

FOR SALE & LEASE > INDUSTRIAL / R&D BUILDING

Corporate Headquarters/ Building

6190 CORTE DEL CEDRO, CARLSBAD, CA 92011



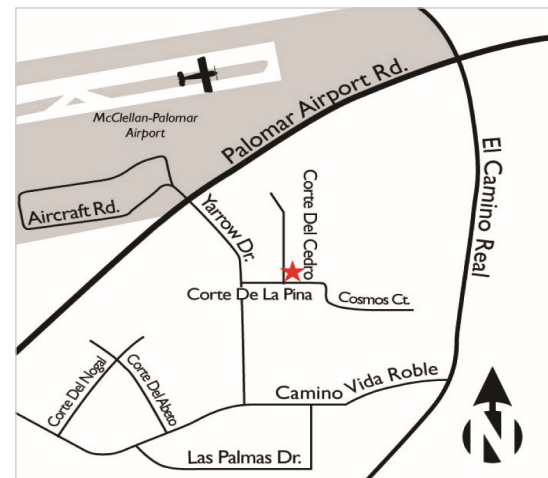
FOR SALE AND FOR LEASE

Features:

- > 20,423 SF Freestanding Corporate HQ / R&D building
- > 13,500 SF of improved office space including an approximately 2,500 SF tile floor/ R&D space
- > 6,923 SF of warehouse
- > Dock-high and grade-level loading
- > 14' high ceilings in office
- > Extensive use of interior glass
- > Extensive communications / computer cabling
- > Power 1,200 amps 110/208V
- > 18' - 21' clear height in warehouse
- > Multiple restrooms with shower

LEASE RATE: \$0.85/SF NNN

FOR SALE: ~~\$2,900,000.00~~ **\$2,798,000.00**



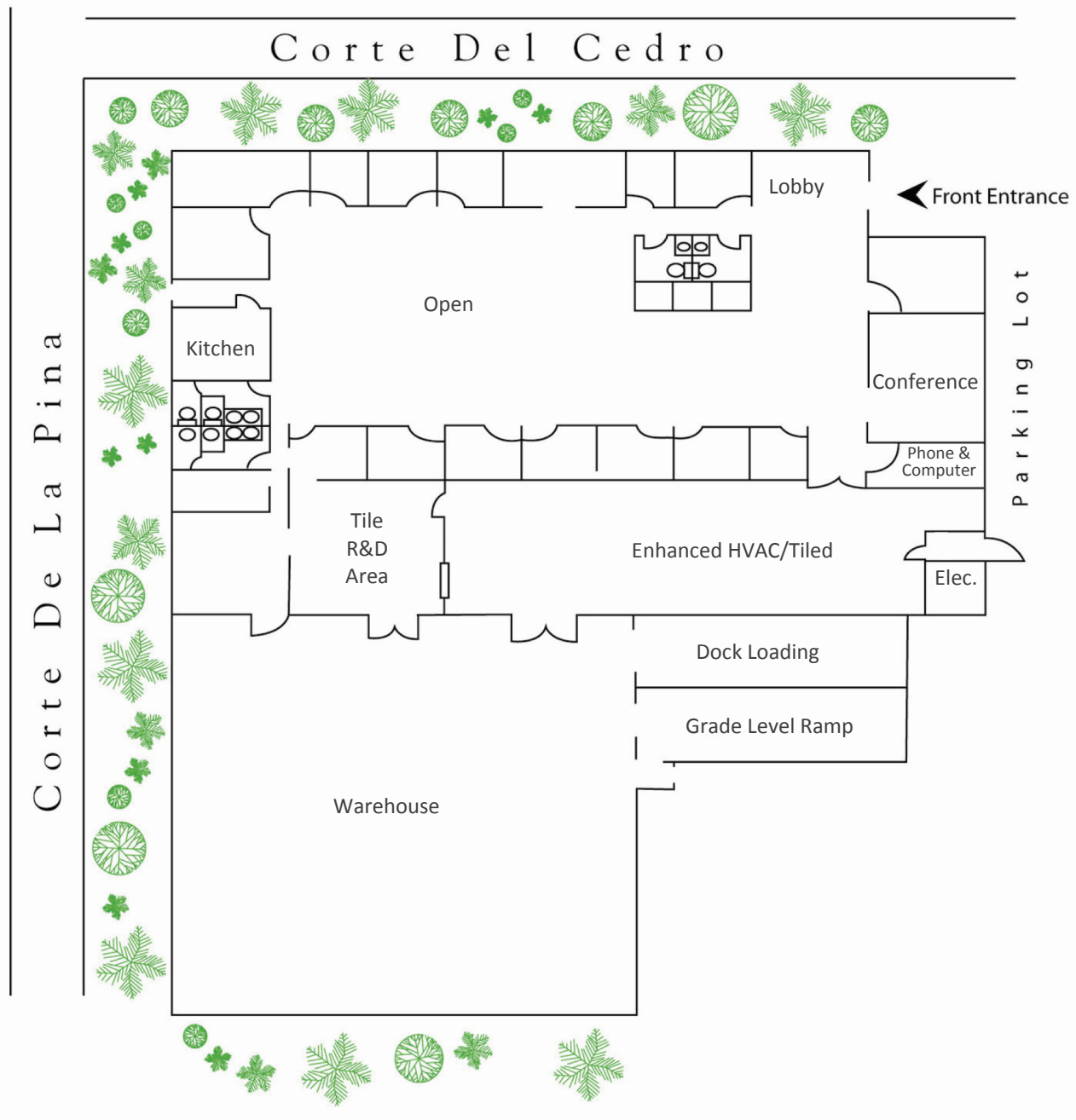
RUSS JABARA
760 930 7923
russ.jabara@colliers.com
Lic# 01315296

DAVE PINNEGAR
760 930 7942
dave.pinnegar@colliers.com
Lic# 00856143

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad



6190 Corte Del Cedro > Floor/Site Plan



Exclusively Represented By:

RUSS JABARA
760 930 7923
russ.jabara@colliers.com
Lic# 01315296

DAVE PINNEGAR
760 930 7942
dave.pinnegar@colliers.com
Lic# 00856143

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad