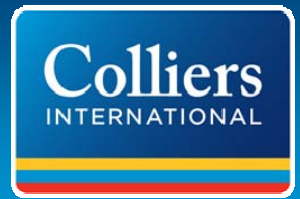


For Lease > 17,954 Square Feet

7565-7575 CARROLL ROAD | SAN DIEGO, CA 92121

Miramar Industrial Building with Fenced Yard



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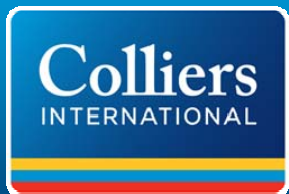
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BUILDING features

- > 17,954 square foot industrial building
- > 20% office, 80% warehouse
- > Flexible office build-out
- > Four 12'x14' grade level doors
- > 18' clear height in warehouse
- > Large fenced and secured yard
- > Fully sprinklered
- > Great street exposure and building signage
- > One block off Miramar Road
- > Located within new City of San Diego Enterprise Zone
- > IL-2-1 zoning

LEASE RATE: \$0.95 PSF Gross

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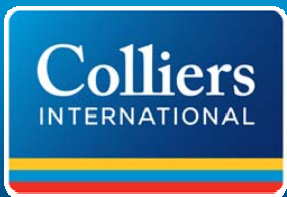
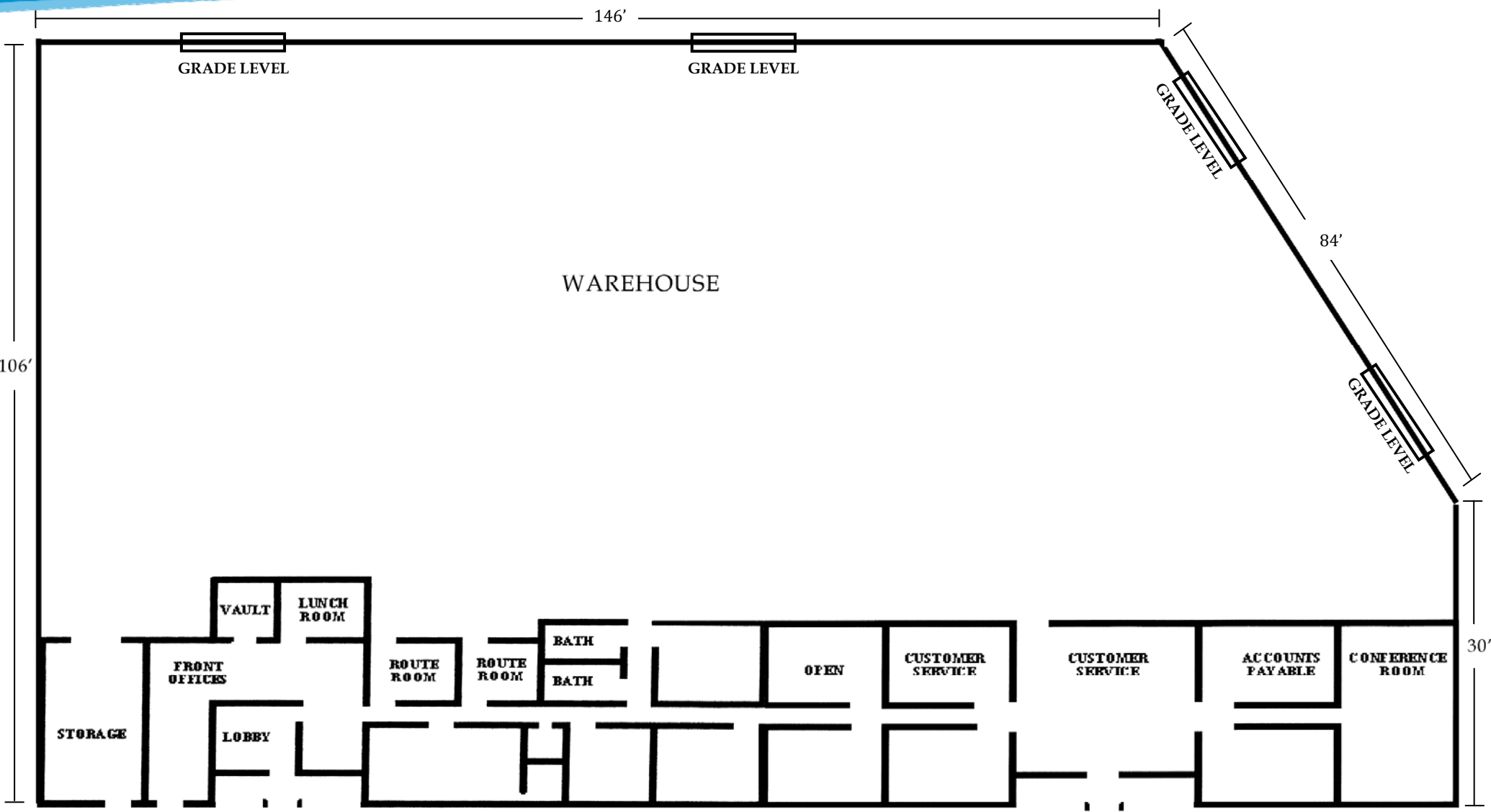


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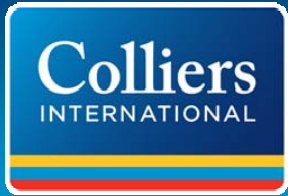
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