

AVAILABLE FOR SALE OR LEASE

±27,007 SF CONCRETE PAVED INDUSTRIAL LOT



6990

CARROLL ROAD
SAN DIEGO, CA 92121

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Voit
REAL ESTATE SERVICES



Voit Real Estate Services is pleased to offer a rare opportunity to acquire 6990 Carroll Road. This land parcel consists of approximately 27,007 SF (0.62 AC) and is located in the Miramar Submarket. 6990 Carroll Rd. also provides convenient access to Interstates 805 and 5, as well as Interstate 15. It is an excellent location for owner/user looking for visibility, central Miramar Location and great freeway access to Interstates 805, 15 and 5.

Since there is no current land available for Sale in Miramar, this makes it a once in a lifetime opportunity for a Buyer who is looking for extra space for truck parking or simply to have their own build-to-suit property adjusted to their specific needs or to purchase as an investment a land bank play and lease out.

PROPERTY DETAILS



±27,007 SF

0.62 AC

Land Parcel Size



IL-2-1 - City of San Diego

Zoning



Equipment Rental, Trailer Parking, Contractor Equipment, Storage Yard, Container Yard, Bulk Material Storage, Auto Storage

Ideal Uses



Concrete Slab Yard
Yard Construction



Ability to Fence and Secure Lot
Electricity & Water Onsite
Additional Features



\$0.45 NNN

\$2,195,000

Lease Rate / Sale Price



WHY MIRAMAR?

Miramar is a highly sought-after industrial submarket driven by its central location and immediate access to I-805 and I-15, allowing efficient connectivity to coastal, inland, and regional markets. Anchored by MCAS Miramar, the area supports a deep and diverse tenant base across defense, construction, logistics, energy, and building materials, contributing to consistent demand and long-term market stability.

PROSPECTIVE BUYER SCENARIOS

OPTION 1: INVESTMENT | LAND LEASING / YARD INCOME



This offering presents a rare opportunity to acquire a concrete slab industrial yard in the Miramar submarket and capitalize on immediate income with long-term upside.

Key Advantages:

- Immediate Cash Flow**
Concrete slab yard with fencing capability allows for near-term leasing to contractors, fleet operators, equipment storage users, or container storage tenants.
- Strong Tenant Demand**
Industrial yard space under one acre in Miramar is extremely limited, with consistent demand from construction, logistics, and service companies seeking secured outdoor storage.
- Low Management Intensity**
Minimal improvements and low operating expenses compared to traditional industrial buildings.
- Flexible Lease Structures**
Ability to execute short-term or medium-term leases, allowing ownership to maintain optionality while generating income.
- Long-Term Land Bank Upside**
As developable industrial land in Miramar becomes increasingly scarce, the property offers appreciation potential and future redevelopment optionality.

PROSPECTIVE BUYER SCENARIOS

OPTION 2: OWNER / USER | BUILD-TO-SUIT INDUSTRIAL DEVELOPMENT



For an owner-user, 6990 Carroll Road offers the opportunity to develop a custom industrial facility in one of San Diego's most supply-constrained submarkets.

Key Advantages:

- **Purpose-Built Facility**

Ability to design and construct a customized building tailored to operational needs, including yard coverage, loading configuration, office buildout, and parking.

- **Cost Control & Long-Term Stability**

Eliminates exposure to rising rental rates and limited future availability by securing a permanent presence in Miramar.

- **Operational Efficiency**

Central location with immediate access to I-805, I-15, and I-5 improves distribution efficiency, employee commute times, and regional connectivity.

- **Equity Creation**

Ownership of both land and improvements allows the user to capture appreciation and build long-term equity rather than leasing.

- **Exit Flexibility**

Upon stabilization, the property may be leased or sold as a stabilized industrial asset, providing future liquidity options.

DRIVE TIMES MAP

- 8** MINUTES TO: UTC
- 15** MINUTES TO: KEARNY MESA
- 5** MINUTES TO: SORRENTO MESA
- 22** MINUTES TO: DOWNTOWN / SAN DIEGO INT'L AIRPORT
- 29** MINUTES TO: MCCLELLAN PALOMAR AIRPORT
- 40** MINUTES TO: US/MEXICO BORDER

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FOR MORE INFORMATION, PLEASE CONTACT:

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