

±9,000 SF INDUSTRIAL BUILDING FOR SALE OR FOR LEASE

7355 CARROLL ROAD, SAN DIEGO, CA 92121

***DISCOUNTED LEASE RATE | \$1.70/SF + NNN**



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

BUILDING SIZE	±9,000 SF
LOT SIZE	±0.70 AC
YEAR BUILT	1971
PARKING	Fenced and Secured
POWER.....	400-600 Amps/220 Volt 3Phase 4 Watts
ZONING	IL-3-1,
CLEAR HEIGHT	10'-12'

* Landlord to deliver space in move-in ready condition

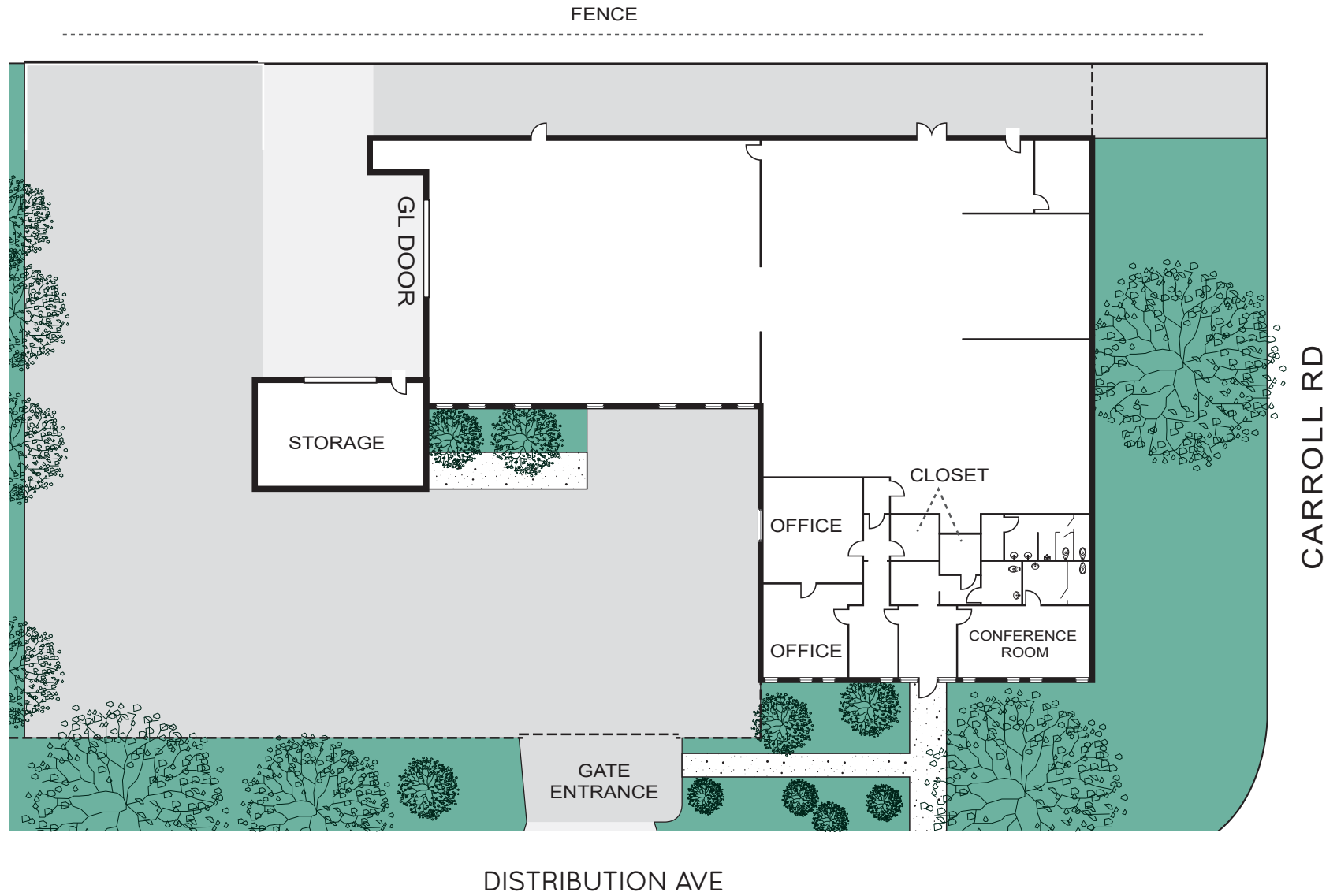
* Tenant to confirm power w/ Tenant's own electrician prior to lease execution

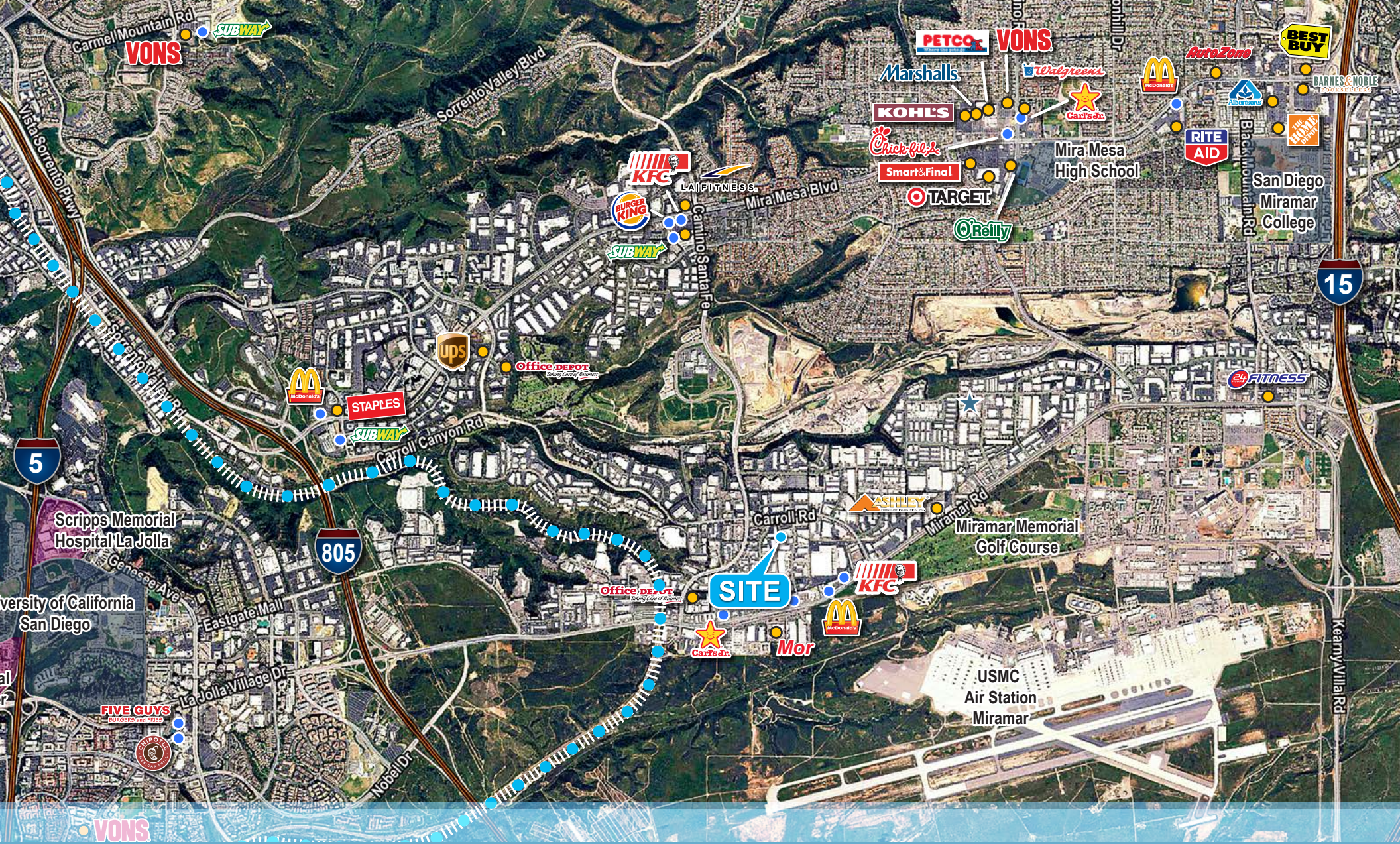
BUILDING FEATURES

- » New landscaping in process
- » Freestanding ±9,000 SF industrial building for lease
- » Fully sprinklered
- » Fenced yard
- » Grade level loading
- » Availability: 90 Days from lease execution
- » New parking / yard slurry in process
- » **LEASE RATE:** \$1.70 /SF + NNN, Monthly (NNN = \$0.25)
- » **SALE PRICE:** Contact Broker for Pricing



SITE & FLOOR PLAN





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