

OPUS POINT

Carlsbad Raceway Business Park

3197 Lionshead Ave Carlsbad, CA



23,109 SF R&D / Flex Building

Available For Sale

BUILDING FEATURES

First Floor— 20,935 SF

Second Floor - 2,174 SF

Total - 23,109 SF

1.6 Lot Acres

Parking Ratio: 2.8 / 1,000 SF, 65 Stalls

Power: 800 Amps 277 / 480 Volts, Expandable

Truck Loading: 1 GL, 1 Dock

24' Clear Height

Fire Sprinklers: 0.45 GPM / 3,000 SF

Natural Gas Service

Column Spacing 42' x 48'

Office Ceiling Height 10'

SALE PRICE (SHELL): \$117 / SF

Contact



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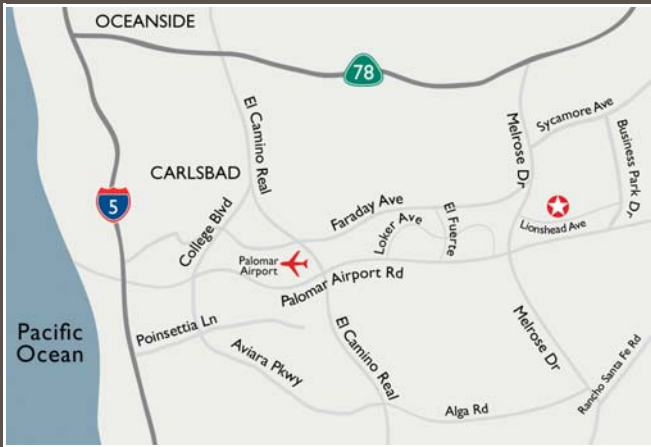
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Our Knowledge is your Property



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