

±2,822 SF FOR LEASE AT MIRAMAR INDUSTRY CENTER



7313 CARROLL ROAD
SAN DIEGO, CA 92121

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REAL ESTATE SERVICES

PROJECT FEATURES

±11,288 SF BUILDING

- Bay sizes from ±1,411 SF and up
- Traffic corner location
- Grade level loading
- On-site deli
- Located within the City of San Diego Enterprise Zone



AVAILABILITIES

ADDRESS	SIZE	RENT	AVAILABLE	TO SHOW	COMMENTS
7313 Carroll Rd., Suites G-H	2,822 SF	\$1.70 NNN (NNN=\$0.40)	September 1, 2026	Appointment. Call Broker.	40% Office; 2 Grade Level Doors.

COMMON AREA *Green Initiatives*

LED LIGHTING UPGRADES

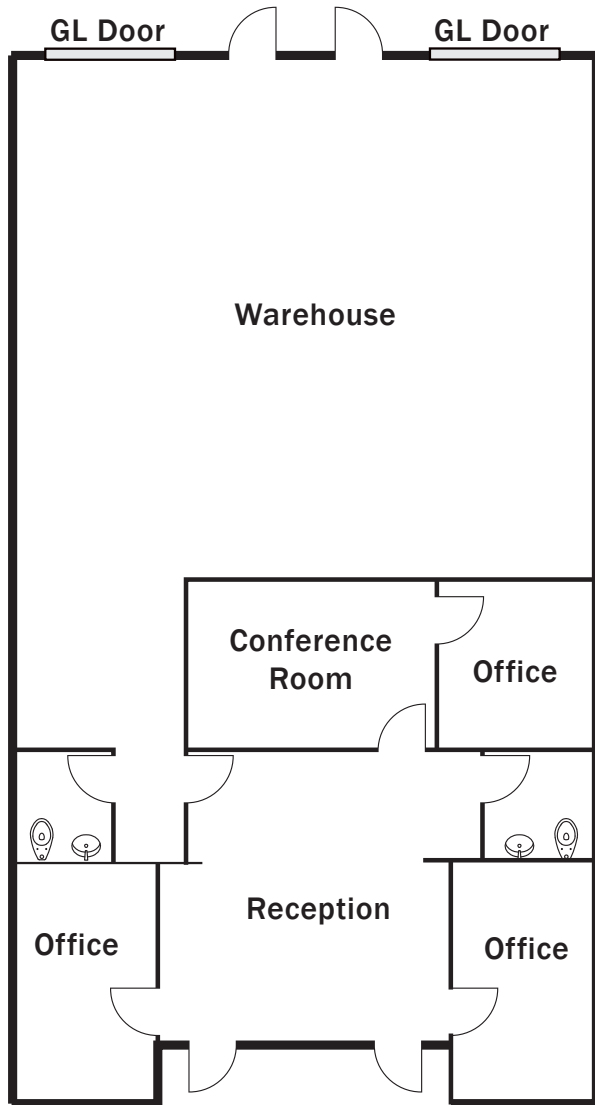
DROUGHT-TOLERANT PLANTS

SMART WATER VALVES

LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

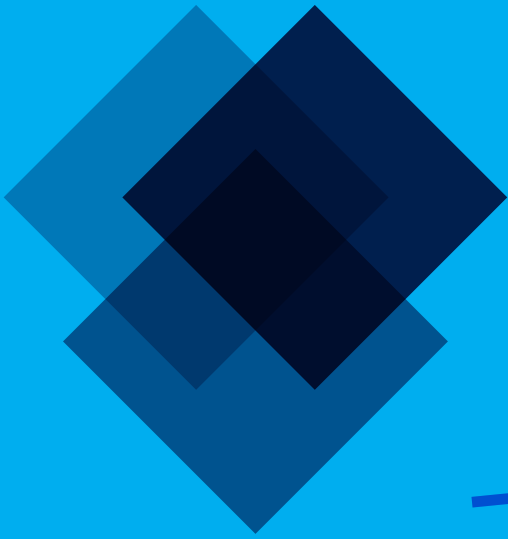


7313 CARROLL ROAD SUITES G-H

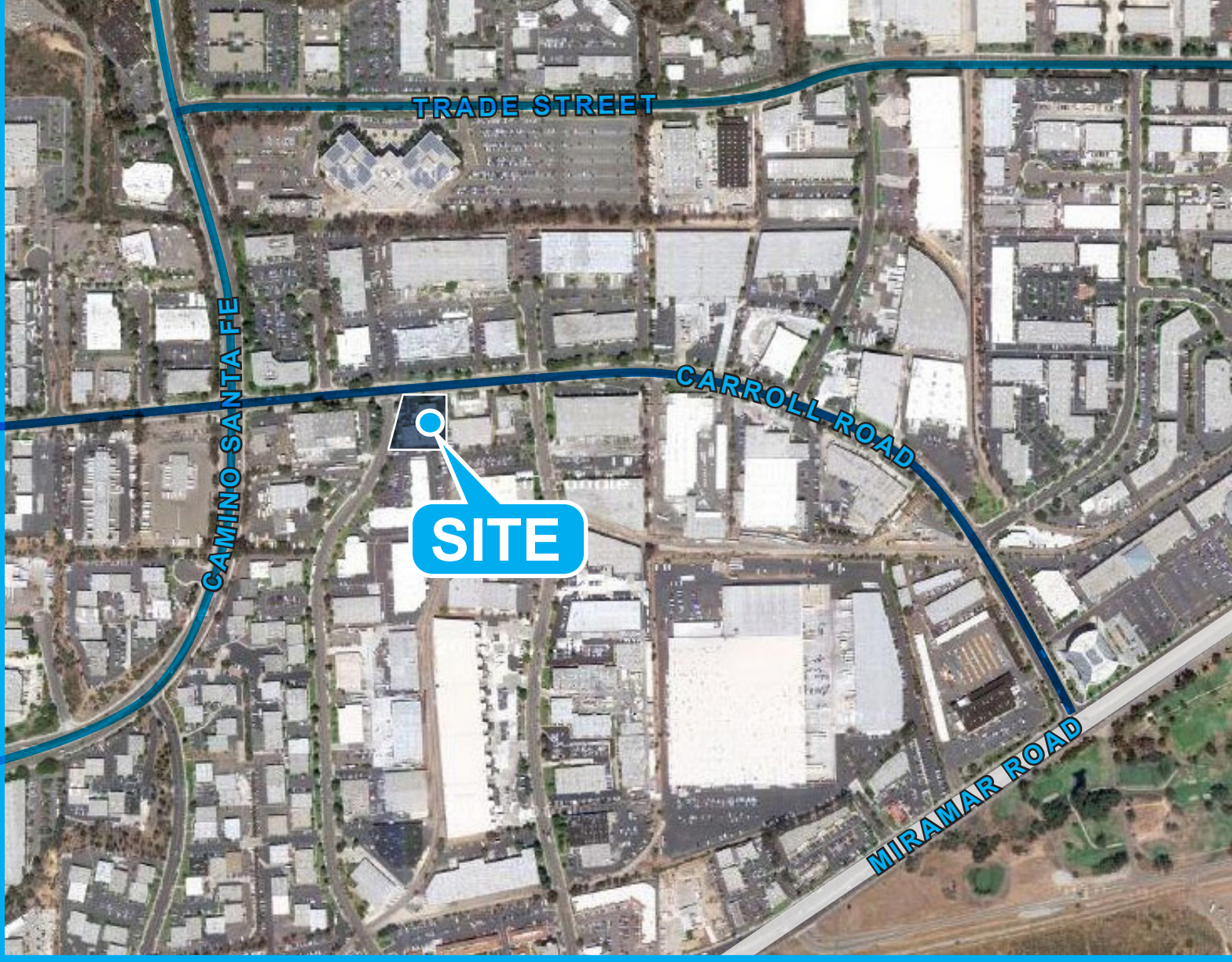


SIZE	2,822 SF
LEASE RATE	\$1.70 NNN (NNN=\$0.40)
AVAILABLE	September 1, 2026
TO SHOW	Appointment. Call Broker.
COMMENTS	40% Office; 2 Grade Level Doors.





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Professionally Owned & Managed By:

H.G. FENTON COMPANY

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