

**LEASING PROMO:**  
**First 6 Months - \$0.85/SF NNN\***  
*\*Predicated on a 3 year term signed by  
April 30, 2026*



**CONTACT US**

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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

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Existing Building  
34,654 SF

7 Grade Level Doors (16' x 16')

7455 Carroll Rd, San Diego, CA 92121 | Miramar - Central San Diego  
+34,908 SF Industrial Facility w/ Large Excess Yard



**PROPERTY PHOTOS**



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PACIFIC OCEAN

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