

OPUS POINT

Carlsbad Raceway Business Park

3201 Lionshead Ave Carlsbad, CA



26,054 SF R&D / Flex Building

Available For Sale

BUILDING FEATURES

First Floor— 24,060 SF

Second Floor - 1,994 SF

Total - 26,054 SF

1.87 Lot Acres

Parking Ratio: 2.69 / 1,000 SF, 70 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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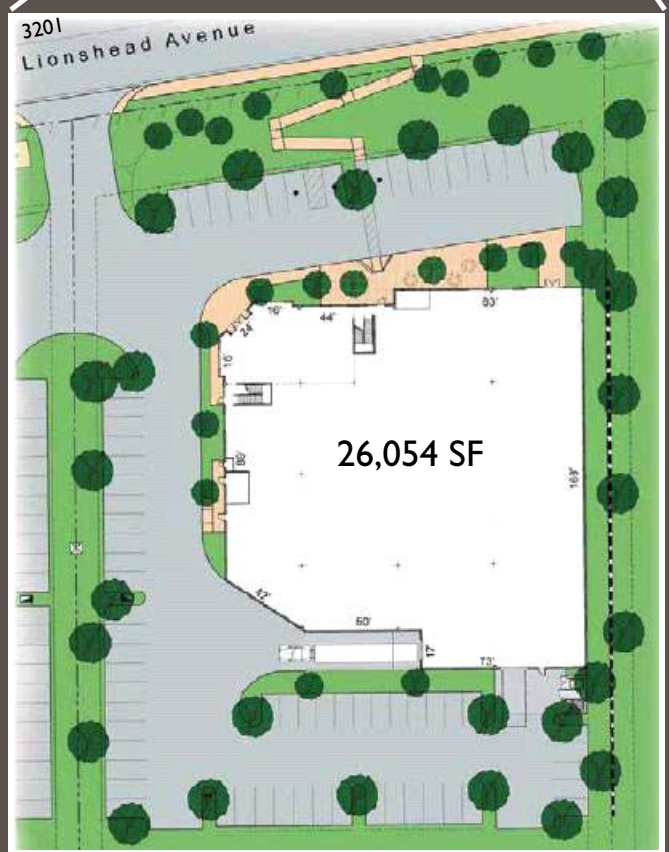
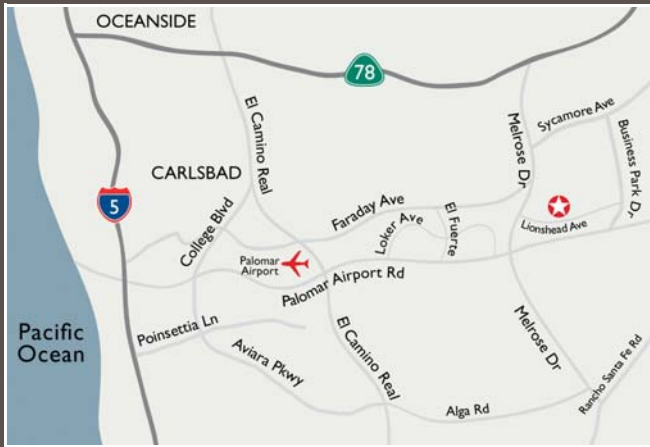
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www.colliers.com/carlsbad





Our Knowledge is your Property



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