

# DEL ABETO COMMERCE CENTER



**UNDER NEW OWNERSHIP**



RENOVATIONS UNDERWAY

6352 & 6354 CORTE DEL ABETO | CARLSBAD, CA 92010

## FOR MORE INFORMATION:

### Conor Boyle

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## PROPERTY FEATURES

- » High tech image
- » Excellent visibility and access just off of Palomar Airport Road
- » Flexible floor plan options available
- » 2.7/1,000 SF parking
- » Immediate retail amenities nearby
- » Convenient access to I-5 and Highway 78

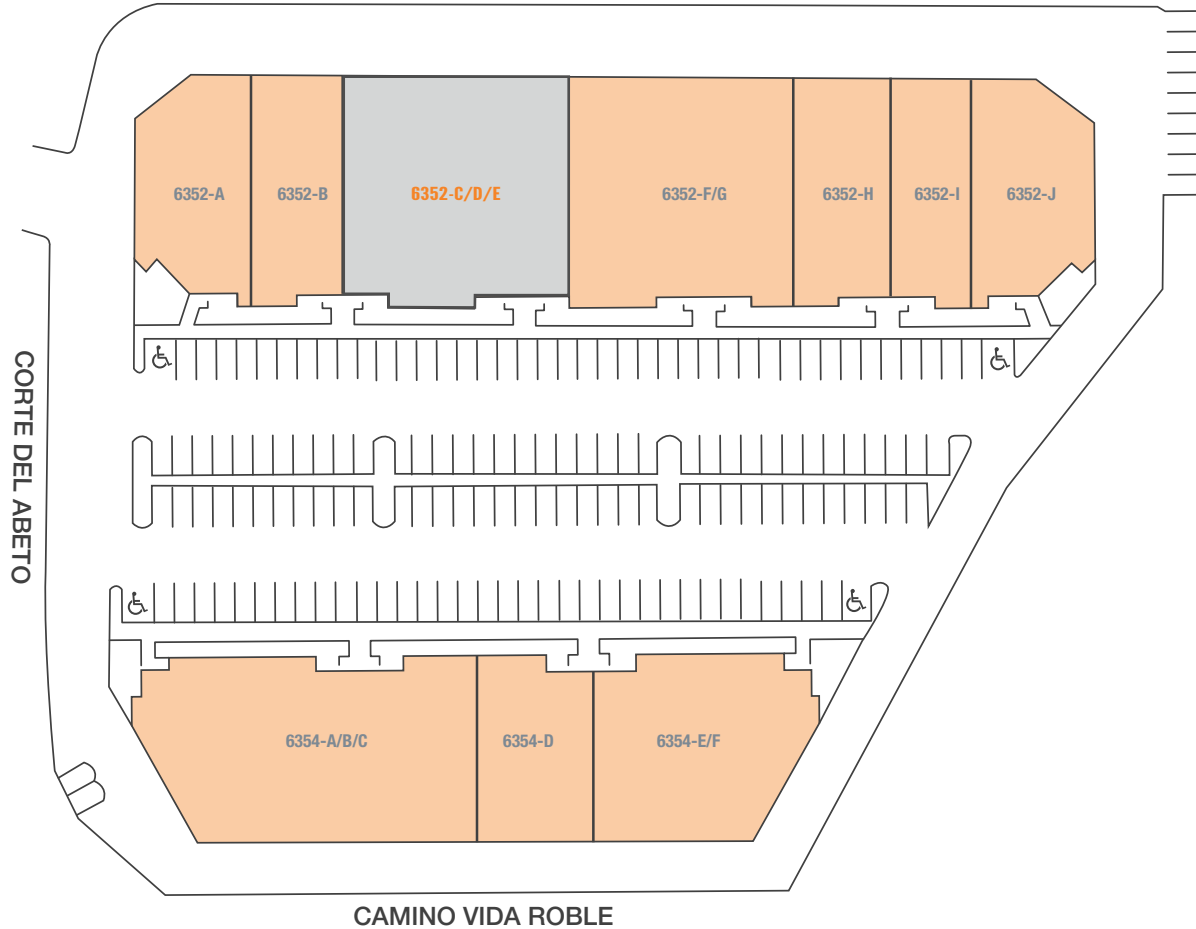


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

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## SITE PLAN

OCCUPIED
  AVAILABLE



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## AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6352	C/D/E	11,893		\$1.30/SF + NNN
6352	D/E	7,929		\$1.30/SF + NNN
6352	C	3,964		\$1.30/SF + NNN

**DEL ABETO COMMERCE CENTER**

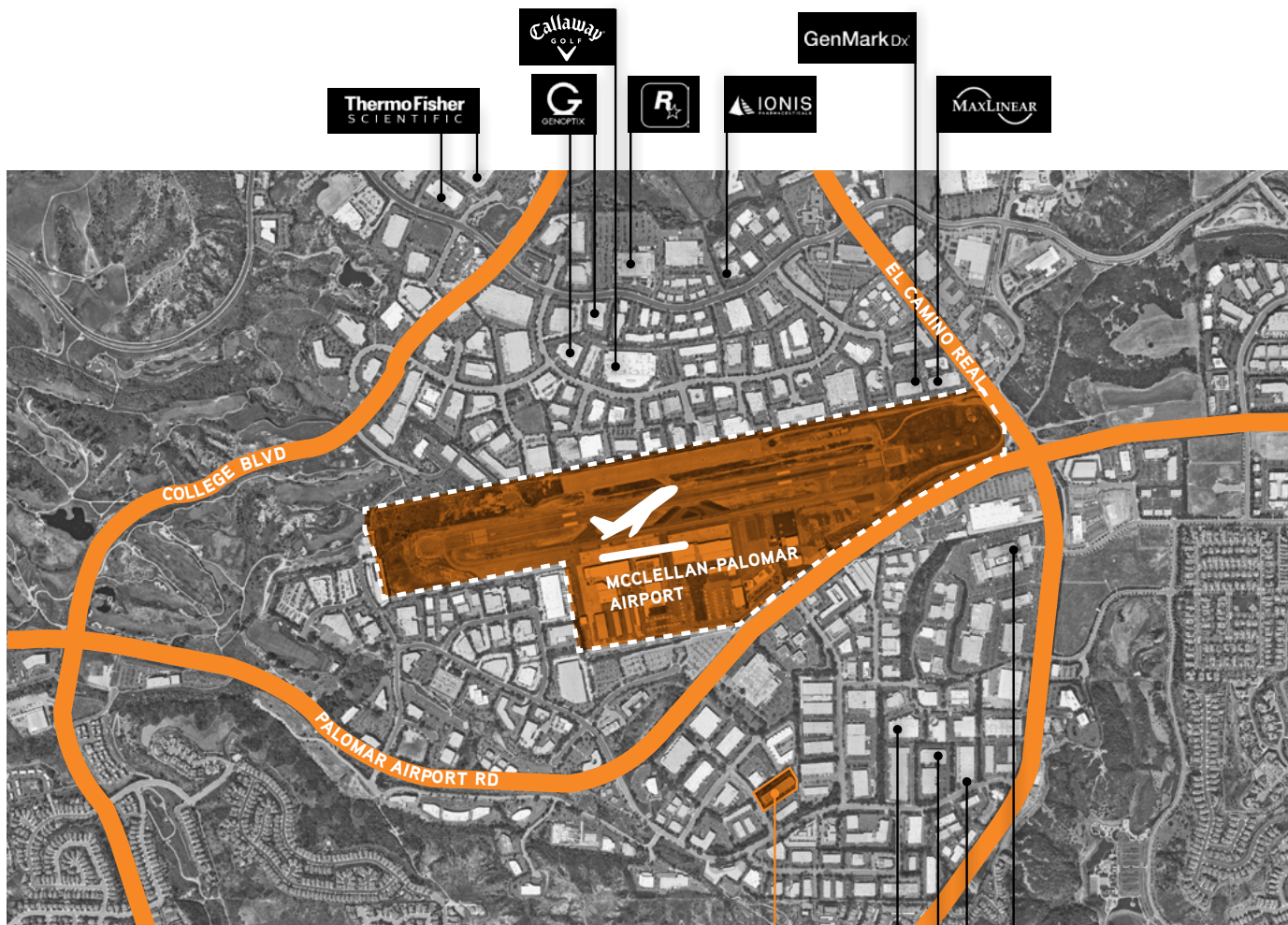
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## CORPORATE NEIGHBORS



### PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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