

OPUS POINT

Carlsbad Raceway Business Park

3190 Lionshead Ave Carlsbad, CA



16,532 SF R&D / Flex Building

Available For Sale or Lease

BUILDING FEATURES

First Floor— 13,578 SF
Second Floor - 2,954 SF
Total - 16,532 SF

1.13 Lot Acres

Parking Ratio: 3.6 / 1,000 SF, 60 Stalls

Power: 800 Amps 277 / 480 Volts, Expandable

Truck Loading: 2 Grade Level

24' Clear Height

Fire Sprinklers: 0.45 GPM / 3,000 SF

Natural Gas Service

Column Spacing 42' x 48'

Office Ceiling Height 10'

LEASE RATE NNN: \$1.28 / SF

TIA / RSF: \$20 / SF

SALE PRICE (SHELL): \$155 / SF

Contact



Chuck McNary, SIOR

Senior Vice President
760.930.7904 Lic# 00466251
chuck.mcenary@colliers.com

Erik McNary

Associate
760.930.7924 Lic# 01478947
erik.mcenary@colliers.com

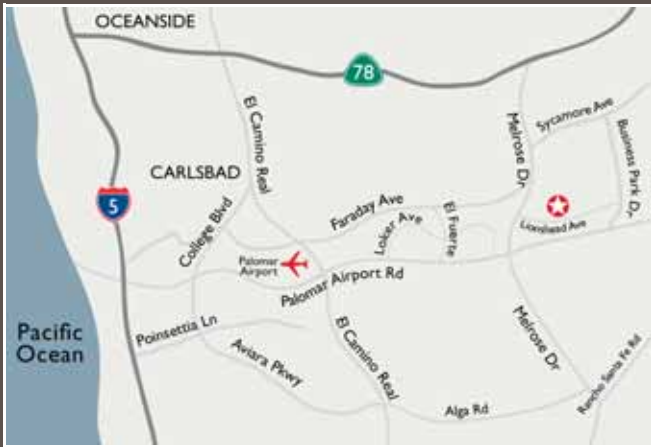
Colliers International

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
Phone: 760.438.8950
Fax: 760.438.8925
www.colliers.com/carlsbad





Our Knowledge is your Property



Contact



Chuck McNary, SIOR
Senior Vice President
760.930.7904 Lic# 00466251
chuck.mcenary@colliers.com

Erik McNary
Associate
760.930.7924 Lic# 01478947
erik.mcenary@colliers.com

