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

I.34 Lot Acres
Parking Ratio: 3.43 / I,000 SF, 62 Stalls
Power: 800 Amps 277 / 480 Volts, Expandable
Truck Loading: I GL, I 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

COLLIERS

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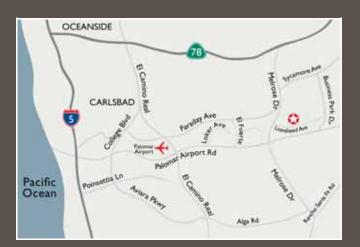
www.OpusPointRaceway.com

Our Knowledge is your Property.



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