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FOR SALE OR LEASE

7565-7595 CARROLL RD
SAN DIEGO, CA, 92121

+44,000 SF INDUSTRIAL BUILDING
ON A +2.84 ACRE LOT

LEASING PROMO:

First 6 Months - \$0.85/SF NNN*

**Predicated on a 3 year term signed by
October 1, 2024*



PROPERTY FEATURES



PRICING

Sale Price: \$15,900,000

Lease Rate: \$1.65 NNN

(nets +/- \$0.20/SF)



Do Not Disturb Tenants



+2.84
Acre Lot

Fee Simple, Free Standing
Single Level Building

Large Concrete
Fenced Yard

Central San Diego Location
(Miramar submarket)

2 Points of ingress/egress



+44,000 SF Industrial
Warehouse Building

+18'
Clear Height

9
Grade Level Doors

Currently demised into
+18,000 SF and 26,000 SF

+18,000 SF, 26,000 SF or
44,000 SF Available



IL-2-1 & IL-3-1 City of
San Diego zoning

One Block off
Miramar Rd

Direct access to
I-805, I-15, & I-5

Property Visible
From Carroll Rd

SUITE A

26,000 SF

Can be combined
with Suite B for
44,000 SF Total



PRICING

Sale Price: \$15,900,000

Lease Rate: \$1.65 NNN

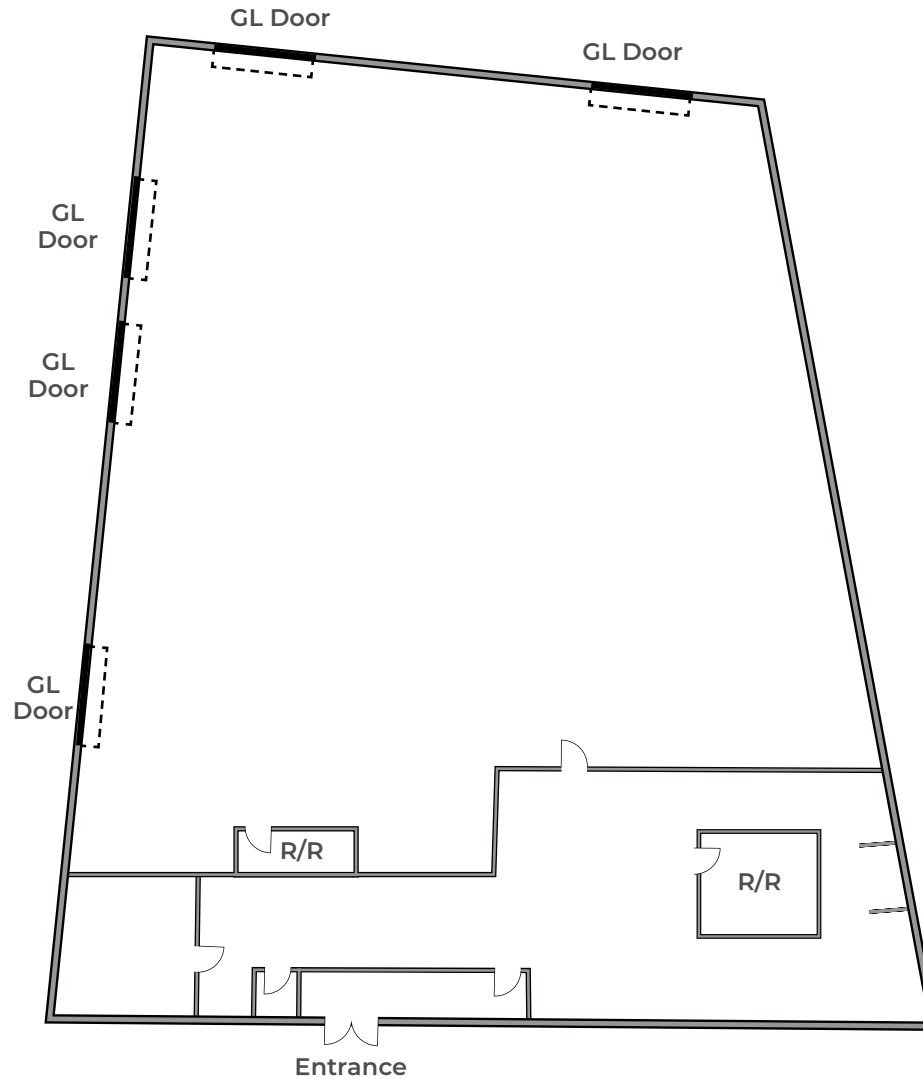
(nets +/- \$0.20/SF)



Do Not Disturb Tenants



- 80% Warehouse; 20% Office/Showroom
- Five (5) Grade-level Doors
- Large Fenced & Secured Yard
- Gas Served
- Sprinklered
- Available Immediately



SUITE B

18,000 SF

Can be combined
with Suite A for
44,000 SF Total



PRICING

Sale Price: \$15,900,000

Lease Rate: \$1.65 NNN

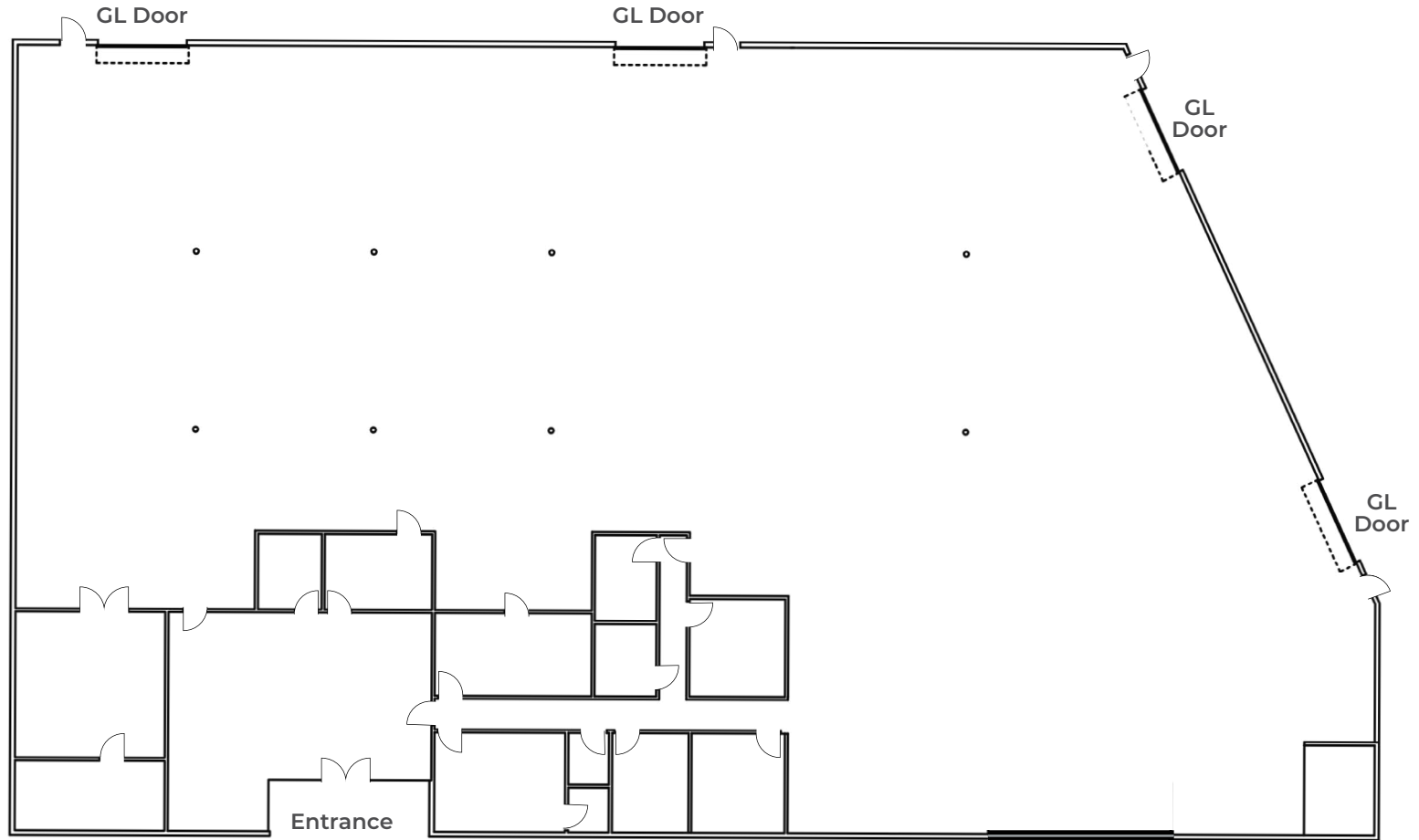
(nets +/- \$0.20/SF)



Do Not Disturb Tenants



- 85% Warehouse; 15% Office/Showroom
- Gas Served
- Four (4) Grade-level Doors
- Available Immediately
- Large Fenced & Secured Yard







CARROLL RD

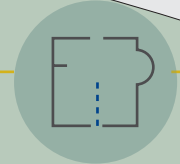
7565-7595 CARROLL RD

SUITE B
18,000 SF

SUITE A
26,000 SF

SUITE B
YARD AREA

SUITE A
YARD AREA



Suite A: ±26,000 SF
Suite B: ±18,000 SF

Suites can be combined
totaling 44,000 SF





DOWNTOWN

MCAS MIRAMAR

MIRAMAR RD

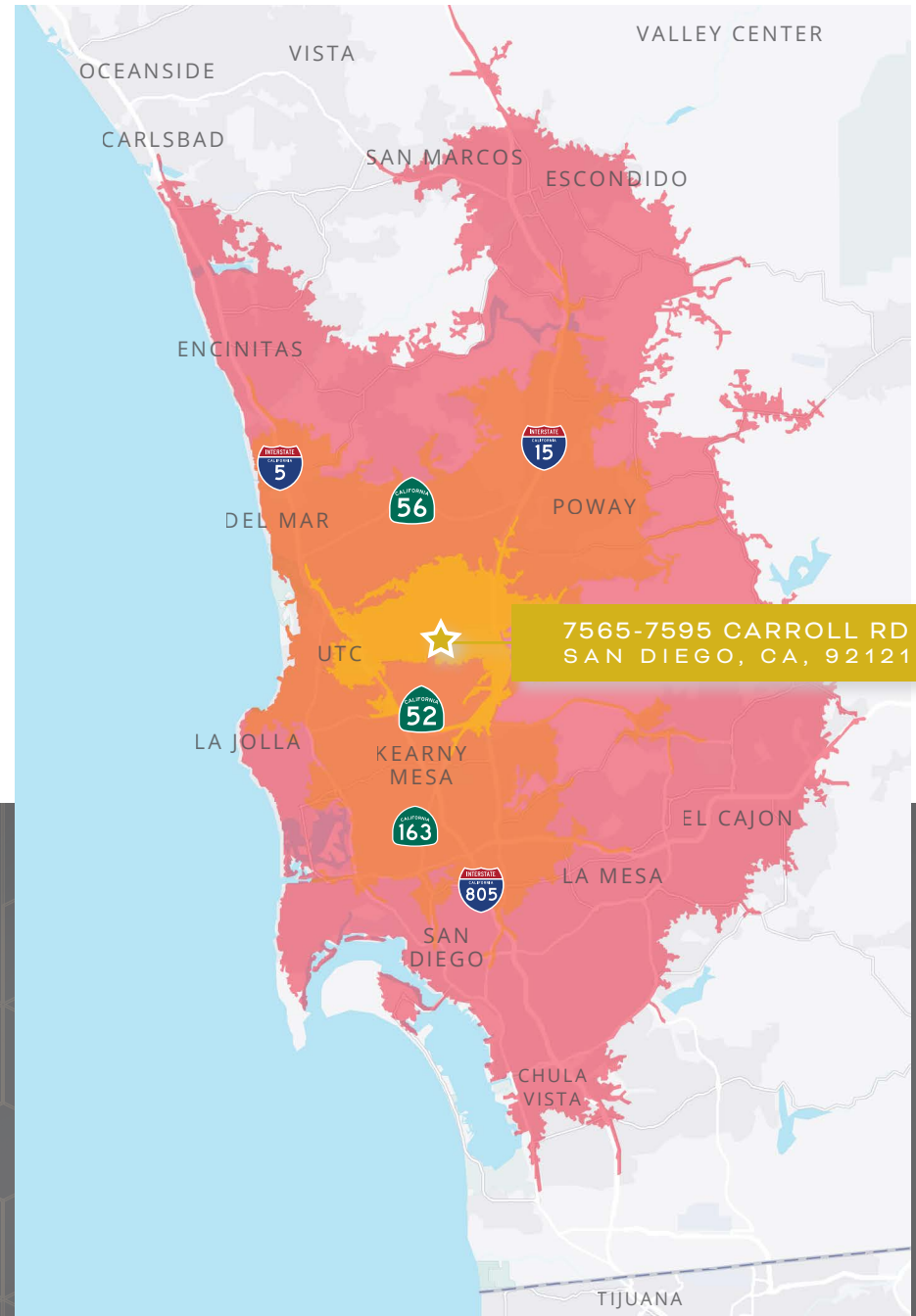
CARROLL RD



DRIVE TIMES

	Drive Time	Daytime Population
	10 Minutes	165,148
	20 Minutes	998,277
	30 Minutes	2,303,812

Minutes to University Town Center	11
Minutes to Downtown San Diego	18
Minutes to East County	20
Minutes to United States - Mexico Border	29
Minutes to Orange County	49
Minutes to Los Angeles	120



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