

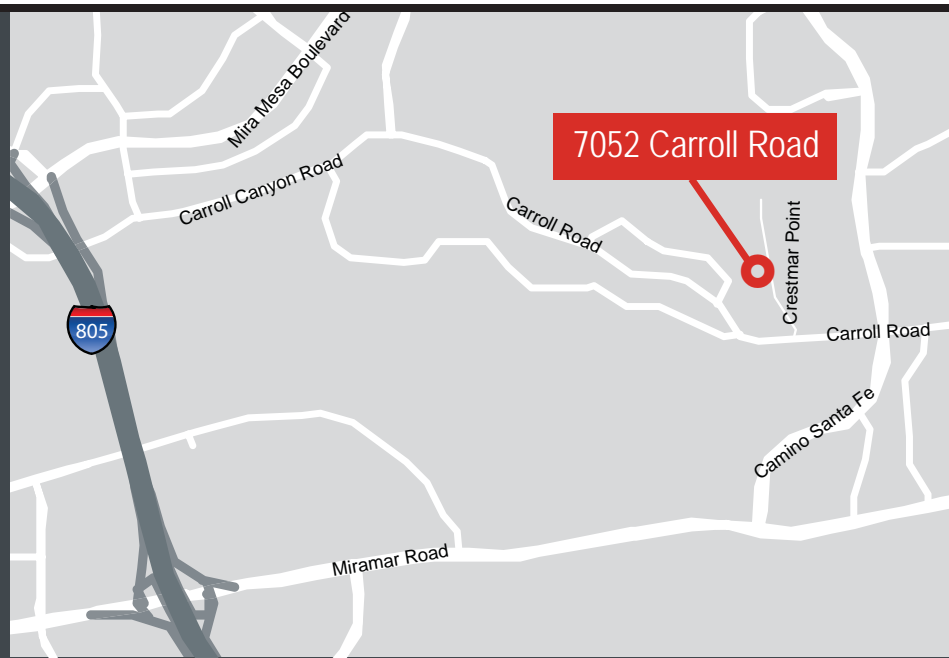
# FOR SUBLEASE

7052 CARROLL RD | SAN DIEGO CALIFORNIA 92121



## MIRAMAR INDUSTRIAL SPACE FOR SUBLEASE

- |          |  |
|----------|--|
| Size     | Approximately 4,700 SF<br>Industrial suite   |
| Terms    | Approximately 2+ years remaining<br>Sublease rate: \$0.82 sf gross   |
| Features | <ul style="list-style-type: none"><li>• Dock-high and grade level loading</li><li>• Newly upgraded suite with new modern finishes</li><li>• Plug-n-play space, move-in ready</li><li>• Existing auto lift in the warehouse (can be removed if not needed.)</li></ul> |



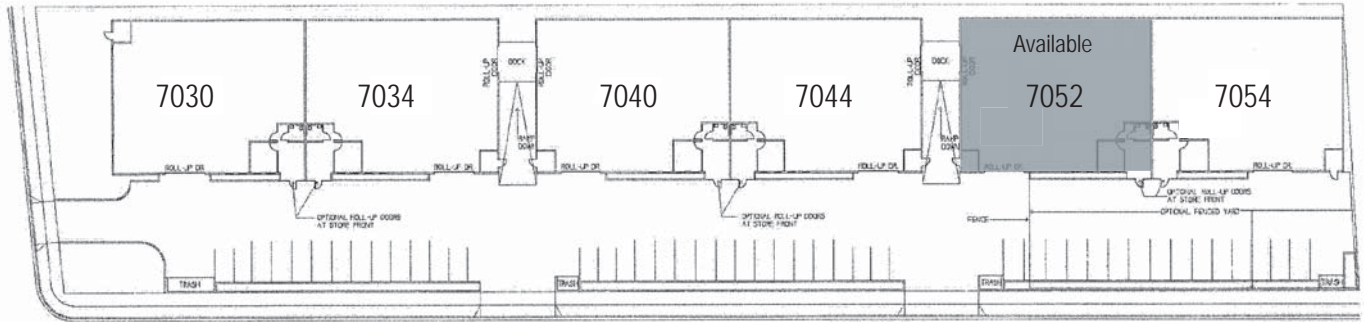
Real value in a changing world

For more information contact:

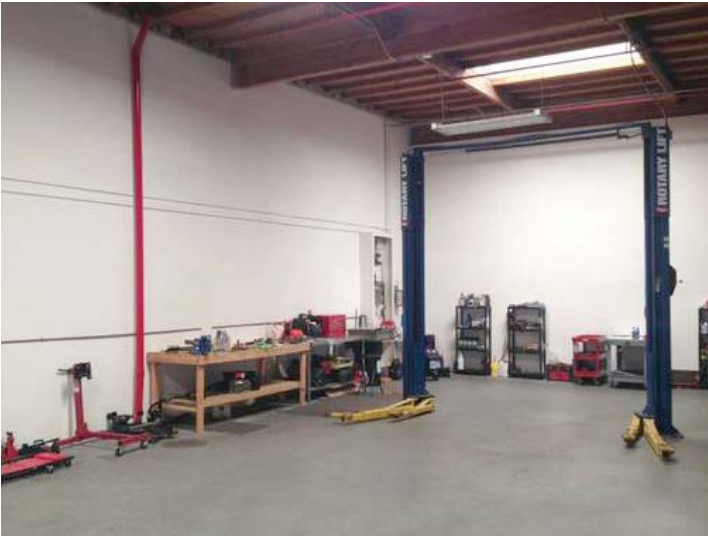
Ryan Grove, SIOR  
+1 858 410 1251  
ryan.grove@am.jll.com  
License no. 01240176

Available for sublease  
Approximately 4,700 SF

CARROLL ROAD



CRESTMAR POINT



Clean warehouse, newly painted



Highly upgraded office space with exposed concrete floors, upgraded doors, trim, etc. Furniture can be made available.

For more information contact: