

# AVAILABLE FOR LEASE

±33,000 SF WAREHOUSE

8963 CARROLL WAY, SUITE C, SAN DIEGO CA 92121



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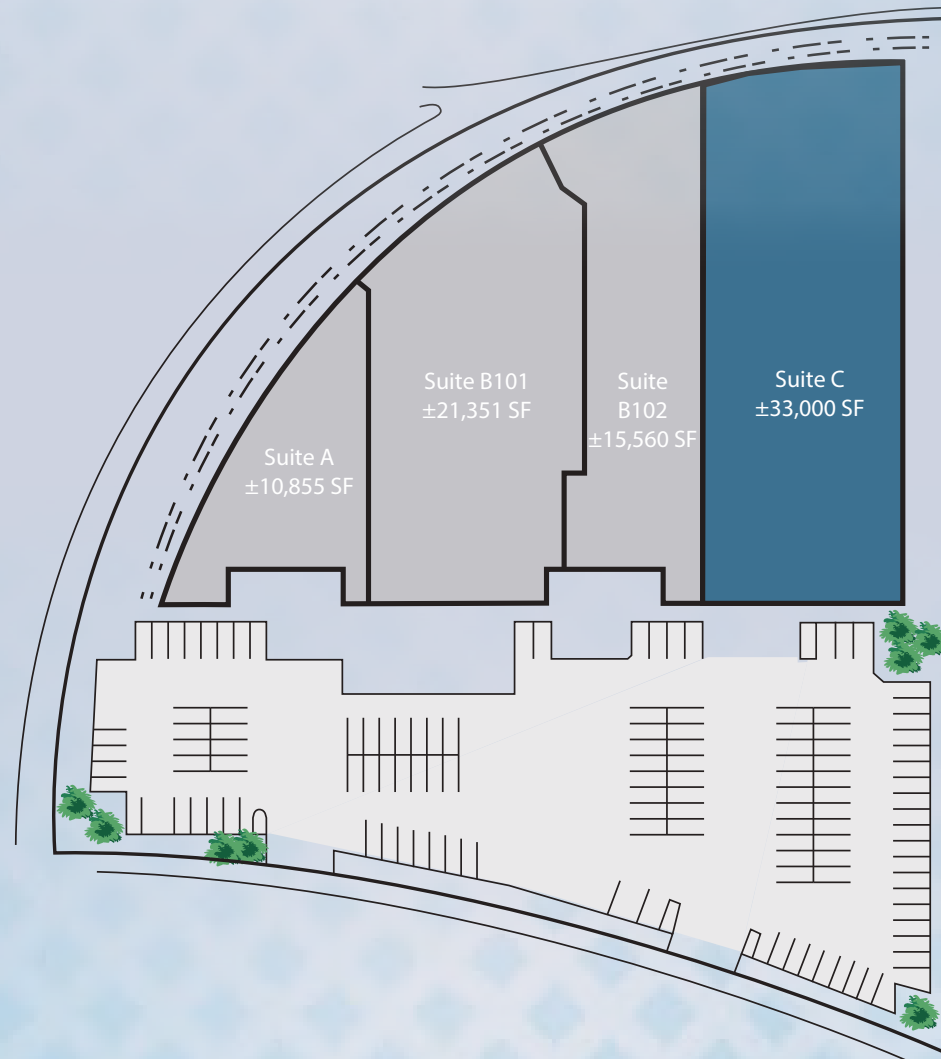
# PROJECT FEATURES

<p><b>27'</b> CLEAR HEIGHT</p>	<p><b>800 AMPS, 480V</b> POWER</p>	<p><b>DOCK AND GRADE</b> <b>LEVEL</b> LOADING</p>	<p><b>0.65/1,000 SF</b> PARKING RATIO</p>
<p><b>RAIL SERVED SUITES</b> <b>SPRINKLERS</b> FEATURES</p>	<p><b>LOW NNN'S</b> ESTIMATED AT ±\$0.20 NNN/ PSF/ MONTH</p>	<p><b>POTENTIAL</b> SHARED FENCED YARD</p>	<p><b>CENTRAL</b> MIRAMAR LOCATION</p>

# AVAILABILITY

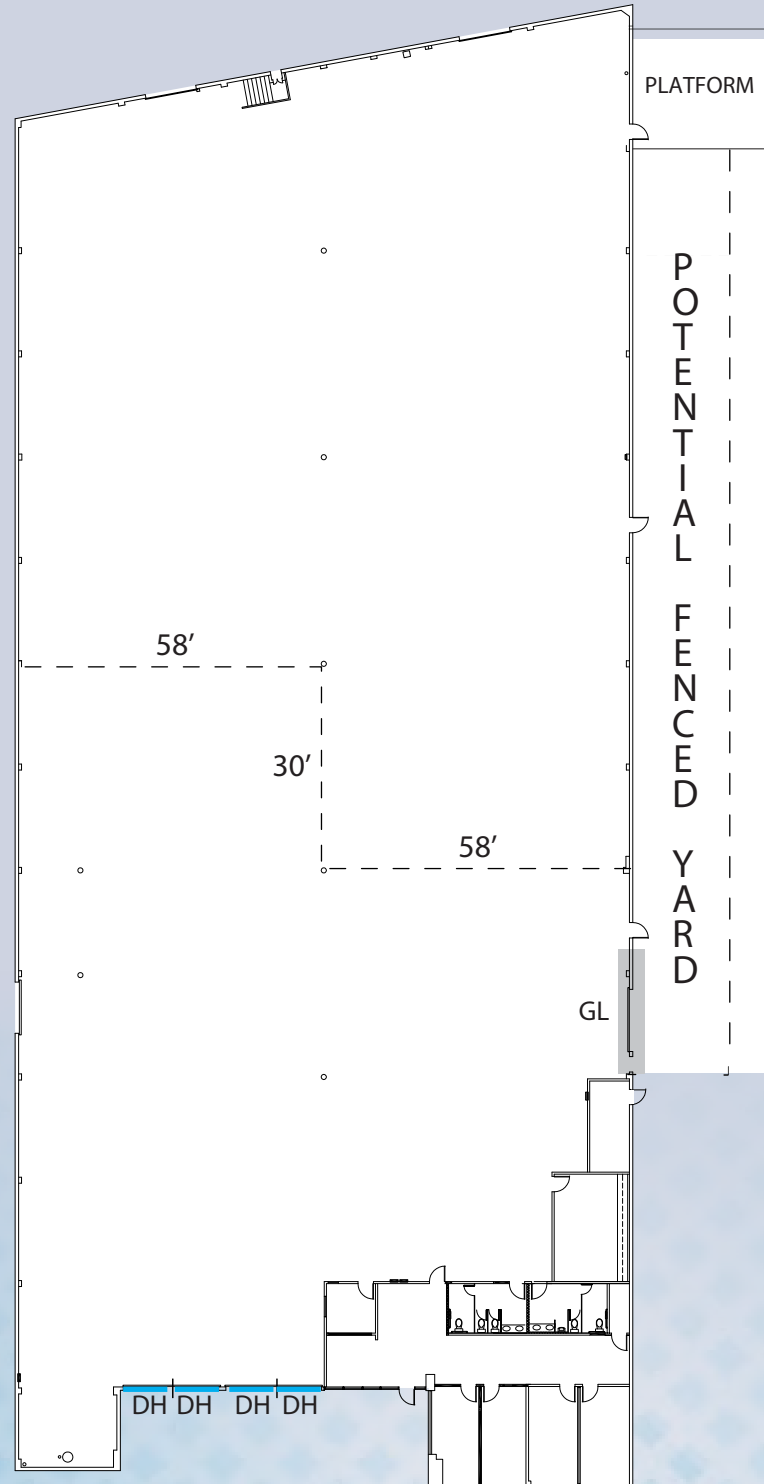


**SUITE C**  
±33,000 SF



# 8963 Carroll Way Suite C

- » ±33,000 SF
- » 5% HVAC Office
- » 4 Dock High Positions
- » 1 Grade Level Door
- » 27' Clear Height
- » Sprinklers
- » Skylights
- » 480 V Heavy Power (Tenant to Verify)
- » Big Ass Fans
- » Available November 1, 2026
- » Lease Rate: Withheld (NNN=\$0.20/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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