

OPUS POINT

Carlsbad Raceway Business Park

3209 Lionshead Ave Carlsbad, CA



64,327 SF R&D / Flex Building

Available For Sale

BUILDING FEATURES

First Floor— 57,327 SF

Second Floor - 7,000 SF

Total - 64,327 SF (Divisible to 28,496 to 35,831 SF)

4.56 Lot Acres

Parking Ratio: 3.7 / 1,000 SF, 238 Stalls

Power: 2,000 Amps 277 / 480 Volts, Expandable

Truck Loading: 4 GL, 3 Docks

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): \$107 / SF

Contact



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Our Knowledge is your Property



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