

OPUS POINT

Carlsbad Raceway Business Park

3198 Lionshead Ave Carlsbad, CA



18,085 SF R&D / Flex Building

Available For Sale or Lease

BUILDING FEATURES

First Floor– 15,162
Second Floor - 1,923 SF
Total - 18,085 SF

1.34 Lot Acres
Parking Ratio: 3.43 / 1,000 SF, 62 Stalls
Power: 800 Amps 277 / 480 Volts, Expandable
Truck Loading: 1 GL, 1 Knock-Out
24' Clear Height
Fire Sprinklers: 0.45 GPM / 3,000 SF
Natural Gas Service
Column Spacing 42' x 48'
Office Ceiling Height 10'

LEASE RATE NNN: \$1.28 / SF

TIA / RSF: \$20 / SF

SALE PRICE (SHELL): \$155 / SF

Contact



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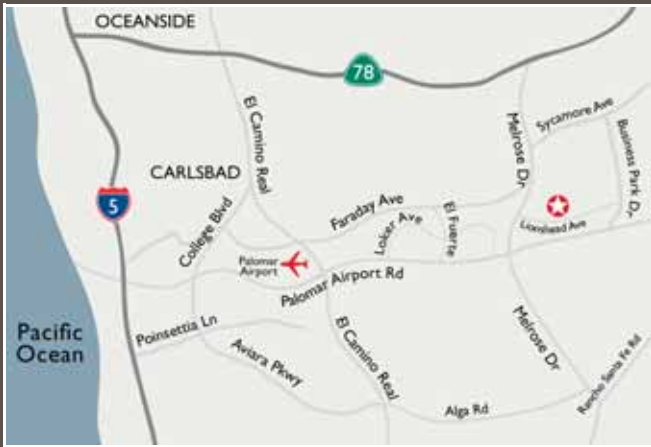
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Our Knowledge is your Property



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