

FOR SALE / LEASE

±92,262 SF INDUSTRIAL MANUFACTURING BUILDING ON ±4.25 ACRES



**7545 CARROLL ROAD**  
**SAN DIEGO, CA 92121**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

MIRAMAR INDUSTRIAL OPPORTUNITY



# 7545 CARROLL ROAD

INDUSTRIAL MANUFACTURING BUILDING IN THE HEART OF MIRAMAR



±92,262 SF SINGLE-STORY INDUSTRIAL MANUFACTURING FACILITY



±4.25 ACRE PARCEL (185,130 SF)



FENCED YARD & AMPLE OUTDOOR STORAGE SPACE



APPROXIMATELY 90.8% INDUSTRIAL / 9.2% OFFICE



18' – 35' CLEAR-HEIGHT (CLEAR-HEIGHT VARIES THROUGHOUT PREMISES)



HEAVY POWER: TWO 480V 4000A PANELS, EACH WITH OWN TRANSFORMER & POWER ROOM



SIX (6) GRADE-LEVEL LOADING DOORS



SIX (6) DOCK LOADING DOORS WITH LEVELERS



AMPLE PARKING WITH TWO CURB CUTS ON CARROLL ROAD



RAIL SPUR LOCATED AT BACK OF PROPERTY



ZONING: IL-3-1



PLEASE CONTACT BROKER FOR PRICING





±92,262 SF SINGLE-STORY INDUSTRIAL MANUFACTURING FACILITY

GRADE-LEVEL LOADING

RAIL SPUR

GRADE-LEVEL LOADING

GRADE-LEVEL LOADING

TWO 480V 4000A PANELS EACH WITH OWN TRANSFORMER & POWER ROOM

GRADE-LEVEL LOADING

GRADE-LEVEL LOADING

FENCED YARD WITH AMPLE OUTDOOR STORAGE

XL GRADE-LEVEL LOADING

CURB CUT

±4.25 ACRE PARCEL (185,130 SF)

±90.8% INDUSTRIAL / 9.2% OFFICE

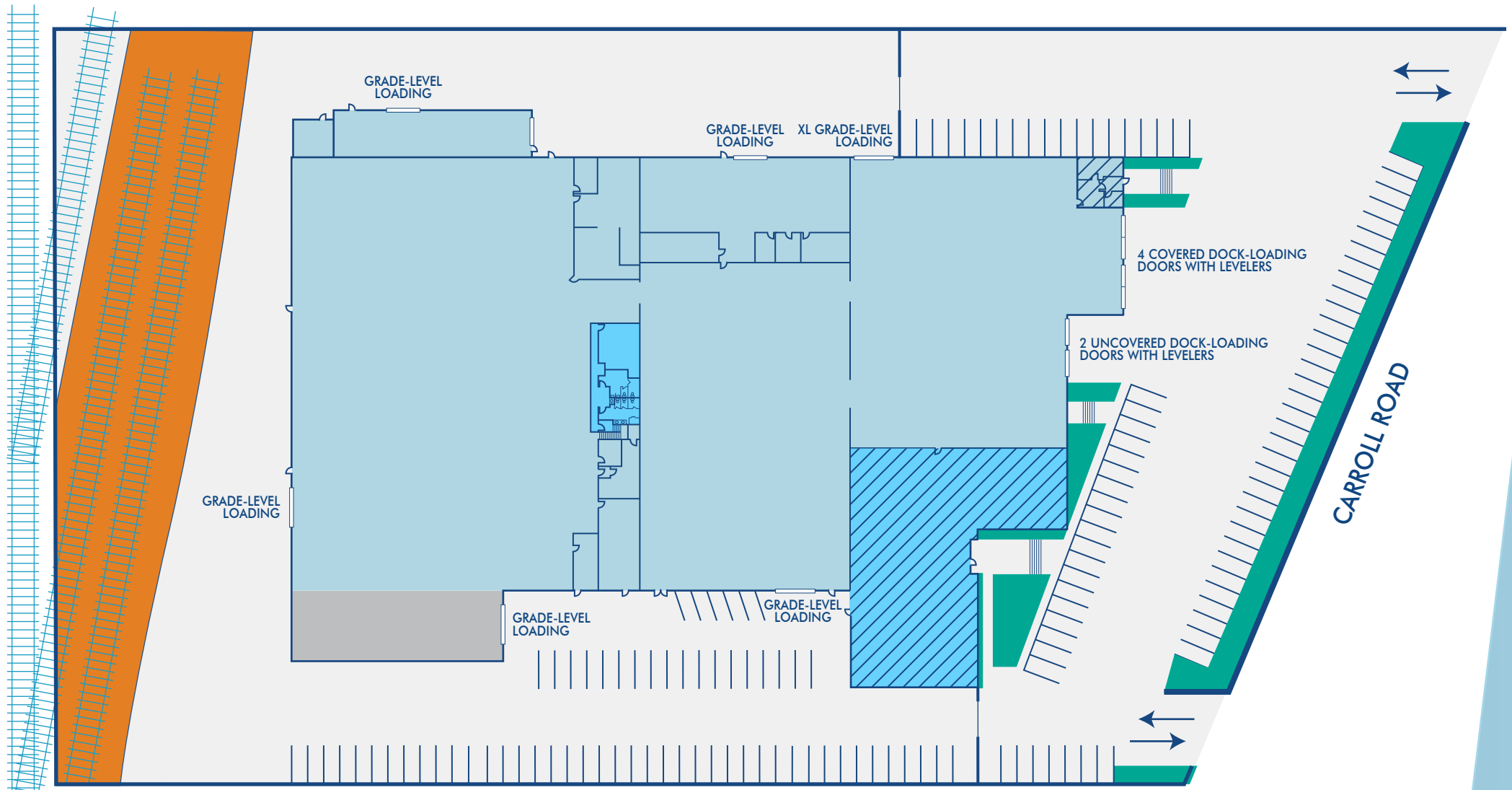
AMPLE PARKING

SIX (6) DOCK-HIGH LOADING DOORS WITH LEVELERS

18' - 35' CLEAR-HEIGHT

CURB CUT





- HIGH-CLEAR ADDITION
- POTENTIAL FOR EXPANSION | ±13,250 SF
- OFFICE SPACE
- MEZZANINE

## SITE PLAN

Site plan is intended to give a general layout of the premises and is for reference only.



## THE INTERIOR





**POTENTIAL FOR EXPANSION | ±13,250 SF**  
**(BUYER OR TENANT SHALL CONFIRM)**





- Cutwater Tasting Room

- Ballast Point Brewing
- Pure Project
- Duck Foot Brewing
- Thyme for Lunch Cafe

- Dixieline Lumber

- Taco Bell

- Salt and Butter Bakery

- McDonald's
- Sima's Grill & Deli
- Chung Hing
- Tony's Fresh Mexican
- Bunny Chow

- Embolden Beer Co.

- Supernatural Sandwiches
- Rigoberto's Taco Shop
- The Pizza Joint
- Lee's Haircut

- Starbucks
- Natsumi Sushi & Seafood
- Kebashi
- San Diego Beer & Wine Co.
- Replica Print & Copy

- Jack in the Box

- Sotos Mexican Food
- Sotos Fruteria
- Abbey's Real Texas BBQ
- Pho Ha Noi Asian Cuisine

- Better Buzz Coffee

- Denny's

- Donatos Taco Shop
- Gyrogrill
- Virsa Indian Cuisine
- Tenkatori
- Pauly's Pizza Joint

- Jersey Mikes Subs
- The UPS Store

- Carl's Jr

## AREA AMENITIES



## MIRAMAR AT A GLANCE

**101,905**

2022 POPULATION  
3 MILE RADIUS

**54,917**

DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$109,178**

MEDIAN HH INCOME  
3 MILE RADIUS

**\$1.4B+**

CONSUMER SPENDING  
3 MILE RADIUS

**38.1**

MEDIAN AGE  
3 MILE RADIUS

**\$695,441**

MEDIAN HOME VALUE  
3 MILE RADIUS

# MIRAMAR

## INDUSTRIAL SUBMARKET

Miramar/Mira Mesa is one of San Diego's biggest industrial submarkets, buttressed by one of the largest concentrations of manufacturing inventory in the region. The diverse set of tenants in Miramar have been attracted to the central location with arterial freeway access amid a huge concentration of households.

The flex inventory has begun being targeted by investors to reposition into lab space to attract spillover demand from tenants in the Sorrento Mesa area, particularly along Interstate 805 where the two submarkets share a border. That trend took hold in Sorrento Mesa several years ago and has expanded here as opportunities increasingly dwindle in the neighboring submarket.

Few submarkets in San Diego are positioned as ideally within the region as Miramar. Interstates 5, 15, and 805 provide transportation corridors to the border, Inland Empire, and Los Angeles. It is also one of the most densely populated areas of San Diego, which provides a deep well of potential workers for local employers in the submarket.

Buildings have traded with regularity in the submarket, and given the breadth of inventory, both local and national investors have shown interest here when opportunities arise, which has made it one of the most liquid investment markets in San Diego.

Technology and biotech firms have shown an increased willingness to branch out here to take advantage of lower rents, a central location, and proximity to San Diego's primary life science and tech nodes in Sorrento Mesa, UTC, and Torrey Pines. That trend may accelerate in the coming years, particularly among firms priced out of neighboring Sorrento Mesa where so much of the older inventory is being redeveloped into high-end lab space as their leases expire.



# SAN DIEGO

## AMERICA'S FINEST CITY

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego's Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, festivals and celebrations, colorful neighborhoods, and the nightlife.



**3,276,208**

2022 POPULATION  
SAN DIEGO COUNTY



**6.6%**

POPULATION GROWTH  
2010-2020

**2**

**LARGEST  
CITY**  
IN CALIFORNIA

**8**

**LARGEST  
CITY**  
IN UNITES STATES



**70'**

AVERAGE  
TEMPERATURE



**80%**

SUNNY  
DAYS



±92,262 SF INDUSTRIAL MANUFACTURING OPPORTUNITY IN MIRAMAR

# 7545 CARROLL ROAD

SAN DIEGO, CA 92121



For information or to tour the property, please contact:

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