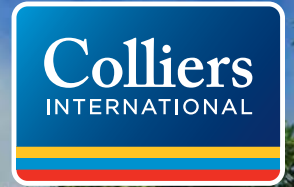


FOR LEASE

# INNOVATION WAY

Bressi Ranch

Carlsbad, CA 92008



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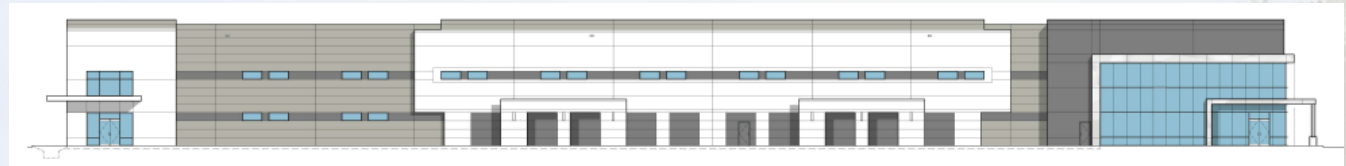
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## PROPERTY FEATURES

- » Two 56,915 SF Industrial Buildings  
Totaling 113,830 SF
- » Both Buildings Have:
  - 1st Floor Office - 3,748 SF
  - 2nd Floor Office - 2,140 SF
  - Warehouse - 51,027 SF
  - Divisible to 21,500 SF
  - 4 Loading Docks
  - 3 Grade Level Doors (Expandable)
  - ESFR Sprinklers
  - 30' Clear Height
  - 2.9/1,000 Parking Ratio (331 Cars)
  - 40' x 60' Column Spacing
  - Painted Interior Walls



South Elevation Building 1



East Elevation Building 1



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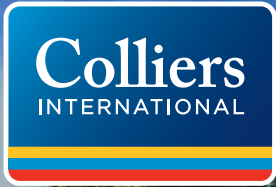
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