

# CARLSBAD RACEWAY 3200 LIONSHEAD AVENUE CARLSBAD

HIGHLY FUNCTIONAL INDUSTRIAL BUILDING

± 80,392 Square Feet



AVAILABLE 2ND QTR 2015



## PROPERTY FEATURES

- ± 80,392 square feet
- Divisible to ± 35,000 square feet
- ± 7,496 square feet of office (expandable)
- 6 loading docks
- 7 grade level doors (12' x 14')
- 28' clear height
- ESFR sprinklers (allows high pile storage of most materials)
- Heavy power
- 2.21 / 1,000 SF parking ratio
- Located in the Carlsbad Raceway Business Park
- Lease rate: \$0.79 PSF NNN



For more information, please contact:

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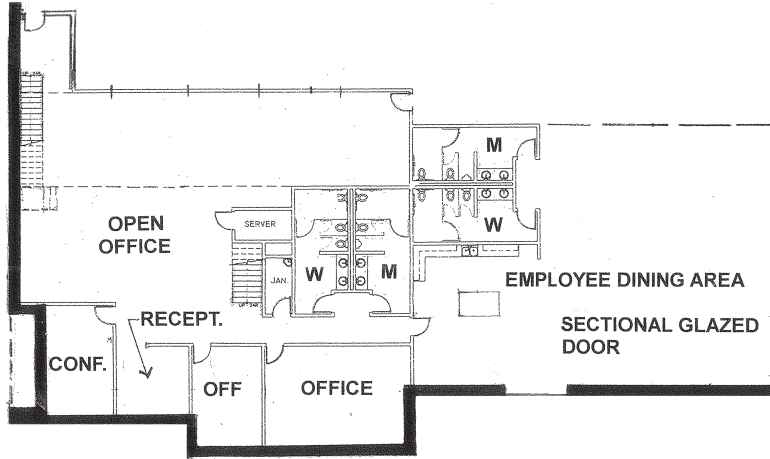
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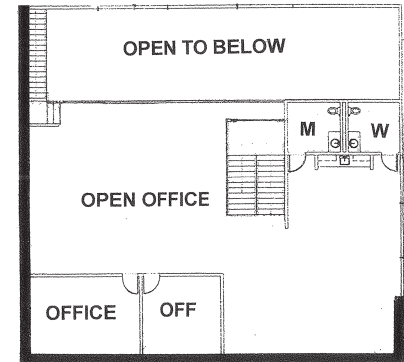
## Highly Functional Industrial Building

± 80,392 SF  
(DIVISIBLE)

### First Floor - Office



### Second Floor - Office



Site plan, floor plans and specifications subject to change.

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