

7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121

PYRAMID AUTO CENTER

Automotive Repair Shop - For Lease

+/- 2,482 SF - 4,964 SF Available



Bo Gibbons

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.



PROPERTY INFORMATION

ADDRESS	7629-45 Carroll Road San Diego, CA 92121
PROJECT TYPE	Multi-Tenant Automotive Repair
PROJECT NAME	Pyramid Auto Center
PROPERTY SIZE	+/- 39,836 SF
ZONING	City of San Diego, IL-2-1 (Link)
ACCESS	Easy Freeway Access via Miramar Rd.
CEILING HEIGHT	+/- 19'
FEATURES	Oversized Overhead Doors Skylights Natural Gas Fenced Yards Available Above Ground Lifts Available Reserved Parking
RECENTLY COMPLETED IMPROVEMENTS	Exterior Paint Low Maintenance Landscaping Parking Lot/Asphalt
PLANNED IMPROVEMENTS	Marquee Sign Suite Signage Program



AVAILABILITY

Suite 7: +/- 2,482 SF Automotive Repair Shop

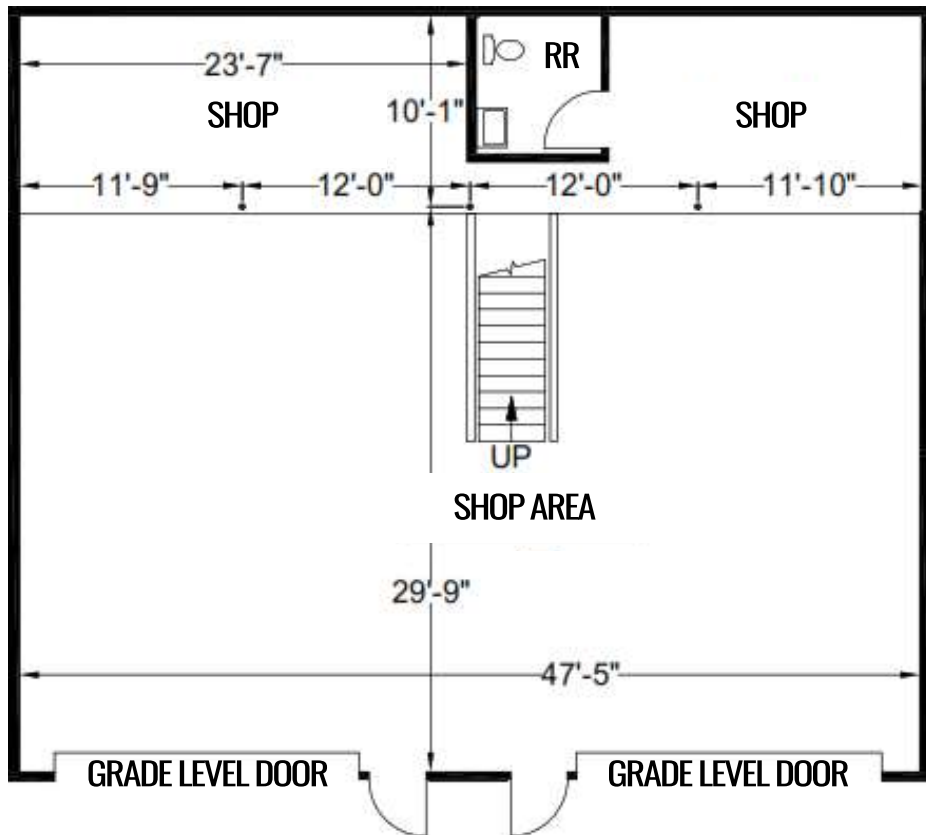
Reserved Parking: 6 Spaces Included

- Contiguous with Suite 8 for +/- 4,964 SF
- Two 16' W x 12' H Grade Level Roll-Up Doors,
- Office, Mezzanine, Restroom

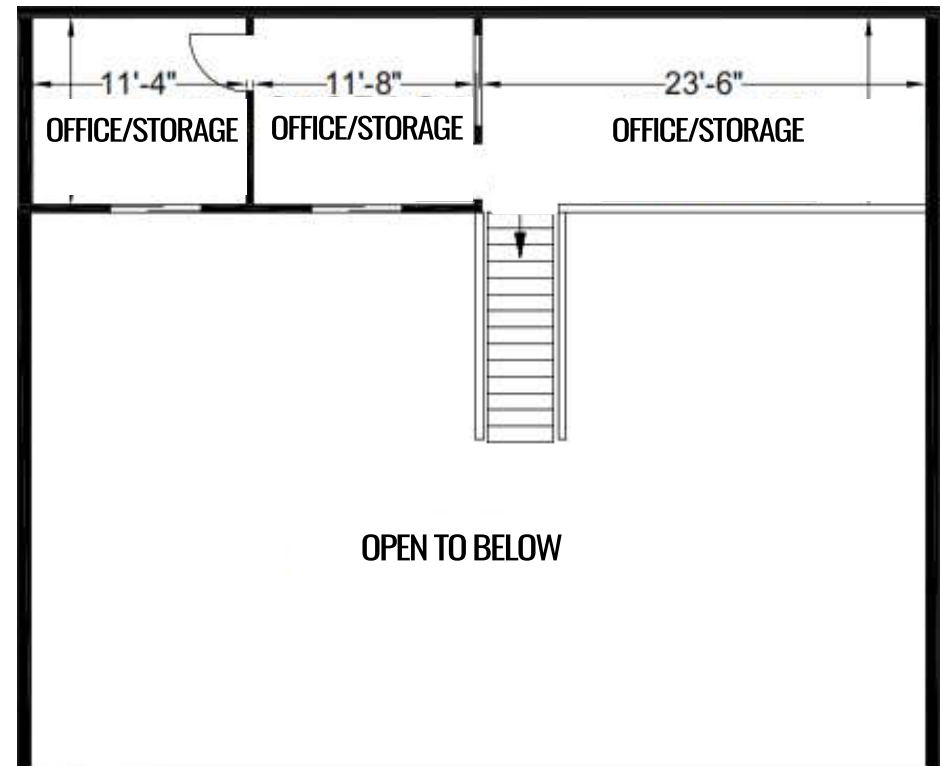
Occupancy: 30 Days Notice

Lease Rate & Showing Instructions: Contact Agent

1ST FLOOR



2ND FLOOR - MEZZANINE



AVAILABILITY

Suite 8: +/- 2,482 SF Automotive Repair Shop

Reserved Parking: 5 Spaces Included

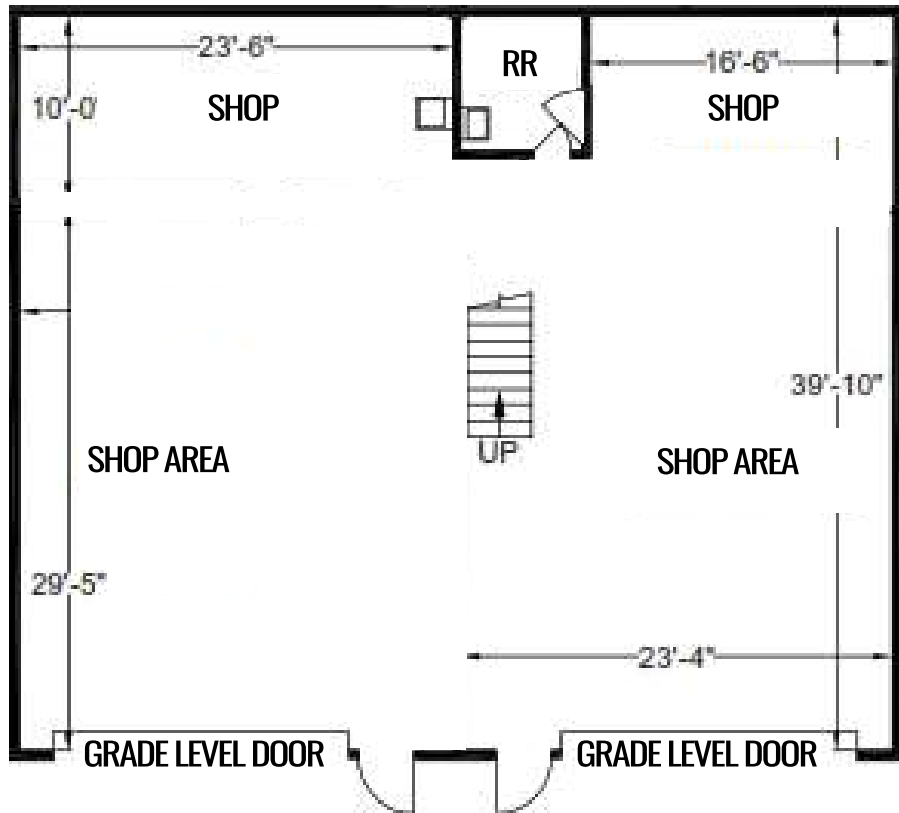
- Contiguous with Suite 7 for +/- 4,964 SF

Occupancy: Vacant

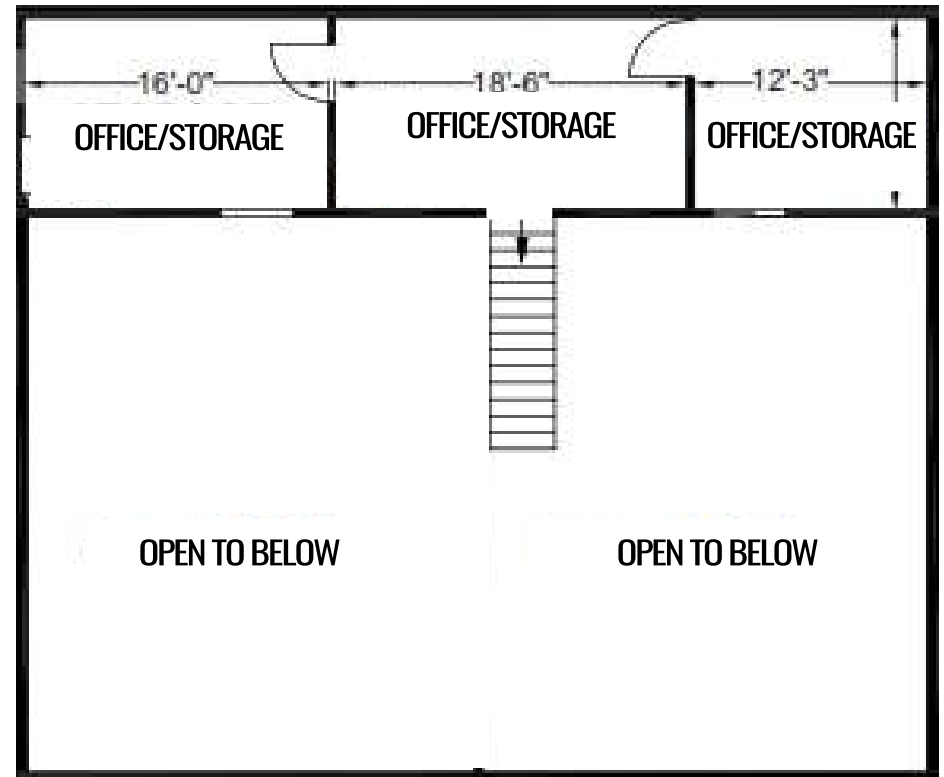
- Two 16' W x 12' H Grade Level Roll-Up Doors, Office, Mezzanine, Restroom, Former Smog Shop

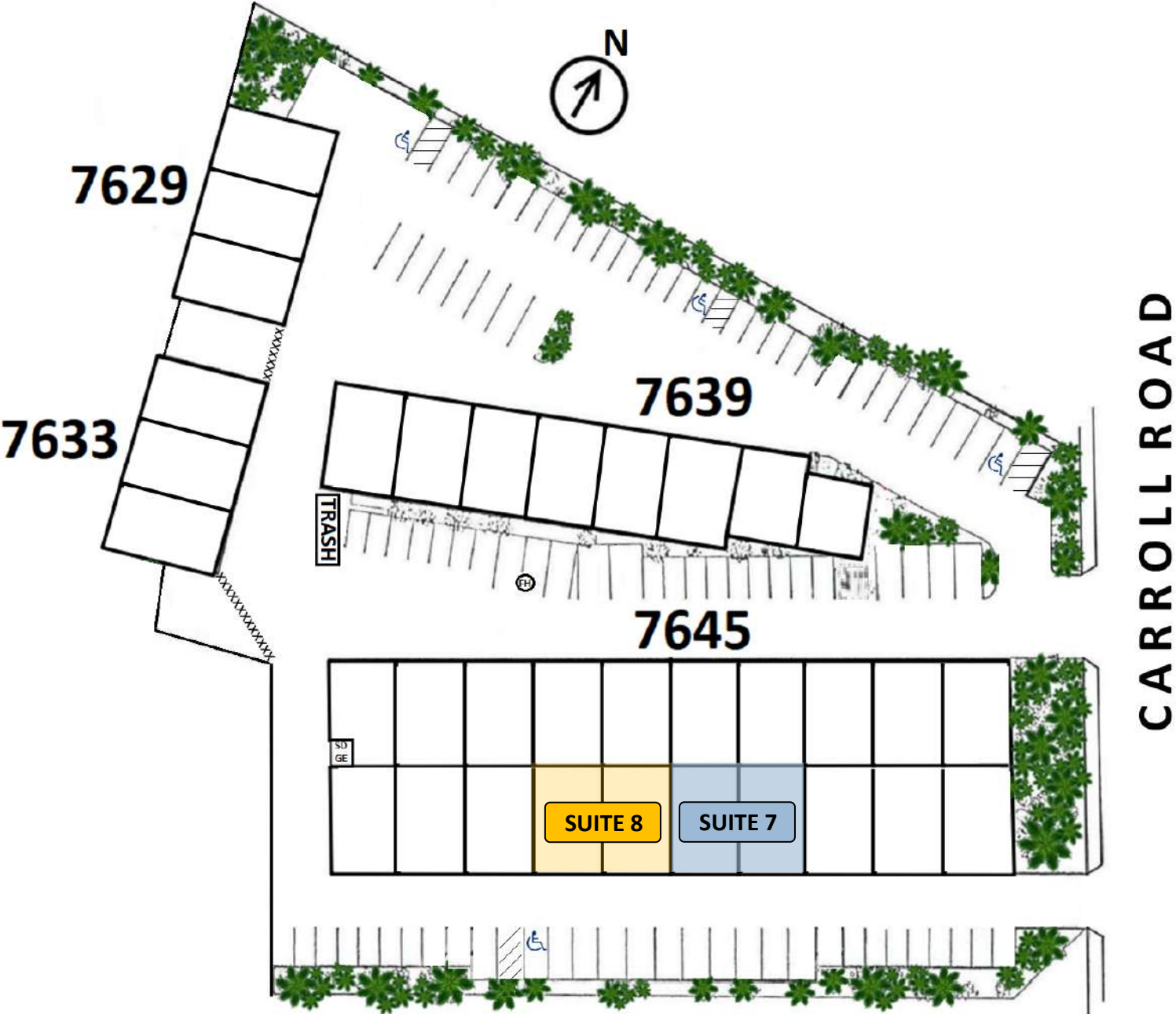
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1ST FLOOR



2ND FLOOR - MEZZANINE





PROPERTY PHOTOS



SURROUNDING RETAIL

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