

# OPUS POINT

Carlsbad Raceway Business Park

3193 Lionshead Ave Carlsbad, CA



## 59,558 SF R&D / Flex Building

### Available For Sale or Lease

#### BUILDING FEATURES

First Floor— 53,332 SF

Second Floor - 6,236 SF

Total - 59,558 SF (Divisible to 21,662 to 37,896 SF)

5.06 Lot Acres

Parking Ratio: 3.69 / 1,000 SF, 221 Stalls

Power: 2,000 Amps 277 / 480 Volts, Expandable

Truck Loading: 4 GL, 2 Docks

24' Clear Height

Fire Sprinklers: 0.45 GPM / 3,000 SF

Natural Gas Service

Column Spacing 42' x48'

Office Ceiling Height 10'

LEASE RATE NNN: \$1.35 / SF

TIA / RSF: \$25 / SF

SALE PRICE (SHELL): TBD

#### Contact



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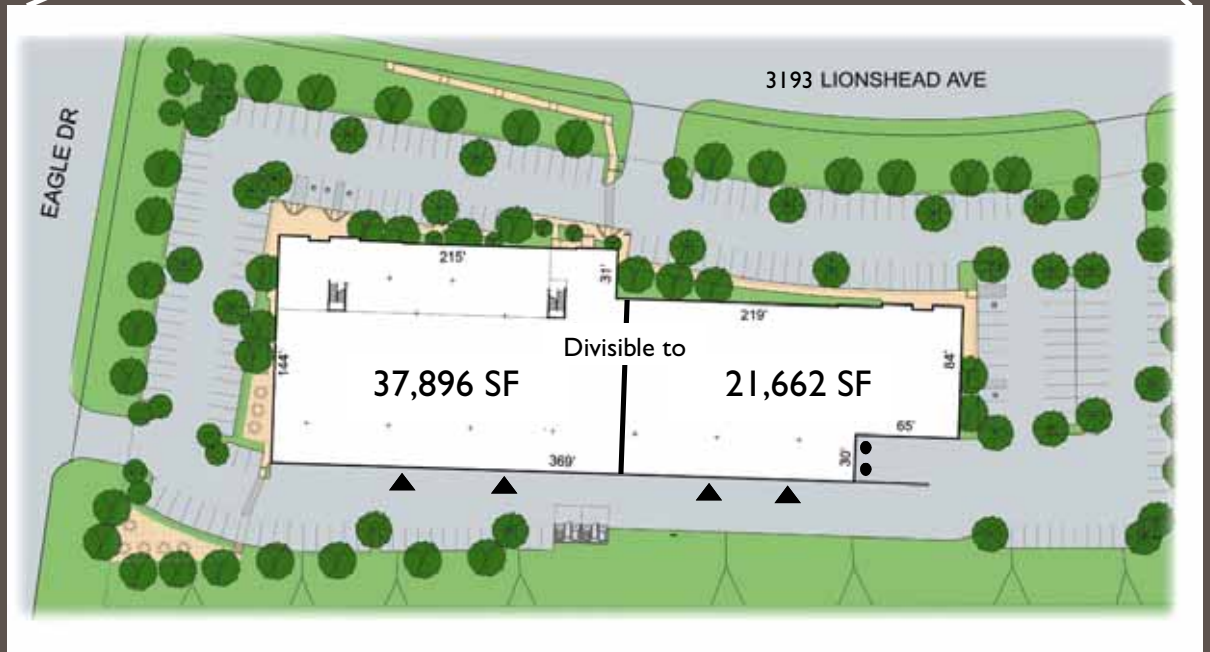
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Our Knowledge is your Property



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- = Dock high door
- ▲ = Grade level door