

AVAILABLE FOR LEASE

±9,395 SF WAREHOUSE SUITE

8925 CARROLL WAY, SUITE B, SAN DIEGO, CA 92121

Voit

REAL ESTATE SERVICES



GREG MARX, SIOR
Senior Vice President/Partner
Lic. #01940696
858.458.3302 | gmarx@voitco.com

TODD HOLLEY, SIOR
Senior Vice President/Partner
Lic. #01046508
858.458.3349 | tholley@voitco.com

RANDY LaCHANCE
Executive Vice President/Partner
Lic. #00969674
858.458.3374 | rlachance@voitco.com

CONNOR USSELMAN
Senior Associate
Lic. #02127620
858.458.3317 | cusselman@voitco.com



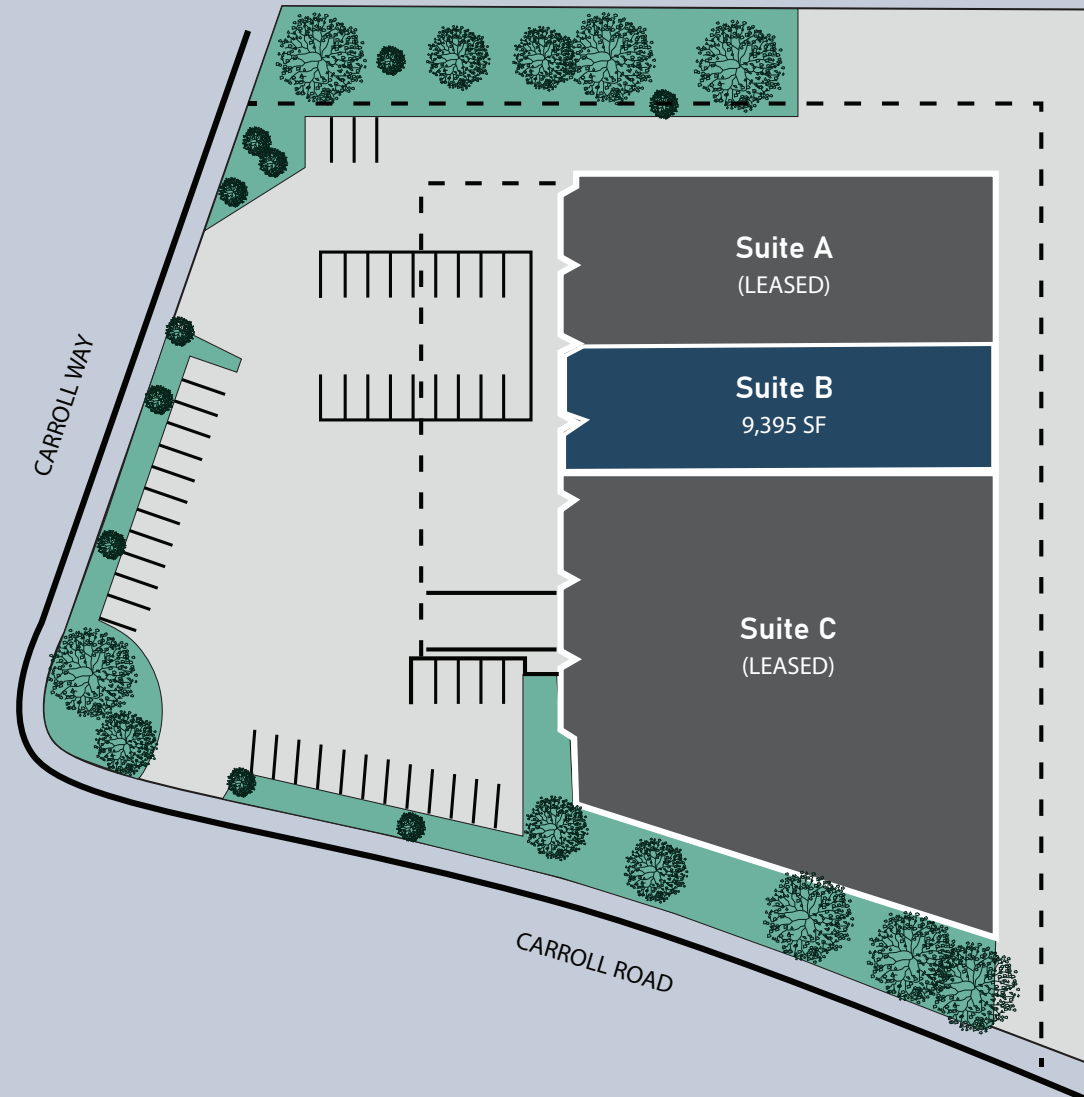
PROJECT FEATURES

<p>27' CLEAR HEIGHT</p>	<p>10% OFFICE / 90% WAREHOUSE LAYOUT</p>	<p>DOCK AND GRADE LEVEL LOADING</p>	<p>1.32/1,000 SF PARKING RATIO</p>
<p>SPRINKLERS FEATURES</p>	<p>LOW NNN'S ESTIMATED AT ±\$0.24 NNN/ PSF/ MONTH</p>	<p>GAS SERVICE AVAILABLE</p>	<p>CENTRAL MIRAMAR LOCATION</p>

AVAILABILITY



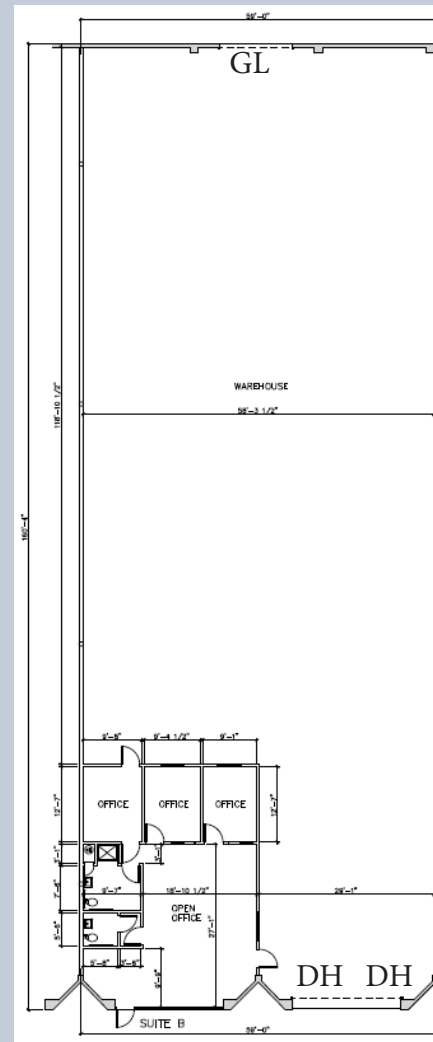
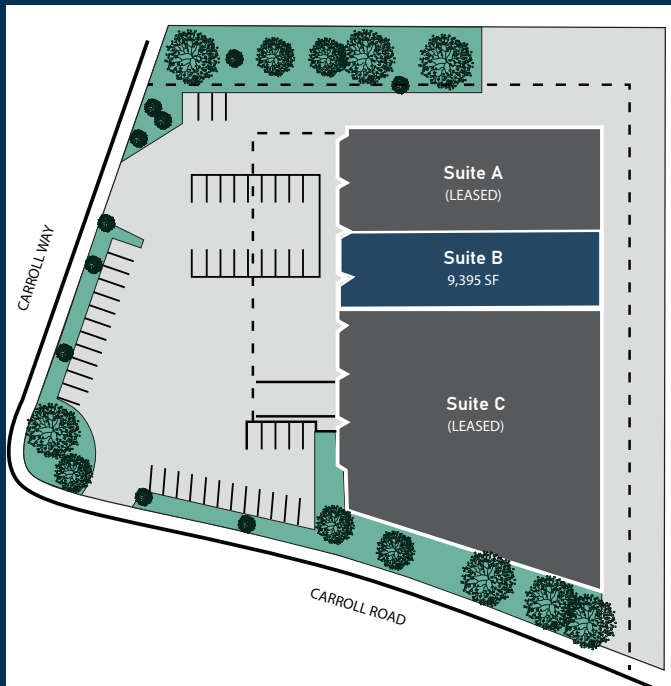
SUITE B
±9,395 SF



8925 Carroll Way

Suite B

- » ±9,395 SF
- » 10% Office / 90% Warehouse
- » 2 Dock High Positions
- » 1 Grade Level Door
- » 27' Clear Height
- » Sprinklers
- » Skylights
- » Available August 1, 2026
- » Lease Rate: Withheld
(NNN=\$0.24/SF)





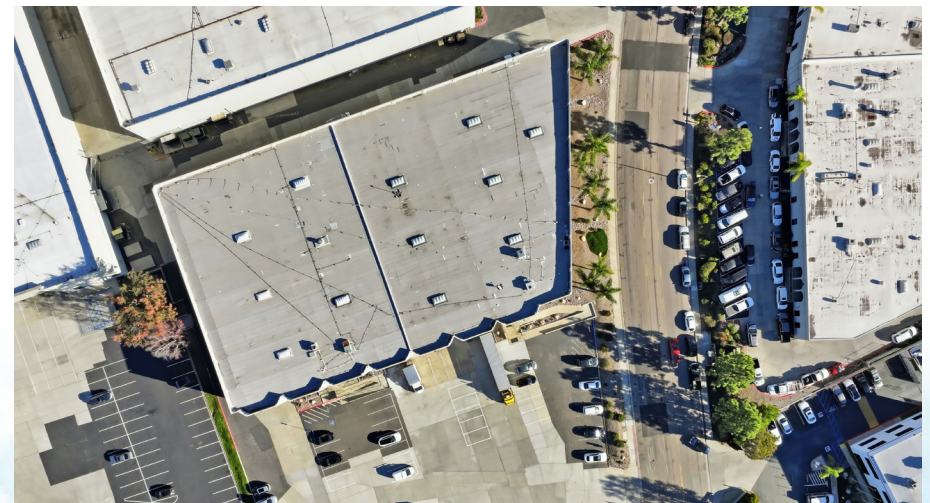
ABOUT MIRAMAR

The Miramar/Mira Mesa submarket is San Diego's largest industrial market, bolstered by a healthy count of flex and specialized industrial inventory. It consists of approximately fourteen million square feet of distribution, warehouse, office, and Miramar Road frontage retail related spaces. Miramar is one of San Diego County's most recognized real estate markets due in part to its central location, size, and traditional industrial characteristics.

It stretches from the I-805 to the I-15 and is framed by MCAS Miramar to the south, and the entirety of its stock rests south of Mira Mesa Boulevard toward Miramar Road. It's along Miramar Road where a significant footprint of non-logistics inventory lies, often with ties to the service industry. Its central location makes it a great candidate for sorting facilities (which is why FedEx and OnTrac are some of the largest tenants here, with cross-dock facilities). Other prominent tenants include Ballast Point (there are about a half dozen breweries in industrial space within a stone's throw of Ballast Point) and BioLegend (in a build-to-suit at the Carroll Tech Center).

DRIVE DISTANCE

SAN DIEGO AIRPORT	16 MILES
INTERNATIONAL BORDER	30 MILES
OCEANSIDE	26 MILES
ESCONDIDO	16 MILES



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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic.#01991785 | www.voitco.com

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