

FOR LEASE

**8925 Carroll Way**

San Diego, California 92121

**Voit**

REAL ESTATE SERVICES



### Property Highlights

- ±21,500 SF
- 10% Office Build-out
- 1 Double Dock Door
- 1 Ramp
- 2 Grade Level Doors
- 27' Clearance
- Sprinklered (.65 GPM/3,000 SF)
- Gas Service
- Just off Miramar Road
- Lease Rate: \$0.72 PSF NNN



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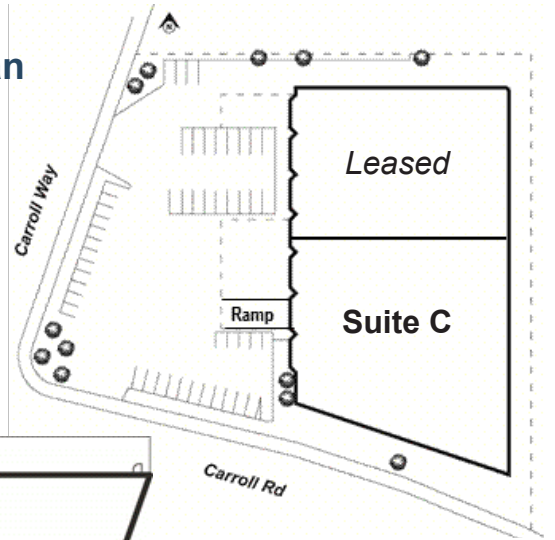
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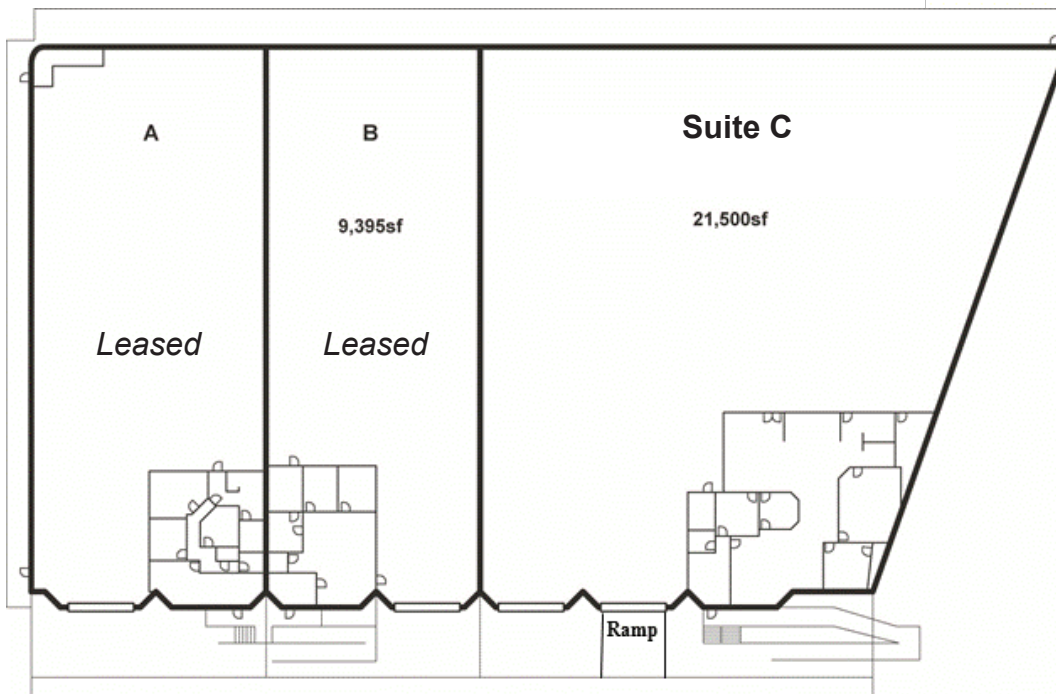
### Availability

Suite	Size	Asking Rate	Comments	Available	To Show
C	21,500 SF	\$0.72 NNN (Nets=\$0.15)	Reception, 3 Offices, 1 Double Dock Door, 1 Ramp, 2 Grade Level Doors	With 30 Day Notice	Appointment

Site Plan



Floor Plan



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