

± 1,673 - 5,377 SF FOR LEASE  
MULTI-TENANT INDUSTRIAL

# EL FUERTE BUSINESS PARK

2788, 2790, 2792, 2794, 2796 Loker Ave  
Carlsbad, CA 92010



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# PROPERTY FEATURES

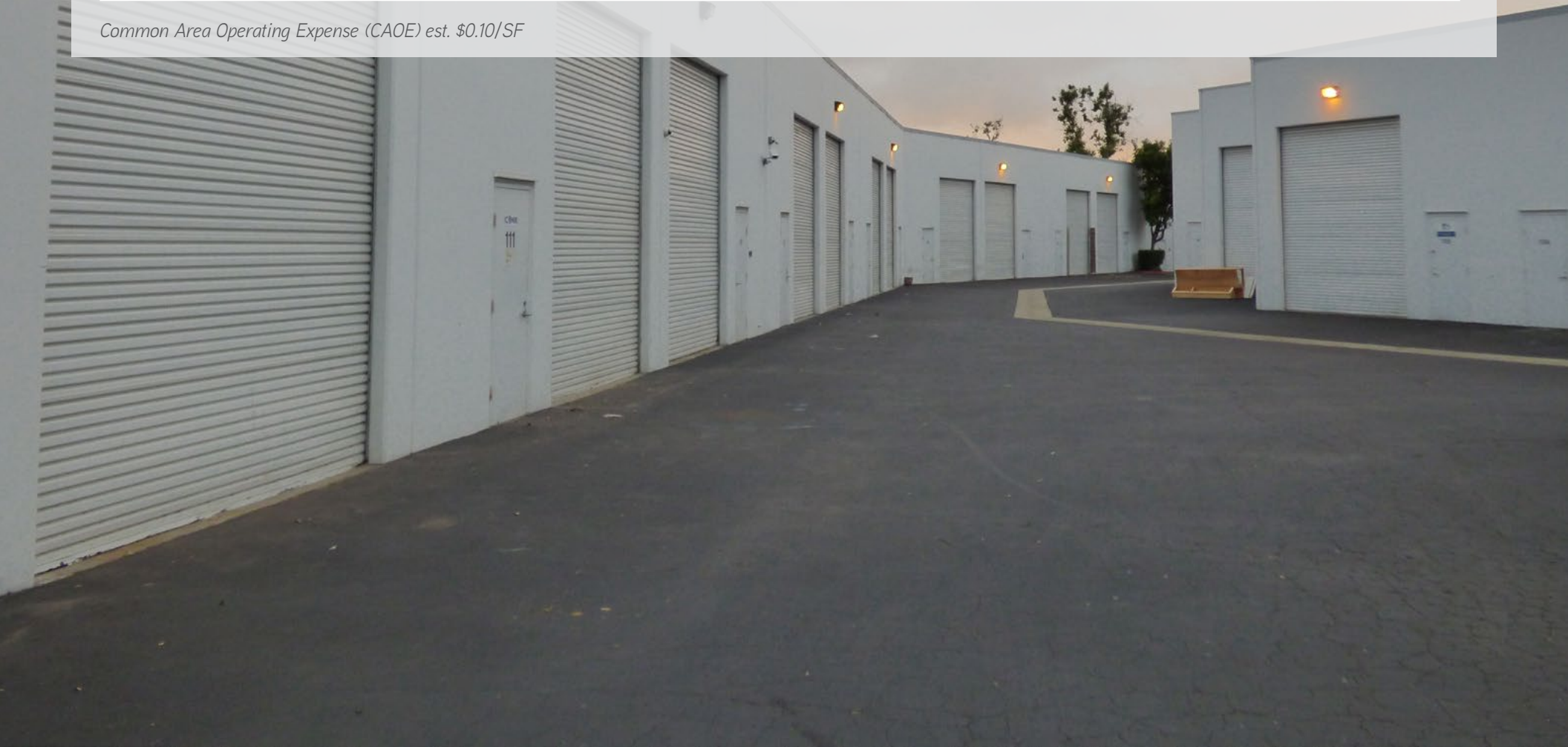
- Flex and industrial suites
- Grade-level loading
- On-site deli
- Close proximity to Palomar-McClellan Airport, shopping, restaurants, and housing
- Quick access to I-5 and Highway 78 via Palomar Airport Road/W. San Marcos Boulevard
- Gas available



# AVAILABLE UNITS

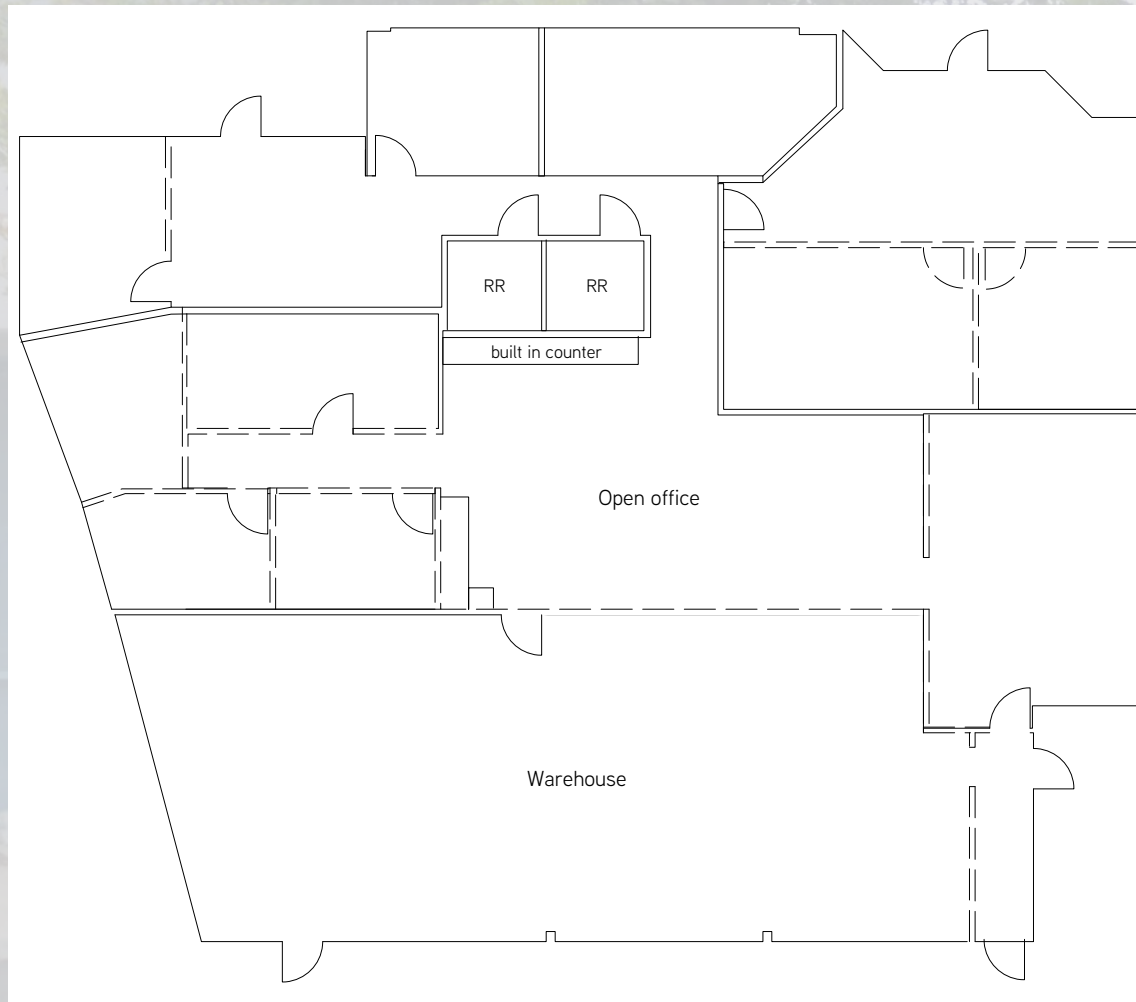
ADDRESS/SUITE	SIZE	IMPROVEMENTS	AVAILABILITY	LEASE RATE
2788 Loker Avenue	5,377 SF	Freestanding building within the El Fuerte Business Park. Flexible floorplan options available with warehouse and three roll up doors	Now - On JX-130 Lokbox	\$1.15/SF + CAOEE
2794 Loker Avenue, Ste. 105	1,673 SF	One reception, two private offices, one restroom, one open office with natural light, warehouse and one grade level roll-up door.	Now - Call Broker	\$1.15/SF + CAOEE

*Common Area Operating Expense (CAOE) est. \$0.10/SF*



# FLOOR PLANS

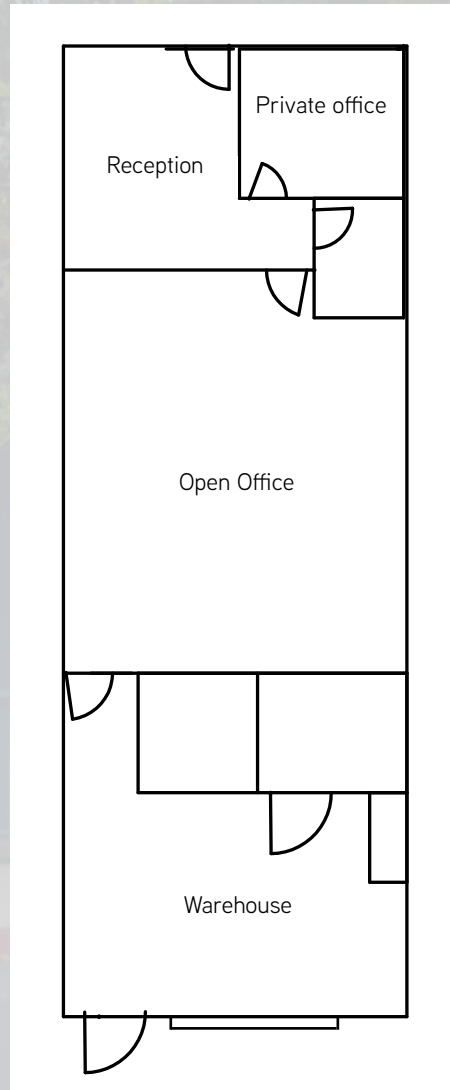
2788 Loker Avenue  
5,377 SF



*Floor plans are not to scale and for general reference only.*

# FLOOR PLANS

2794 Loker Avenue | Suite 105  
1,673 SF

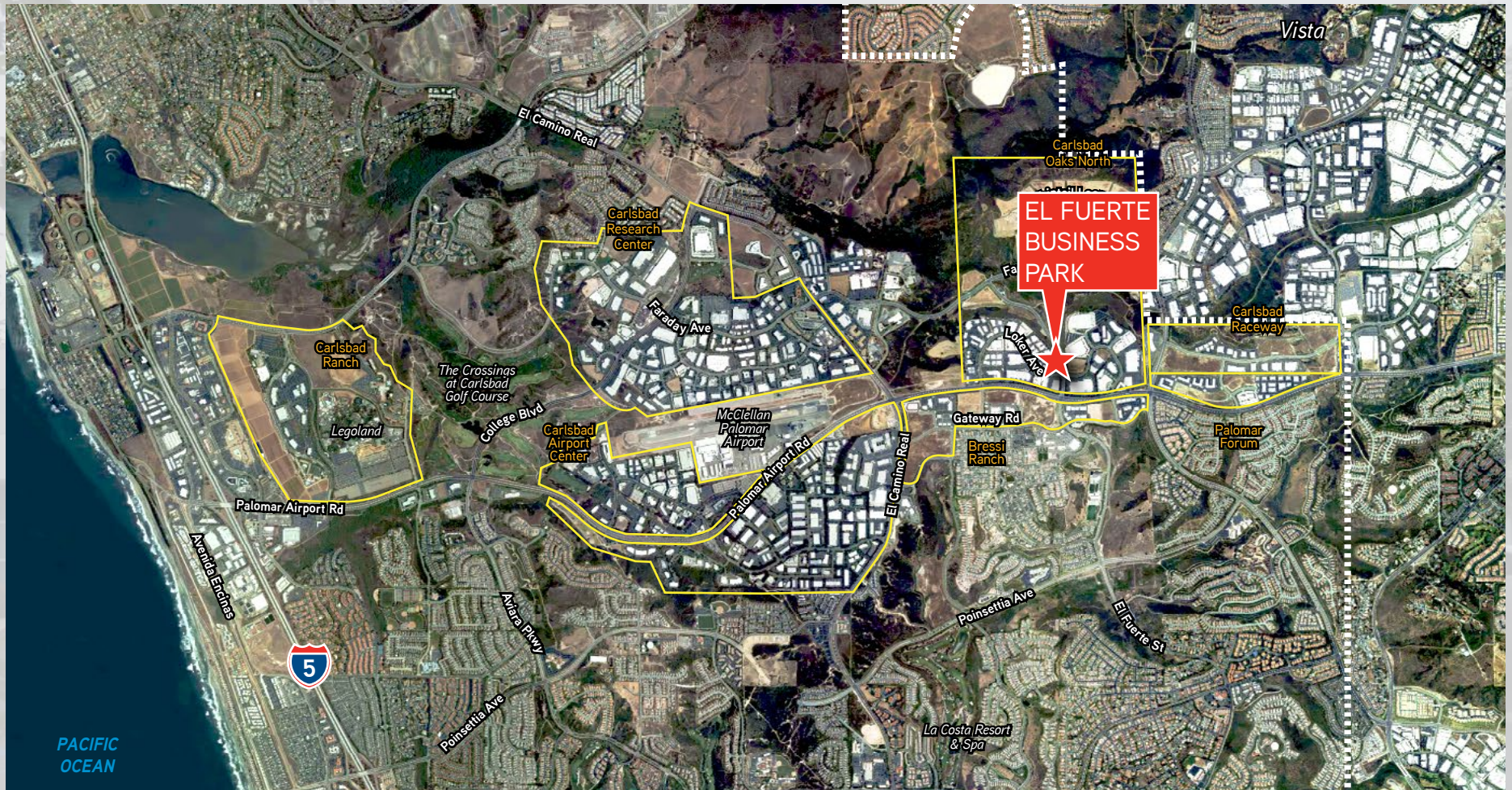


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# SITE PLAN



# AERIAL LOCATION





**PEREGRINE**  
REALTY PARTNERS

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