ±34,908 SF Industrial Facility w/ Large Excess Yard





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