

FLEX/INDUSTRIAL SUITES FOR LEASE IN MIRAMAR

# CARROLL CANYON COMMERCE CENTER

9705-9835 Carroll Centre Rd & 9845-9939 Via Pasar, San Diego, CA 92126



4.5% BROKER COMMISSION



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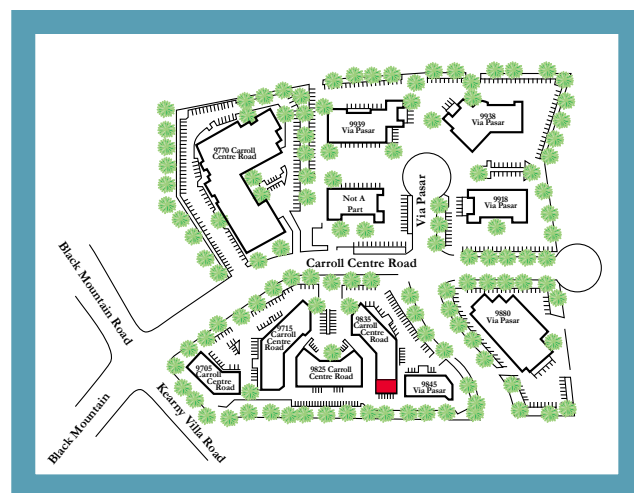
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### PROPERTY HIGHLIGHTS

- Eastern Miramar Location
- Grade Level Roll-up Doors
- Approximately 16'-18' Warehouse Clearance
- Skylights
- Immediate Access to I-15
- High Image Business Park

ADDRESS	SF	RENT	COMMENTS
9835 Carroll Centre Rd, Suite 107	1,217	\$1.70 NNN	Private office, lobby, (1) restroom, balance warehouse. (1) GL door.
9835 Carroll Centre Rd, Suite 108	1,208	\$1.70 NNN	Private office, lobby, (1) restroom, balance warehouse. (1) GL door.
NNNs = \$0.40/SF			



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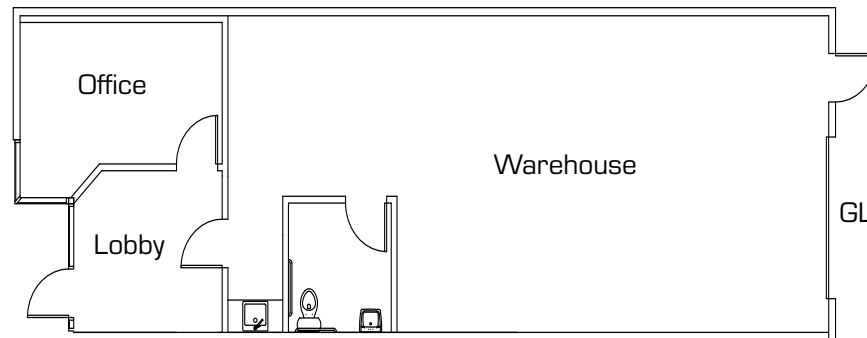
## CARROLL CANYON COMMERCE CENTER

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### SUITE DETAILS

9835 Carroll Centre Rd,  
Suite 107

- 1,217 SF
- Private office, lobby, (1) restroom, balance warehouse. (1) GL door.
- \$1.70 PSF/Month, NNN
- NNNs = \$0.40/SF
- Can be combined with Suite 108 for 2,425 SF



\*FLOOR PLAN TO BE VERIFIED



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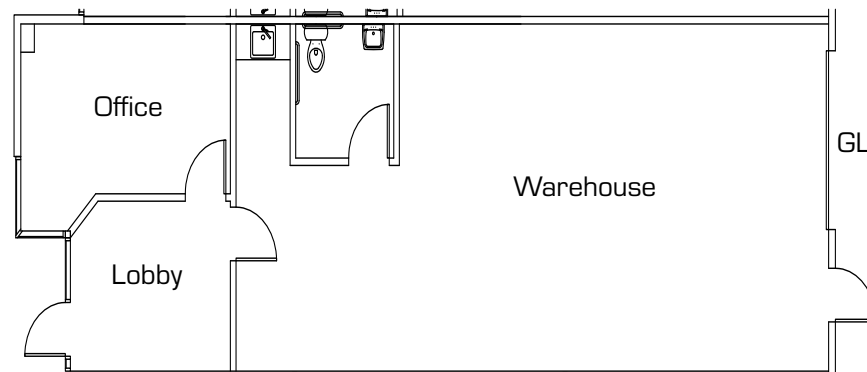
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