

31,000 SQUARE FEET - FOR LEASE

# FLEX/WAREHOUSE

9330 CARROLL PARK DRIVE | SAN DIEGO, CA 92121



## Features

- › Fenced yard area and additional parking available
- › Western Miramar/Sorrento Mesa location
- › 55% Warehouse, 45% Office
- › Three (3) dock-high and three (3) grade level truck doors
- › Great image, exposure and visibility
- › Highly improved HVAC showroom/office (first floor) with HVAC office on second floor
- › 24' Clear height
- › Sprinklered warehouse
- › Well lighted warehouse with numerous skylights
- › Five (5) rest rooms
- › Heavy power - 500 Amps 480 V Power
- › See floor plans on reverse
- › LEASE RATE: \$110 PSF Gross

For further information, please contact:



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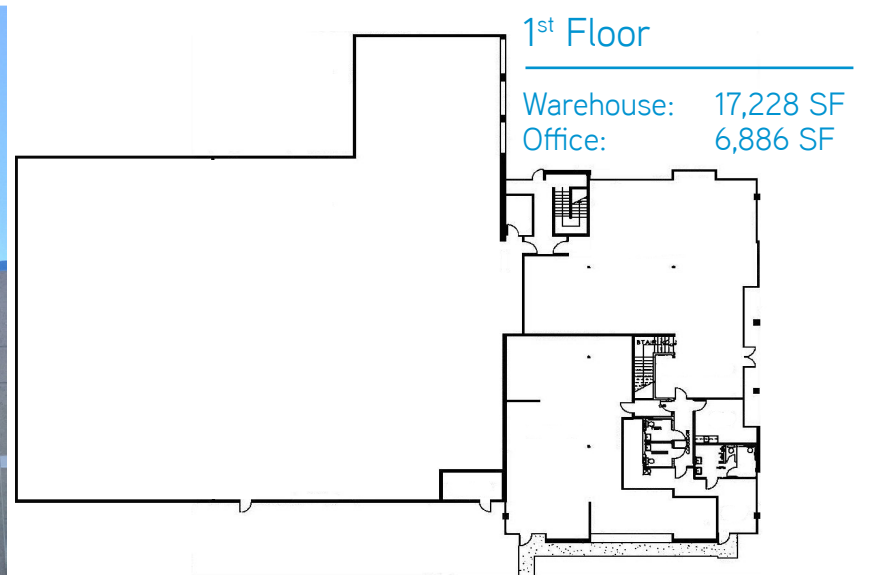
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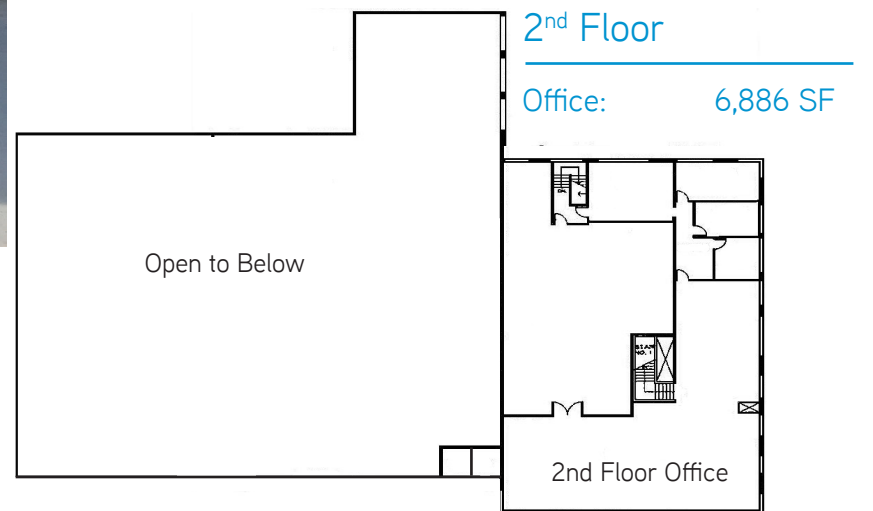
## 1<sup>st</sup> Floor

Warehouse: 17,228 SF  
Office: 6,886 SF



## 2<sup>nd</sup> Floor

Office: 6,886 SF



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