

3186

Lionshead Ave
Carlsbad, CA 92010

FOR LEASE: 13,226 SF
INDUSTRIAL SUITE

**DOCK HIGH
LOADING**

 **LEE &
ASSOCIATES**[®]
COMMERCIAL REAL ESTATE SERVICES

RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
CAL BRE LIC# 01390702

CHRIS ROTH
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 **THE WILLIAMS GROUP**
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

1900 Wright Place Suite 200 - Carlsbad, CA 92008 P: (760) 929-9700 F: (760) 929-9977

PROPERTY FEATURES:

- » 13,226 SF Vacant
- » Built in 2007
- » 24' Clear Height
- » Dock High and Grade Level Loading
- » Ample Parking: 3.5/1,000
- » 800 Amps @ 277/480v (Potential for 1,600 Amps)
- » **Lease Rate: \$1.17 NNN**

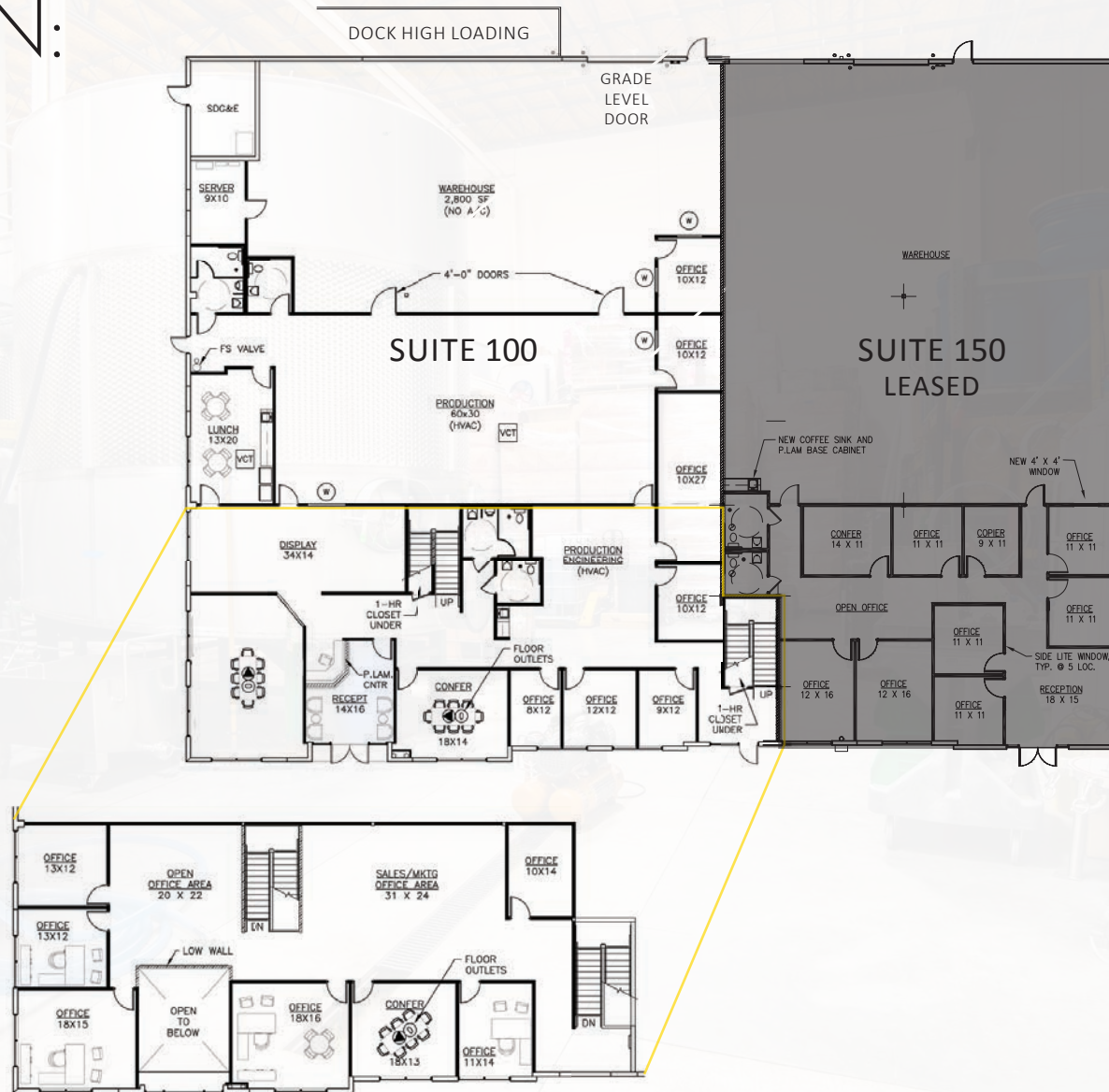


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FLOORPLAN:



INTERIOR/EXTERIOR PHOTOS



Signage Available



Dock High Loading



Deck Overlooking Open Canyon



Good Truck Access



Excellent Parking



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LOCATION MAP



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