

FOR SALE

6072 Corte Del Cedro, Carlsbad CA

THE LANDING INDUSTRIAL PARK

±3,800 SF FLEX OFFICE/INDUSTRIAL BUILDING

- » 75% SF built out executive offices
- » 2 restrooms/lunch room/shower
- » 2 grade level doors
- » Ample power
- » Ample common area parking
- » Park like setting
- » Walking distance to restaurants
- » SALE: \$895,000

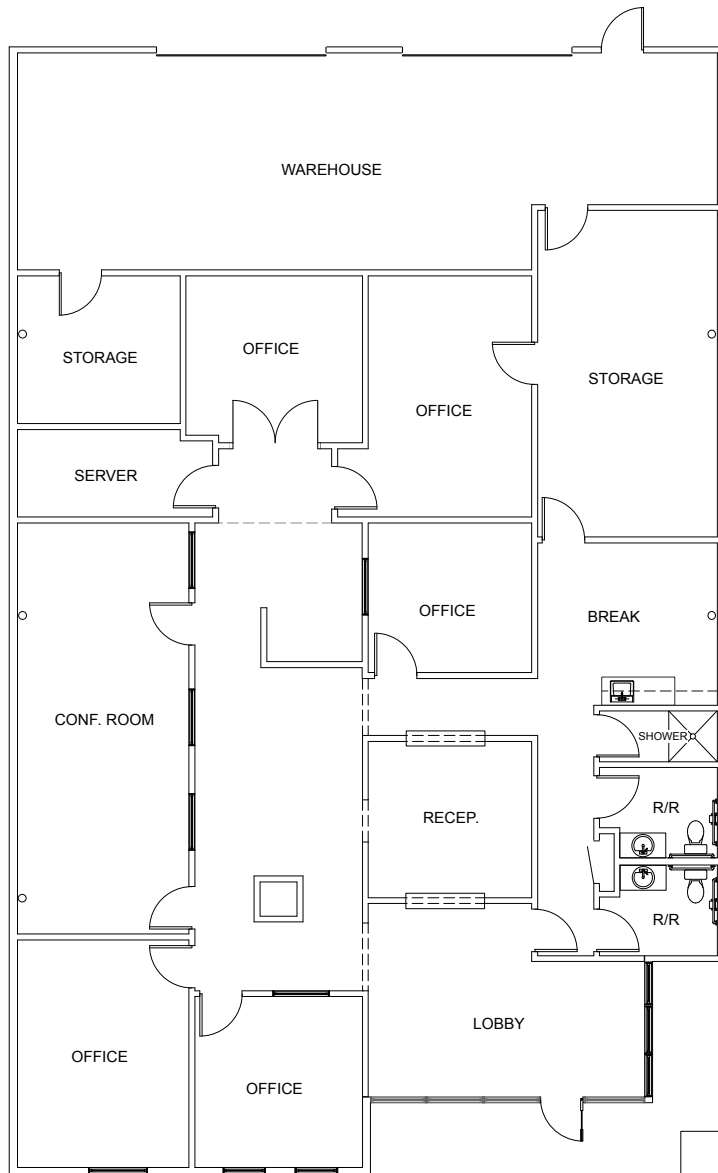


90% LOAN TO VALUE SBA 504 FINANCING AVAILABLE *(Not including any building appreciation value)*

Loan Amount	Annual Debt Service*	Down Payment (10%)*	Annual Depreciation Benefit *	Annual Interest Deduction (10yrs) *	Effective Monthly Debt Service Expense *	Total Effective Monthly Cost PSF *
\$922,551	\$48,600	\$99,000	\$11,628	\$8,160	\$2,401	\$.63

* Assumes 90% SBA 504 Financing 1st Mortgage has a prepayment penalty for 5-10 years. SBA 2nd mortgage loan is fixed for 25 and has a ten year descending prepayment penalty. Costs include down payment plus lender loan fees and closing costs. 29.84% tax rate used by combining Fed and CA tax rate. Consult your own tax professional to verify your specific taxable benefits.

THE LANDING INDUSTRIAL PARK



FOR MORE INFORMATION,
PLEASE CONTACT:

Brokerage:
ROBERT GUNNESS
First Vice President
Lic. 00943209
+1 760 438 8524
rob.gunness@cbre.com

Financing:
JIM HATCH
Vice President
+1 858449 9484
jim.hatch@cbre.com

CBRE
5780 Fleet Street
Suite 100
Carlsbad, CA 92008
www.cbre.com

CBRE, INC. | Broker Lic. 00409987

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