

FOR LEASE

1959 KELLOGG AVE

FLEX BUILDING

CARLSBAD, CA 92008

TUCKER HOHENSTEIN, SIOR

+1 760 930 7966

tucker.hohenstein@colliers.com

DAN WEIL, SIOR

+1 310 321 1824

dan.weil@colliers.com



±15,000 - 21,415 SF

PROPERTY OVERVIEW

LEASE RATE \$1.35/SF NNN



±15,000 - ±21,415 SF industrial flex available for lease



64 parking spaces (expandable to 81 spaces)



Gorgeous ocean views from second floor offices



22' minimum warehouse clear height



1 12'W x 14'H grade-level loading door



Approx 10,600 SF office build-out



New Flooring floor drains in various locations



Power: 1,200 Amps, 277/480V, 3-phase



New Roof throughout and Skylights in warehouse



100% concrete Concrete Driveway and parking



100% HVAC potential



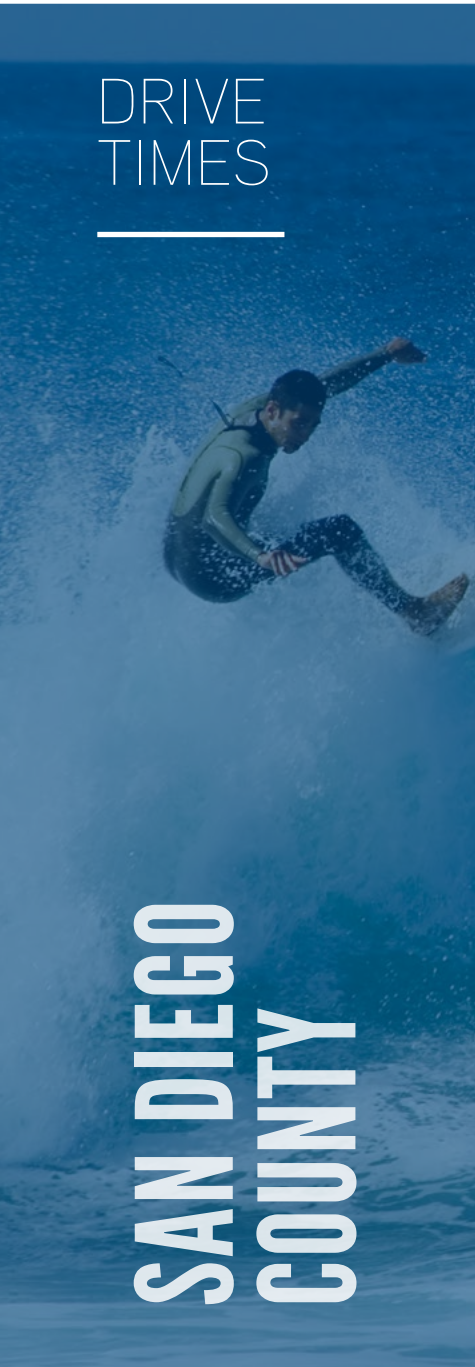
SDG&E gas to building

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±15,000 - 21,415 SF

DRIVE TIMES



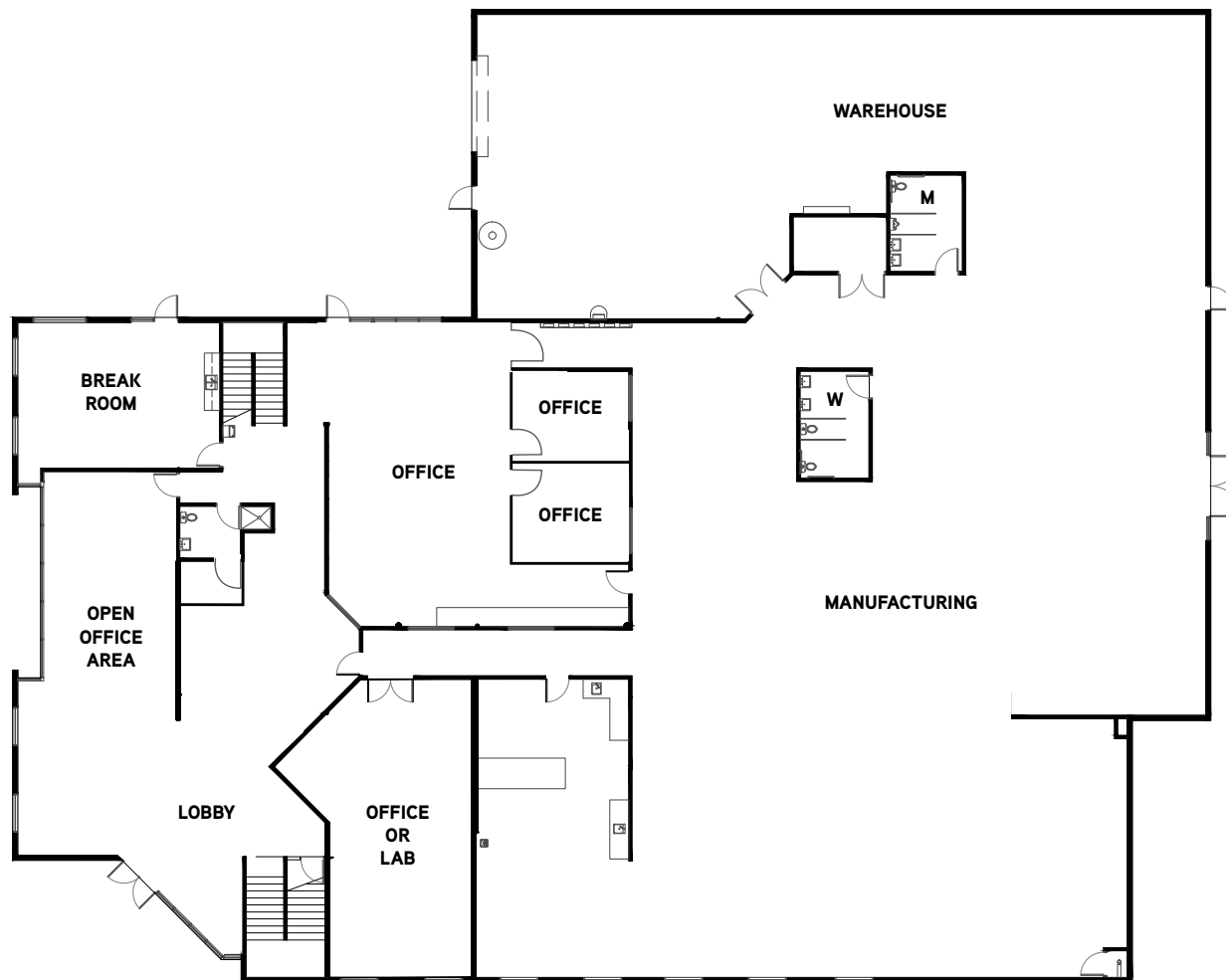
SAN DIEGO COUNTY



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FLOOR
PLAN



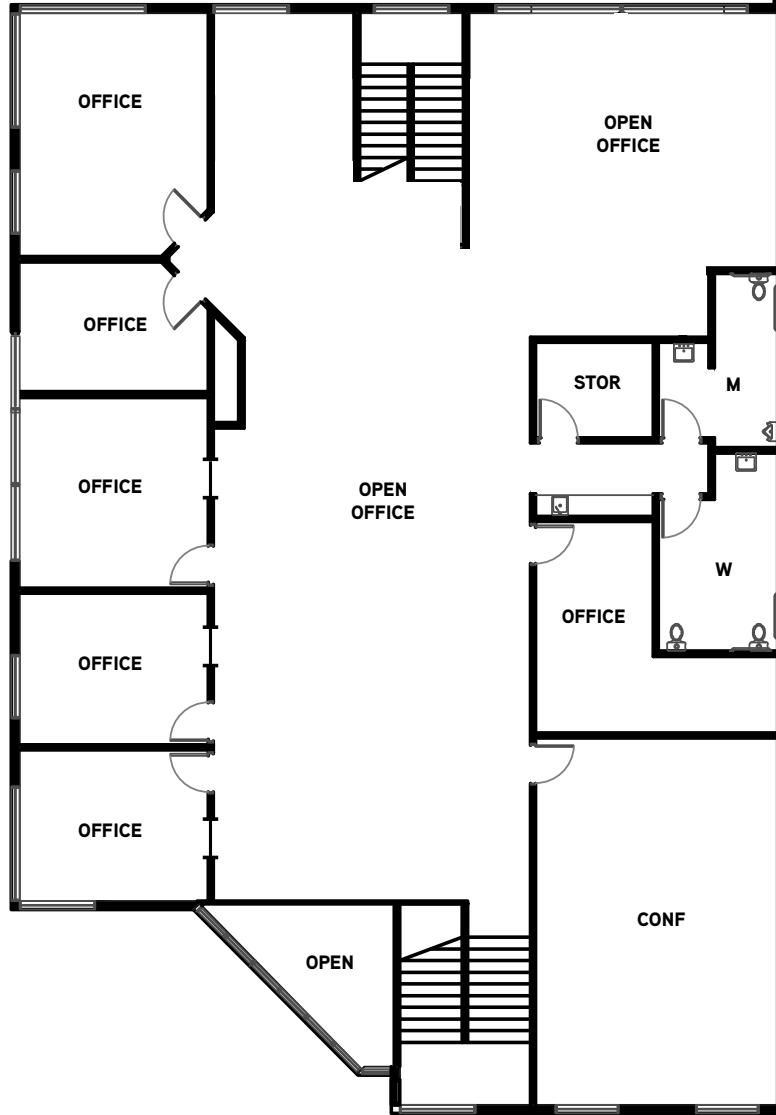
FIRST
FLOOR

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FLOOR PLAN

SECOND FLOOR



AMENITIES & NEIGHBORS



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+1 760 930 7966

tucker.hohenstein@colliers.com

License No. 00999360

DAN WEIL, SIOR

+1 310 321 1824

dan.weil@colliers.com

License No. 00824303

COLLIERS INTERNATIONAL

5901 Priestly Drive, Suite 100

Carlsbad, CA 92008

+1 760 438 8950

colliers.com/sandiego

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