

±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

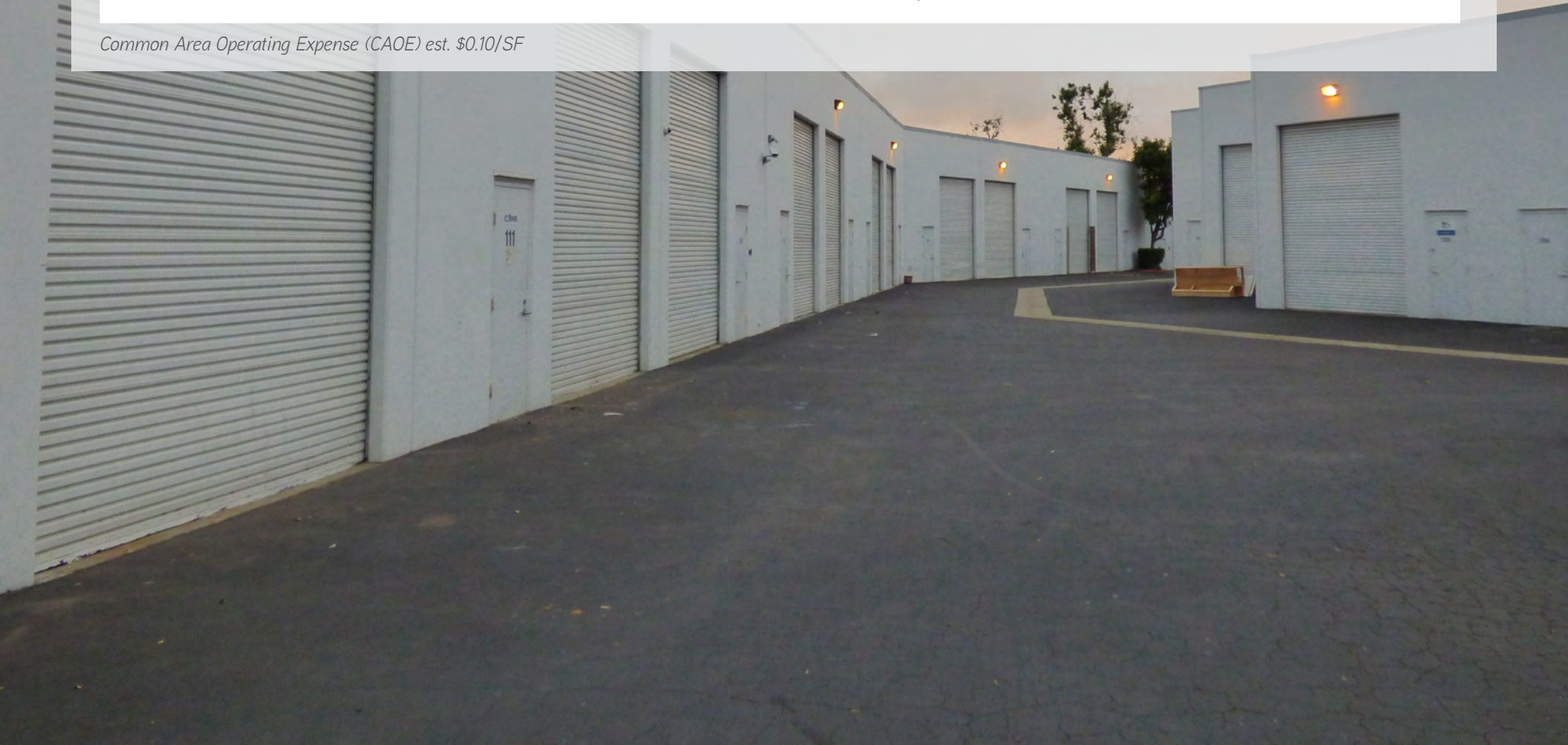
- Flex and industrial suites
- Grade-level loading
- On-site deli
- Close proximity to Palomar-McClellan Airport, shopping, restaurants, and housing
- Quick access to I-5 and Highway 78 via Palomar Airport Road/W. San Marcos Boulevard
- Gas available



AVAILABLE UNITS

ADDRESS/SUITE	SIZE	IMPROVEMENTS	AVAILABILITY	LEASE RATE
2788 Loker Avenue	5,377 SF	Freestanding building within the El Fuerte Business Park. Flexible floor plan options available with warehouse and three roll up doors. CONCEPTUAL PLAN AVAILABLE	Now - On JX-130 Lokbox	\$1.15/SF + CAO E
2794 Loker Avenue, Suite 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 - On JX-130 Lokbox	\$1.15/SF + CAO E

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

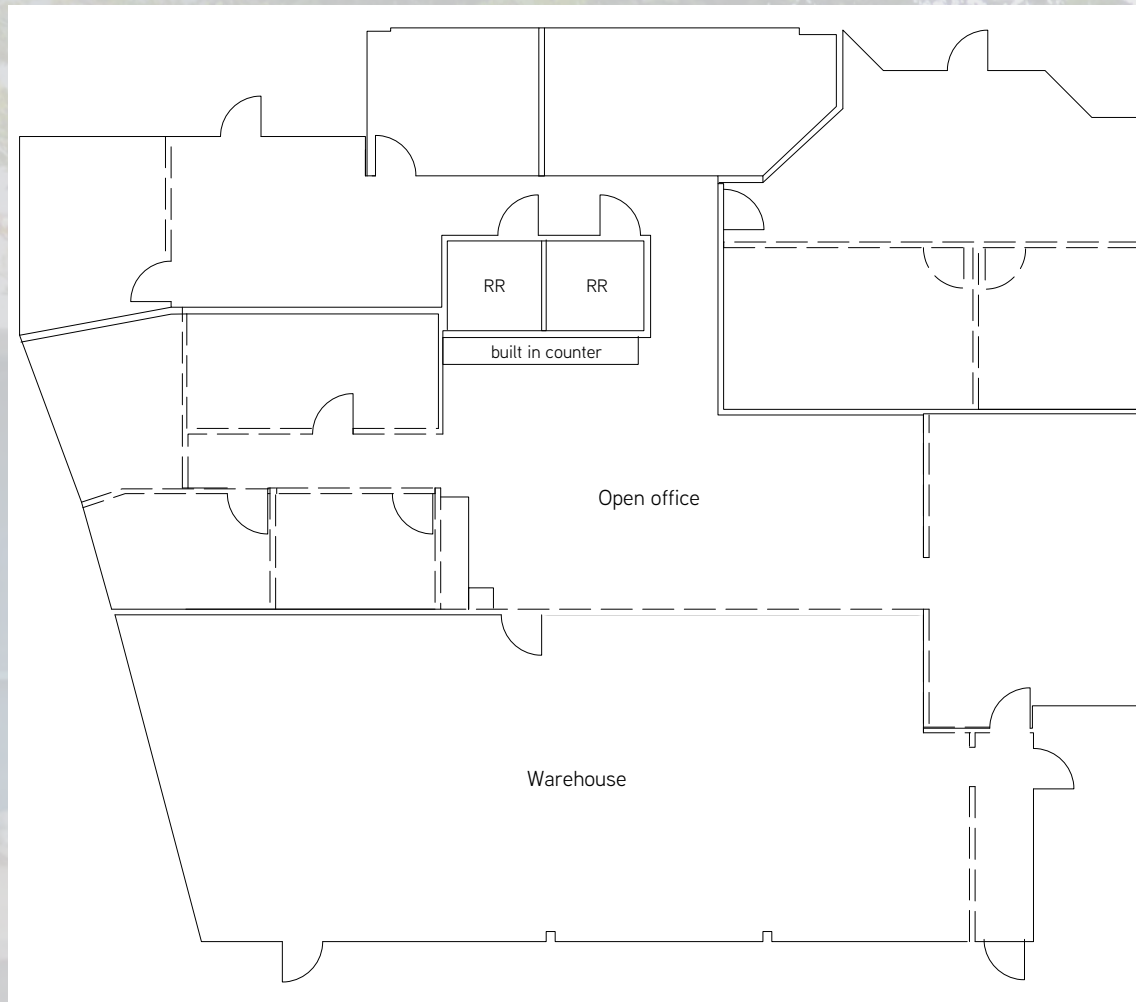


SITE PLAN



FLOOR PLANS

2788 Loker Avenue
5,377 SF

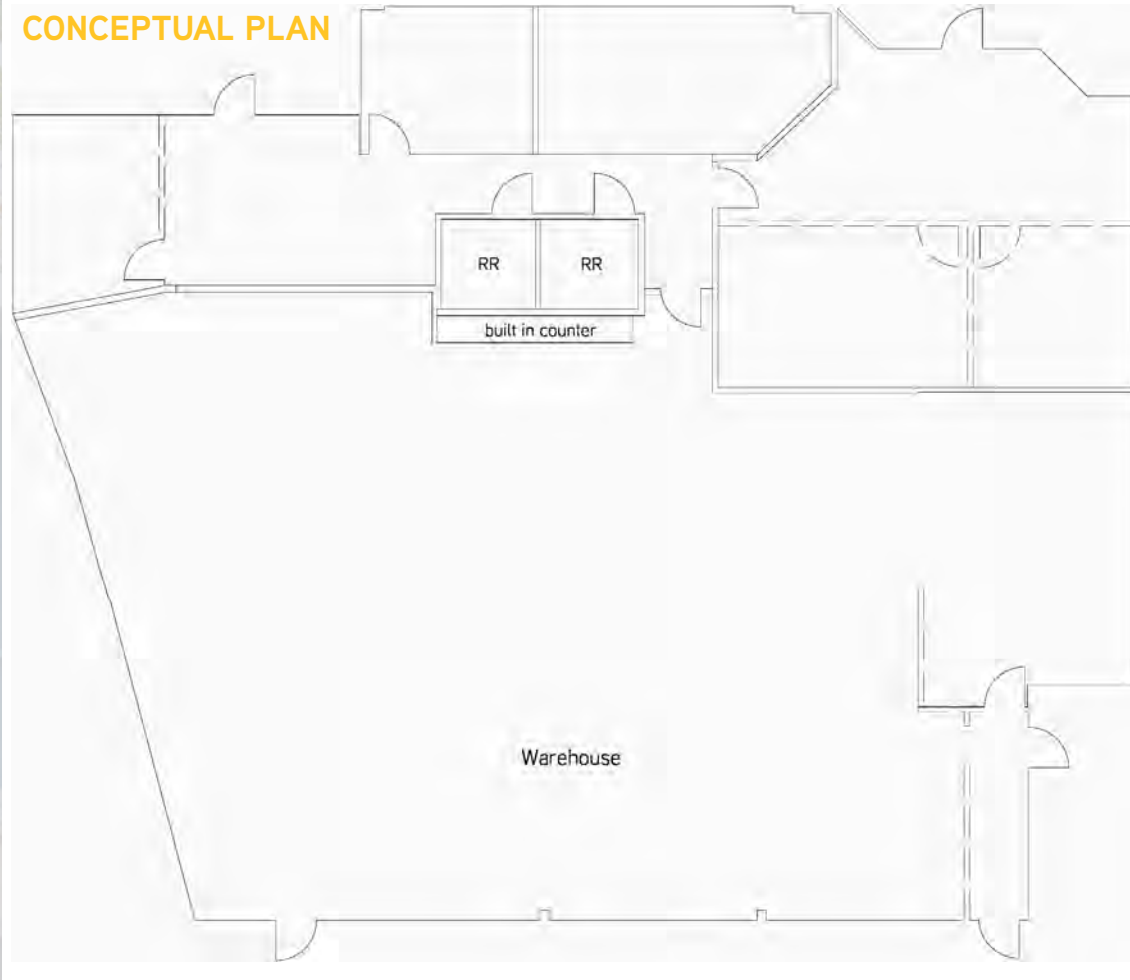


Floor plans are not to scale and for general reference only.

FLOOR PLANS

2788 Loker Avenue
5,377 SF

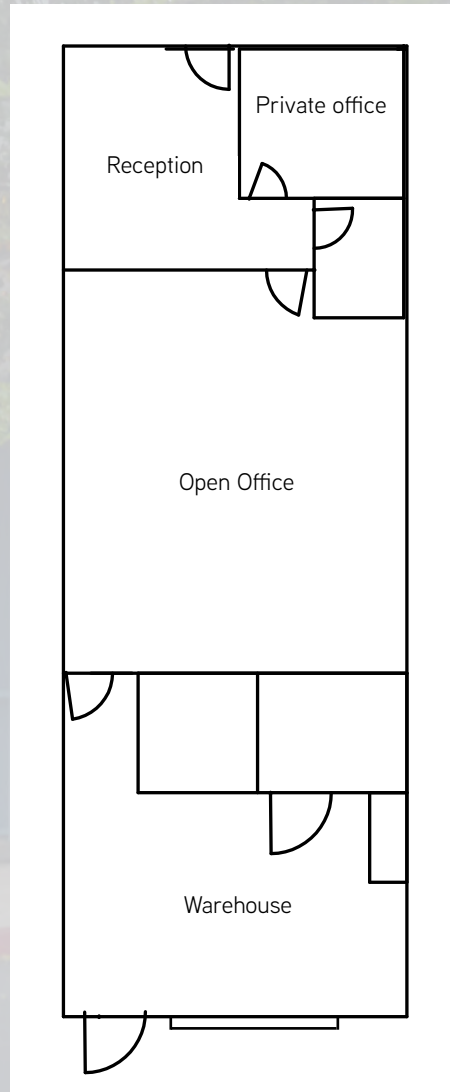
CONCEPTUAL PLAN



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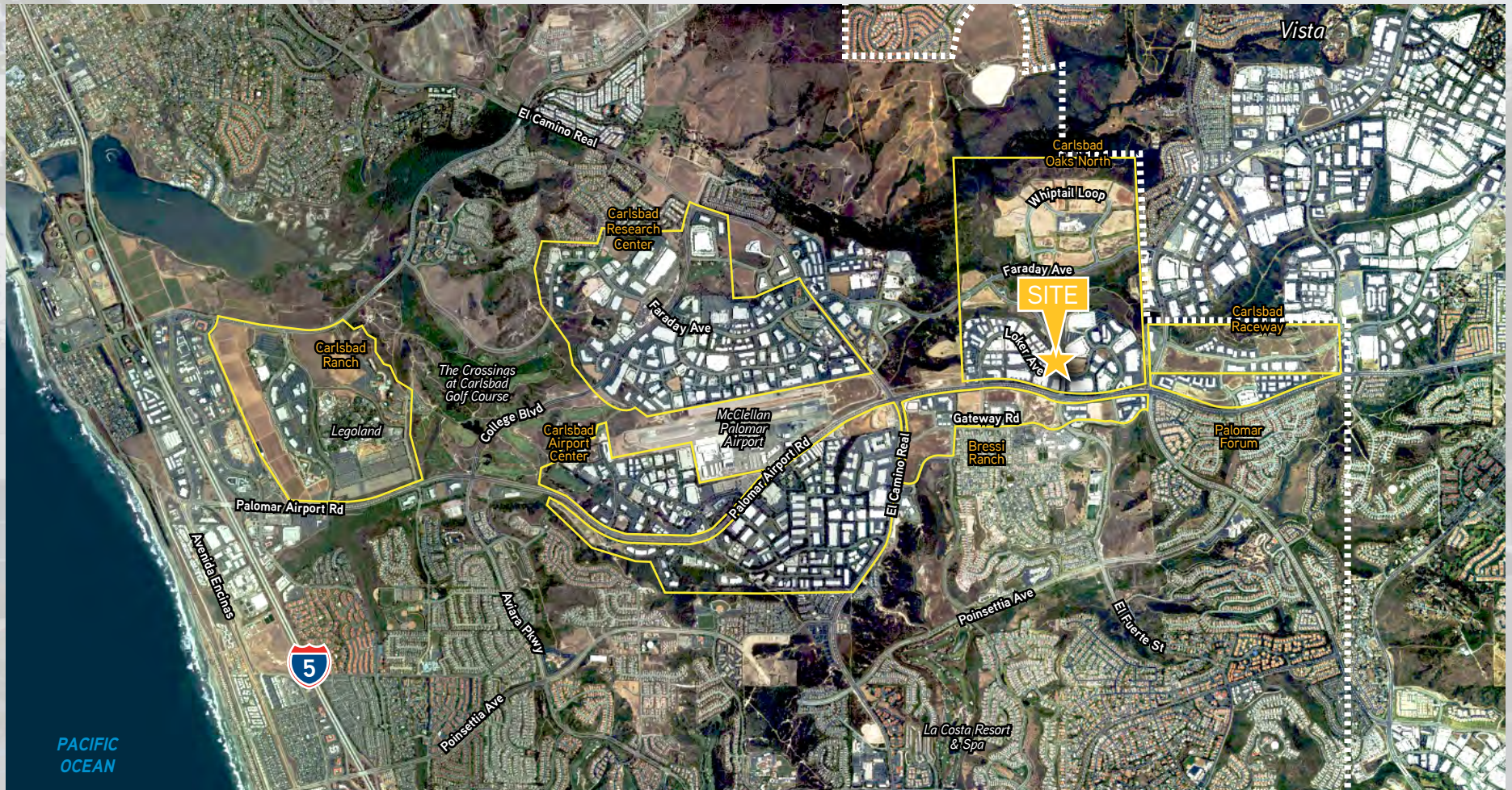
FLOOR PLANS

2794 Loker Avenue | Suite 105
1,673 SF



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AERIAL LOCATION





PEREGRINE
REALTY PARTNERS

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