

FOR SALE

7047 CARROLL ROAD

SAN DIEGO, CA 92121

**±4,941 SF INDUSTRIAL FLEX BUILDING IN
WESTERN MIRAMAR**



Voit

REAL ESTATE SERVICES

RANDY LaCHANCE, SIOR | Senior Vice President | 858.458.3374 | rlachance@voitco.com | Lic. #00969674

CHRIS DUNCAN, SIOR | Vice President | 858.458.3307 | cduncan@voitco.com | Lic. #01324067

FOR SALE

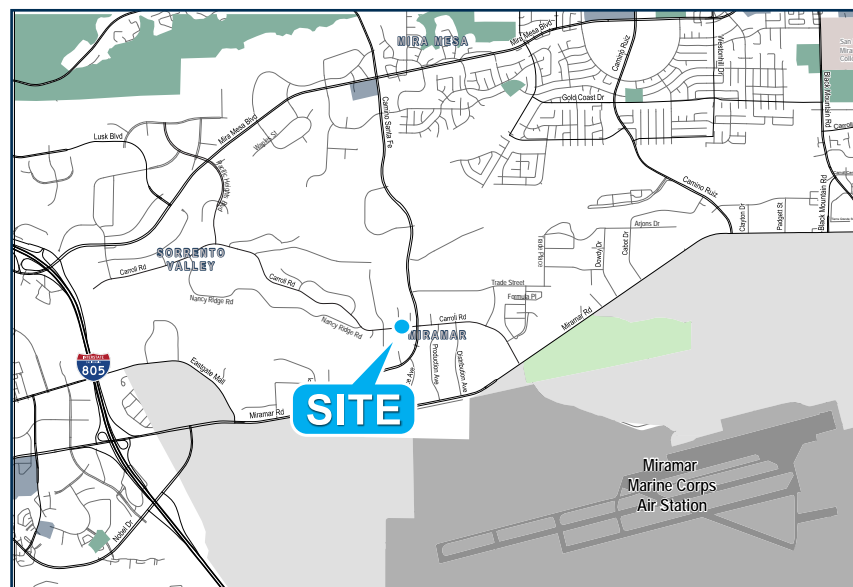
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PROPERTY FEATURES

- ±4,941 SF
- Single Story Flex Building
- Bonus Mezzanine Storage
- 90% Office / 10% Warehouse
- 100% HVAC
- 2 Restrooms and Kitchenette
- Great visibility fronting Carroll Road
- 14'-16' Clear Height
- 2 Grade Level Doors (1 Glassed In)
- Skylights in Warehouse
- Window Lined Offices
- Ample Parking
- Association Dues: \$395.00/month (plus prorata Sewer and Water ±\$30.00/mo.)
- Occupied by Tenant with Lease through December 31, 2021 (possibility of vacating sooner)



SALE PRICE: \$1,530,000

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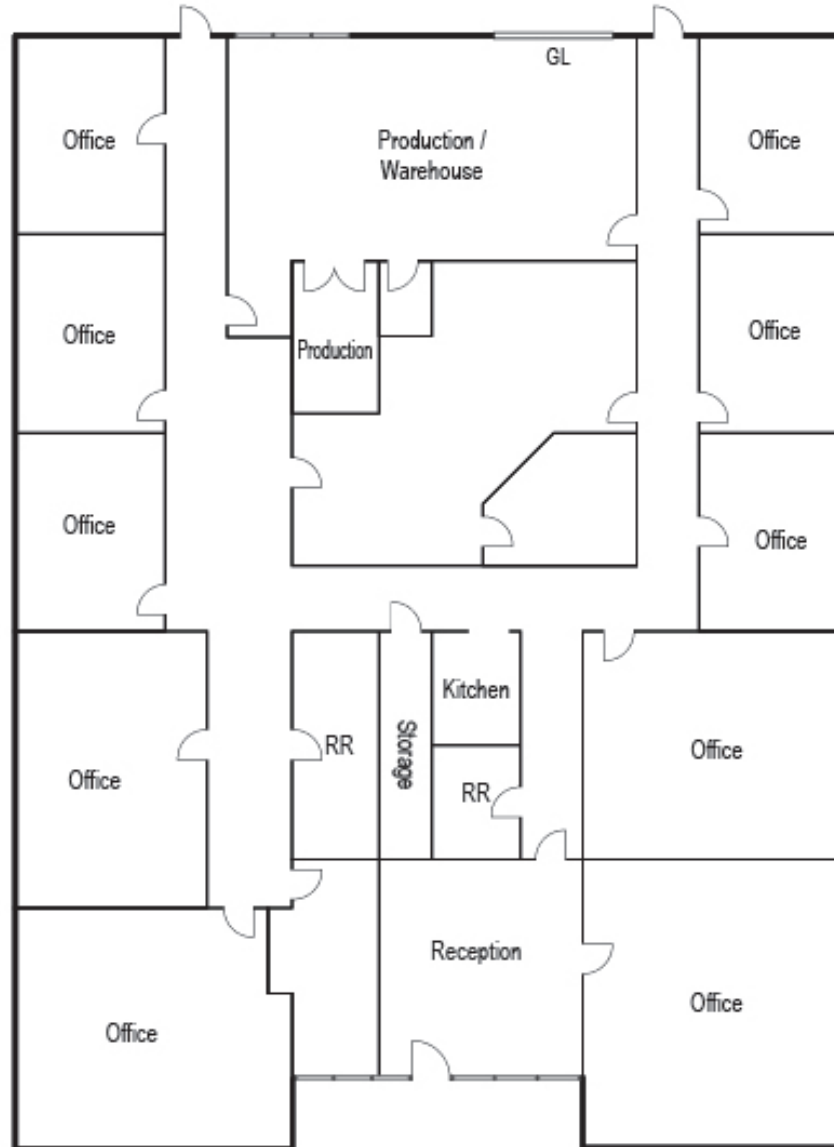
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FLOOR PLAN

7047 CARROLL WAY

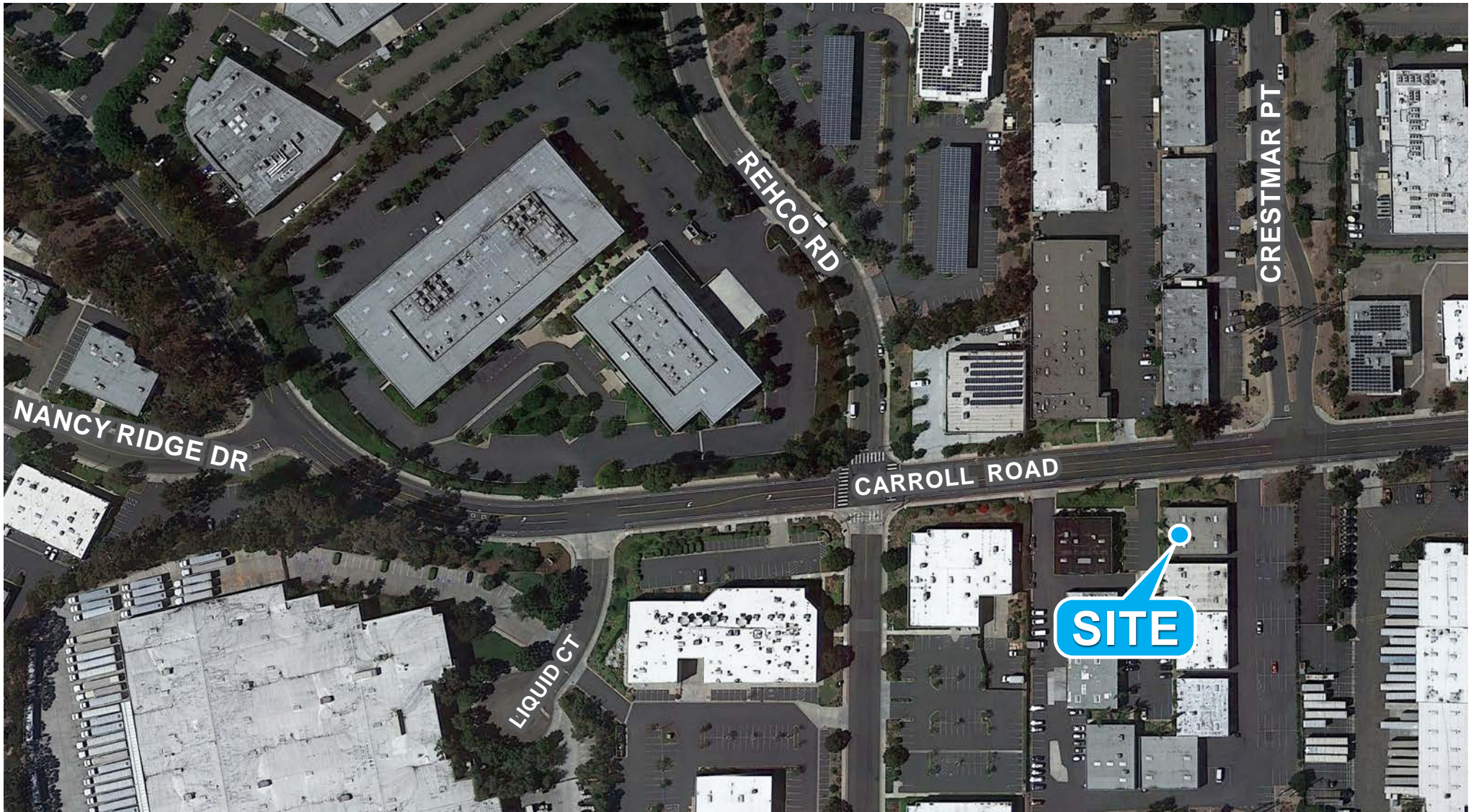
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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 • www.voitco.com

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