

2777 Loker Avenue West

Carlsbad, CA



FOR LEASE

22,058-48,911 SF High Image High Bay/
Distribution/Manufacturing Space Available

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Building Features

High image distribution/manufacturing building for lease

Suite sizes of 22,058, 26,853 and 48,911 SF available

Newly renovated office improvements

Multiple dock high and grade level doors in each suite

Outdoor lunch/break area with tables

Direct access to Interstate 5 via Palomar Airport Road

Natural gas service to building

24' minimum clear height

Fenced/secured loading area

Sprinklers: 0.45 GPM/3,000 SF

Zoned: P-M, Planned Industrial

Fiber optics in place (Cox)

Parking ratio: approximately 2.34/1,000 SF (expandable)

Walking distance to abundant retail amenities



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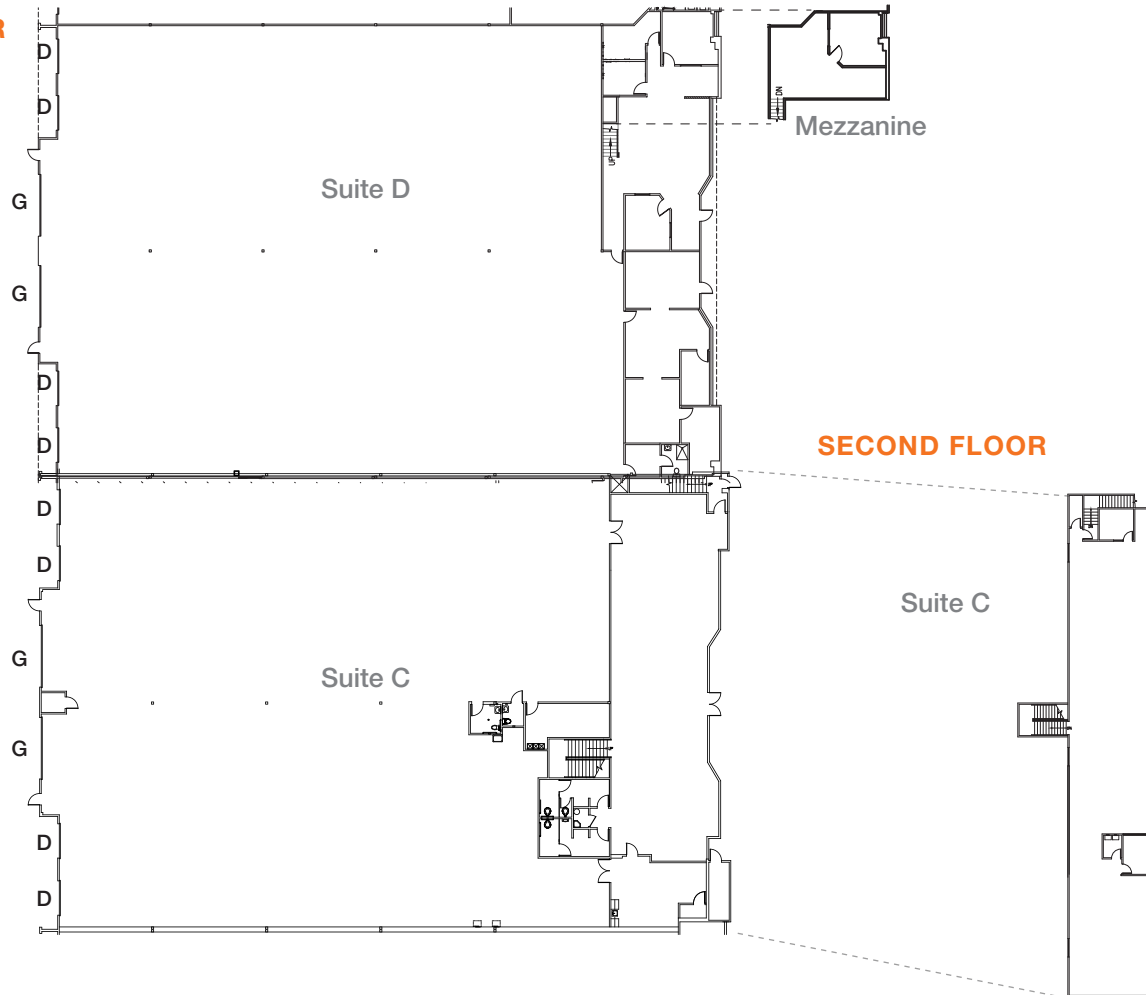
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Suite C & D Floor Plan - 48,911 SF

FIRST FLOOR



FEATURES

Approximately 23% office and
77% warehouse/production

8 dock high doors and 4
oversized (16'W x 14' H) ground
level doors

Suite C: Available now

Suite D: Available with
60 days notice

Lease rate: \$1.00 NNN

D - Dock Loading Door
G - Oversized Grade Level Door

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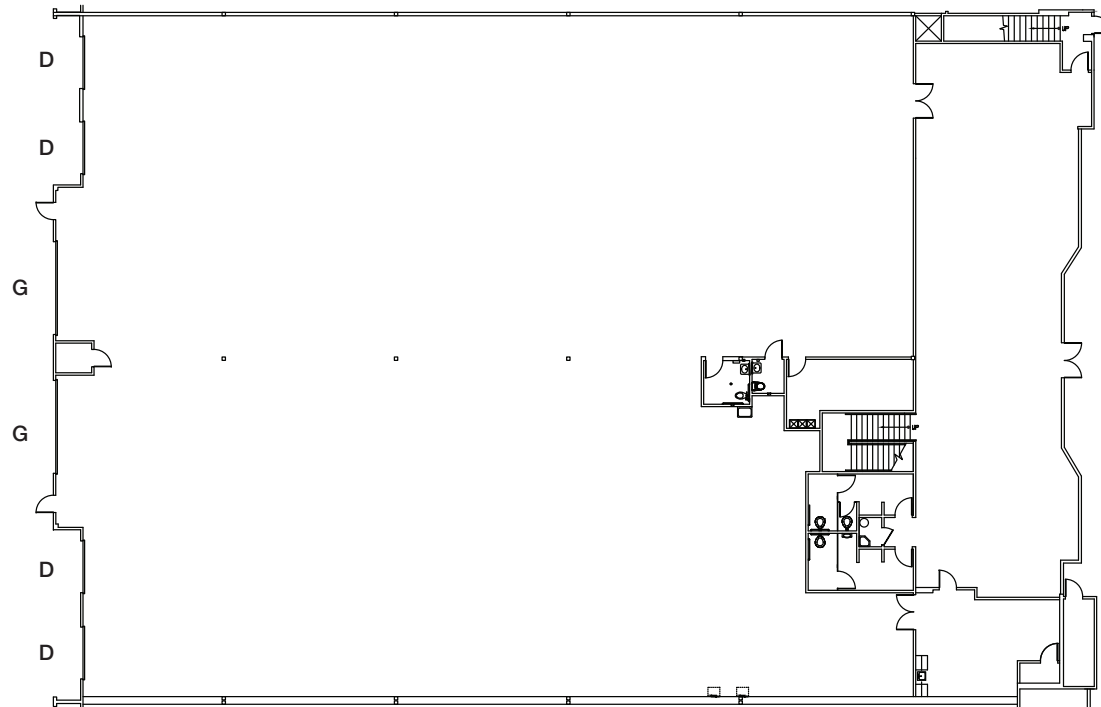


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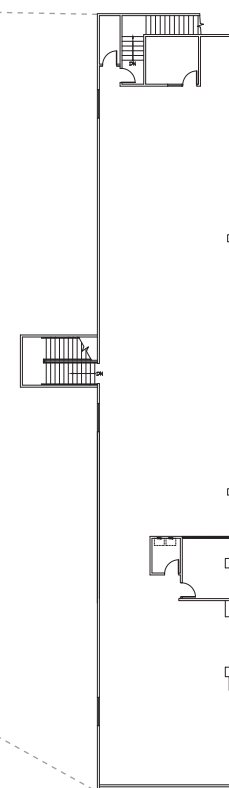
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Suite C Floor Plan - 26,853 SF

FIRST FLOOR



SECOND FLOOR



FEATURES

Approximately 30% office and
70% warehouse/production

.....
Newly renovated office
improvements

.....
4 dock high doors, 2 oversized
(16'W x 14' H) ground level doors

.....
Two types of power service:
200 amps 277/48V
200 amps 120/208V

.....
Available now

.....
Lease rate: \$1.05 NNN

.....
D - Dock Loading Door
G - Oversized Grade Level Door

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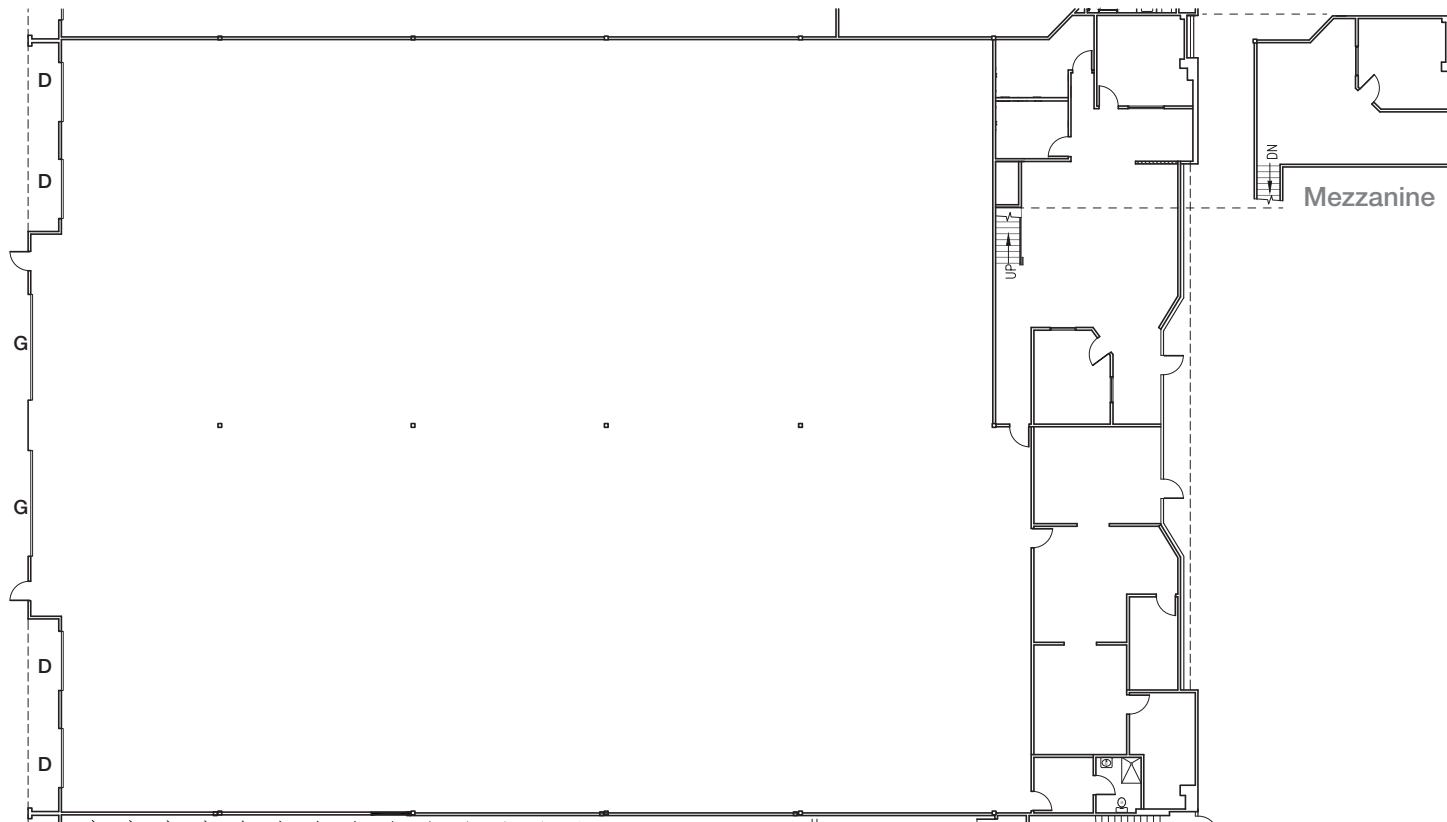


2777 Loker Avenue West

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Suite D Floor Plan - 22,058 SF

FIRST FLOOR



FEATURES

Approximately 14% office and
86% warehouse/production

4 dock high doors and 2
oversized (16'W x 14' H) ground
level doors

Available with 60 days notice

Lease rate: \$1.05 NNN

D - Dock Loading Door
G - Oversized Grade Level Door

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Nearby Amenities



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