



FOR LEASE

8963 Carroll Way, Unit A, San Diego, CA 92121

AVAILABLE 4,000 SF Warehouse Space

\$1.75/SF Gross



FEATURES

Available Square Footage	4,000
Land Square Footage	Part of Larger
Total Office	1,000
Parking	6
Loading	2 Dock High Positions
Minimum Ceiling Clearance	27'
Sprinklers	Yes
Year Built	1975
Construction	CTU
Yard	Yes, Unfenced
Zoning	IL-2-1

ACCESSIBILITY

MILES TO

San Diego International Airport	16
International Border	30
Oceanside	26
Escondido	16

IMMEDIATE ACCESS TO

805 and 15 Freeways

HIGHLIGHTS


- Additional Truck Parking Possible
- Flexible Size and Layout
- Part of Larger 10,855 SF Unit
- Sublease Term: July 31, 2027



WESLEY BABI

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

 310.719.1585 // www.lareminc.com
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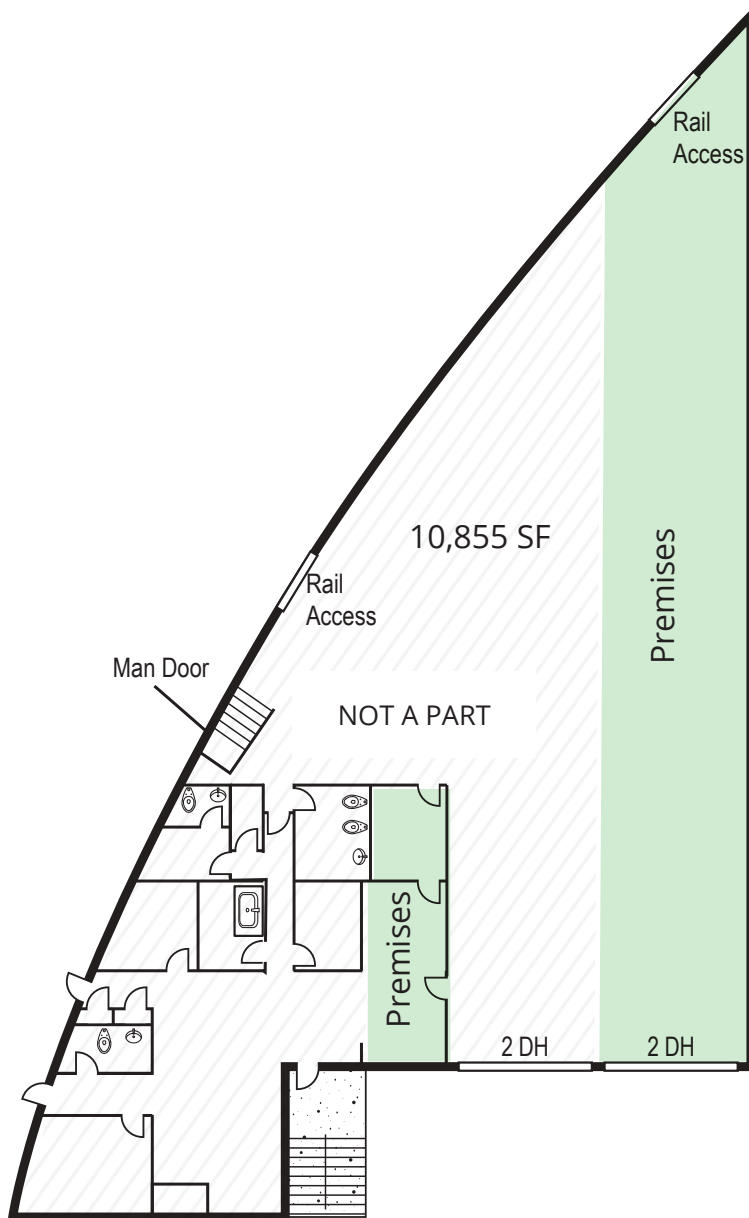
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FOR SUBLEASE

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FLOOR PLAN



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