

FOR SALE \$4,175,000 | ±12,835 SF INDUSTRIAL/FLEX BUILDING

3254 GREY HAWK CT

CARLSBAD, CA 92010



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STREET ADDRESS:	3254 Grey Hawk Ct, Carlsbad, CA 92009	PARKING:	3.0/1,000
BUSINESS PARK:	Grey Hawk Business Center	LOADING:	One (1) 12' x 12' Grade Level Door
BUILDING SIZE:	Total: 12,835 SF 1st Floor Office: 3,730 SF 2nd Floor Office: 3,704 SF	POWER:	1,200 Amps 120/208 Volts
IMPROVED AREA:	±7,434 SF (58%)	FIRE SPRINKLERS:	Yes
WAREHOUSE AREA:	±5,390 SF (42%)	HVAC:	100% Climate Controlled
ZONING:	P-M (Planned Industrial)	YEAR BUILT:	2006
		CLEAR HEIGHT:	±20'

ASKING PRICE: \$4,175,000

TOURS TO BE COORDINATED THROUGH THE BROKER. PLEASE DO NOT DISTURB THE CURRENT TENANT.



Parties to independently verify building specifications and electrical power servicing the property. Seller and Broker make no warranties regarding the accuracy of the information.



PRIME CARLSBAD LOCATION

Located in North County's most desirable industrial business hub



NEARBY AMENITIES

Close to Bressi Ranch shops, restaurants, and services



EFFICIENT LAYOUT

12,835 SF two-floor building with 58% / 42% office to warehouse ratio



PRODUCTION STUDIO

Turnkey facility for a multimedia production company featuring a fully equipped commercial kitchen and infinity cove studio. 100% climate-controlled, fully insulated warehouse.



ENERGY EFFICIENT

Solatube skylights in second-floor office space and an owned solar power system to help reduce operating costs



EXCELLENT CLEARANCE

±20' clear height allows for multi-level racking and optimized storage



HEAVY POWER

Equipped with 1,200 A 120/280 V power



GRADE LEVEL LOADING

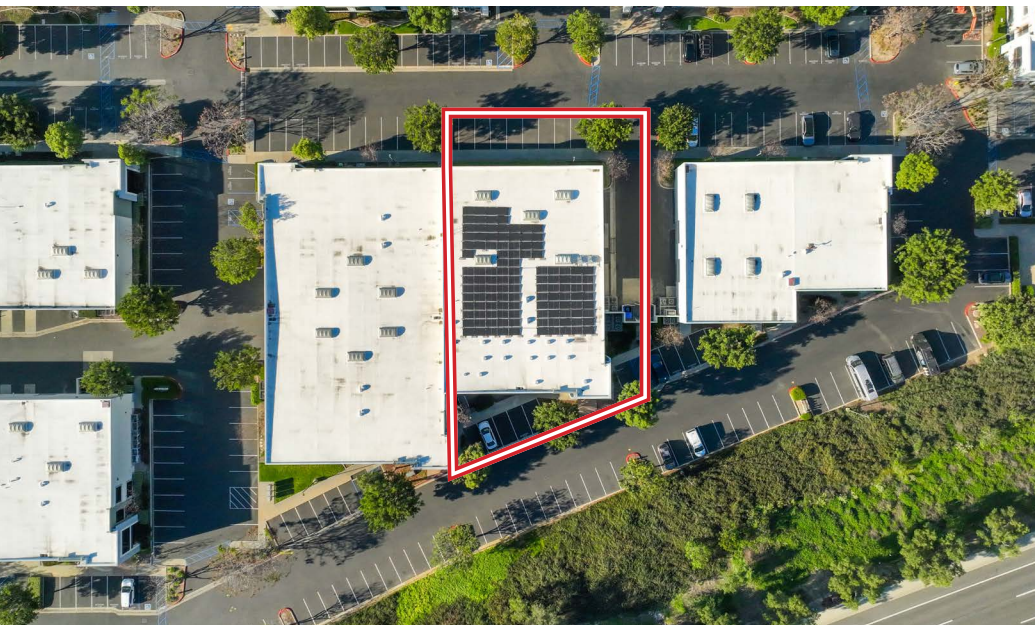
Warehouse loading access via 12' x 12' grade level door

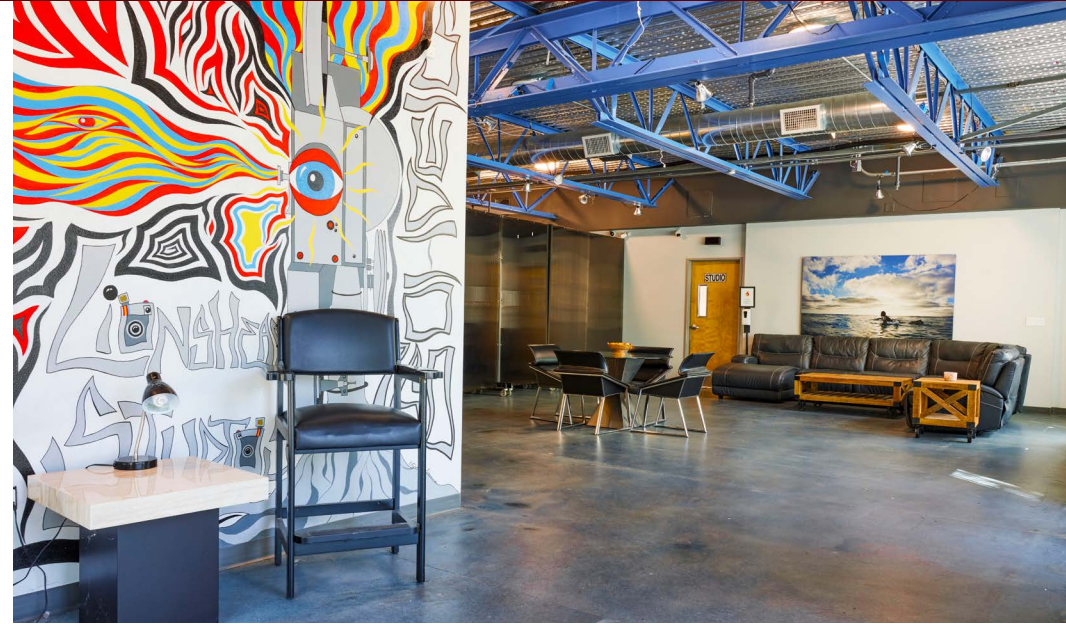


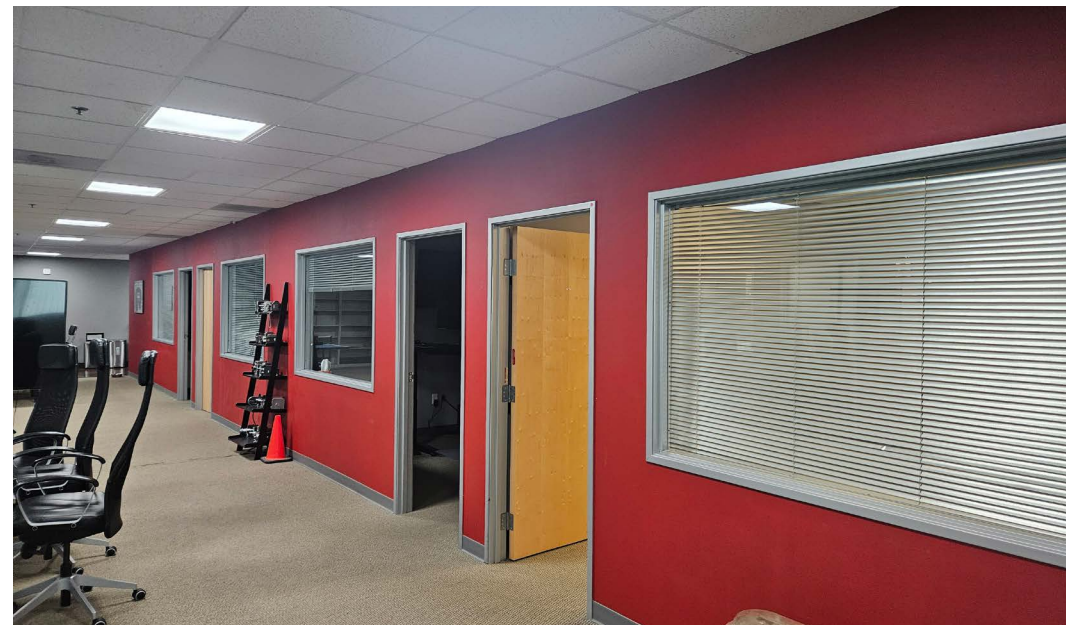
EXCELLENT PARKING

3.0/1,000 SF Reserved Parking

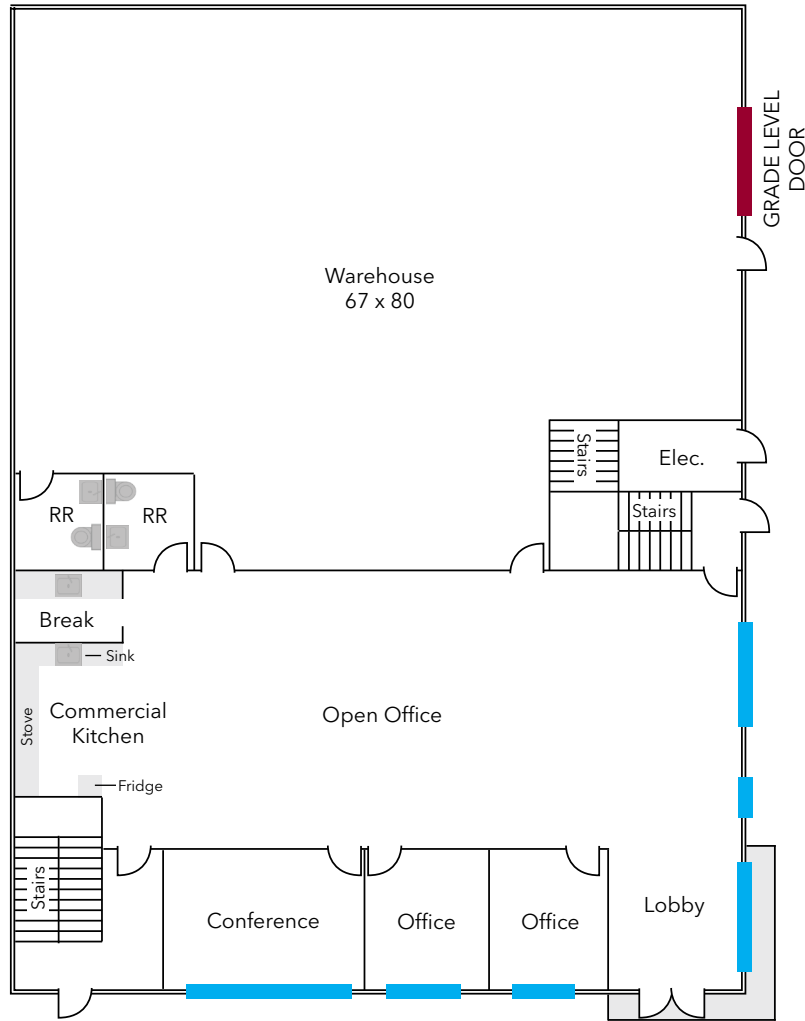




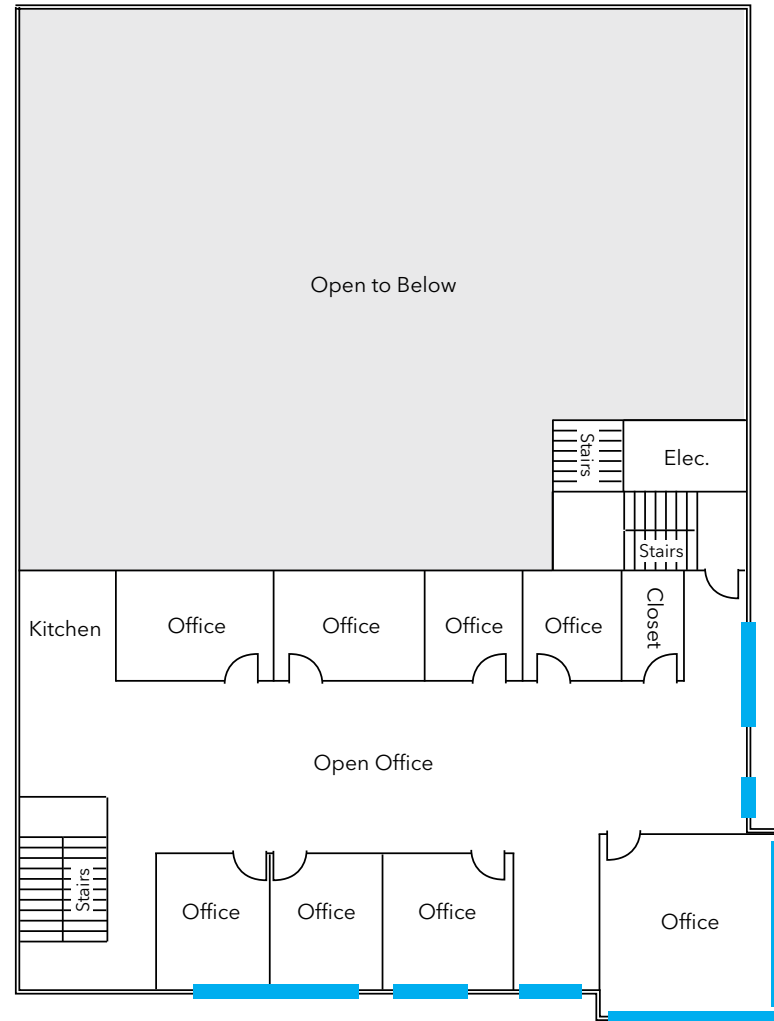





FIRST FLOOR



SECOND FLOOR



 = GLASS LINE

NOT TO SCALE

SBA 504 Loan Analysis 4/3/2026

Owner Occupied Commercial Bldg.



TOTAL PROJECT COST: \$ 4,175,000

Owner Injection	\$ 417,500	10%
Bank Loan	\$ 2,087,500	50%
SBA 504 Loan	\$ 1,670,000	40%

TOTAL PROJECT COSTS: \$ 4,175,000 100%

	Bank 1st TD	SBA 2nd TD	Total
Loan Amount	\$ 2,087,500	\$ 1,670,000	\$ 3,757,500
Interest Rate	5.80%	5.72%	
Fixed/Variable	5 year reset	25 year fixed	
Interest Rate Adjustments	none	none	
Points	1.00%	see below	
Years Amortized	25	25	
<u>BANK CHARGES</u>			
1.00 point (SBA)	\$ 20,875	\$ 16,700	
<u>SBA LOAN CHARGES</u>			
CDC Processing (1.5%)	\$ -	\$ 25,050	Charges added to loan amount
CDC Attorney	\$ -	\$ 1,000	
Bank Participation Fee (0.50%)	\$ -	\$ -	
Funding (0.25%)	\$ -	\$ 4,175	
Underwriting (0.50%)	\$ -	\$ 8,350	
TOTAL CHARGES	\$ 20,875	\$ 38,575	\$ 59,450
TOTAL LOAN AMOUNT	\$ 2,087,500	\$ 1,708,575	\$ 3,796,075
MONTHLY PAYMENT	\$13,196	\$10,718	\$23,914



Susie Friedman, Senior Vice President
Direct: (858) 922-9092

April 3, 2026



Conventional Purchase Options



	Option #1 20/7	Option #2 20/10	Option #3 15/15	Option #4 20/20 (5 Year Reset)
Estimated Project Price (Includes fees, see below)	\$4,175,000	\$4,175,000	\$4,175,000	\$4,175,000
Bank Loan Amount (1)	\$3,548,750	\$3,548,750	\$3,548,750	\$3,548,750
Downpayment	\$626,250	\$626,250	\$626,250	\$626,250
Maximum Loan-to Value (2)	85%	85%	85%	85%
Bank Loan Interest Rate basis (3)	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate
Indicative Interest Rate (4)	5.80%	6.25%	6.25%	5.45%
Amortization Term	20	20	15	20
Loan Term	7	10	15	20
Balloon Payment at End of Bank Term	\$2,724,491	\$2,259,819	\$0	\$0
Estimated Total Monthly Payment	\$25,016.59	\$25,938.81	\$30,427.79	\$24,311.29
Estimated Closing Fees and Costs:				
Bank Loan Fee- 0.65%	\$23,067	\$23,067	\$23,067	\$23,067
Appraisal	\$3,000	\$3,000	\$3,000	\$3,000
Environmental	\$2,500	\$2,500	\$2,500	\$2,500
Title & Escrow	Provided by Title/Escrow	Provided by Title/Escrow	Provided by Title/Escrow	Provided by Title/Escrow
Estimated Total Fees	\$28,567	\$28,567	\$28,567	\$28,567

- (1) This information is for discussion purposes only and does not represent an offer to lend. Actual rates and terms will depend on the qualifications of the applicant and characteristics of the collateral.
- (2) The loan-to-value will be calculated on the lower of appraised value or purchase price or cost.
- (3) Fixed rate loans will be subject to prepayment fees.
- (4) Rates are indicative as of the date of this information sheet, and are subject to change.



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April 3, 2026





North County Square

Walmart Supercenter | ALDI | ROSS DRESS FOR LESS | Target

TRADER JOE'S | Carl's Jr. | Michaels

Jersey Mike's Subs | Starbucks | PANDA EXPRESS | LIVING SPACES | planet fitness

Buena Vista

THE HOOKER DONUTS | Jersey Mike's Subs | Wendy's | Leucadia Pizzeria & Italian Restaurant

SUBWAY | Chevron | DUTCH BROS

ALOHA GRILL | DISCOUNT TIRE

The Square @ Bressi Ranch

SPROUTS FARMERS MARKET | CVS

BIRD ROCK COFFEE ROASTERS | MENDOCINO FARMS sandwich market | CASERO TAQUERIA

3254 Grey Hawk Ct

Grand Plaza

Marshall's | HomeGoods | Nordstrom Rack | five BELOW | Cane's CROISSANT FINERY | petco

MISSION FEDERAL CREDIT UNION | O'S KITCHEN | nékter JUICE BAR | ULTA BEAUTY

Bressi Ranch Village Center

TRADER JOE'S | Board & Brew | Peet's Coffee

Luna Grill mediterranean kitchen | rubio's COASTAL GRILL | nékter JUICE BAR

STATER BROS. markets | menchie's | unleashed

Vista Palomar Park

The Flame Broiler | CAT & CRAFT

POSTAL ANNEX+ | GREEK GRILL

Jack In the Box | TACO BELL | Starbucks | 7 ELEVEN | ICHIBAN RAMEN & SUSHI

Albertsons | Shell

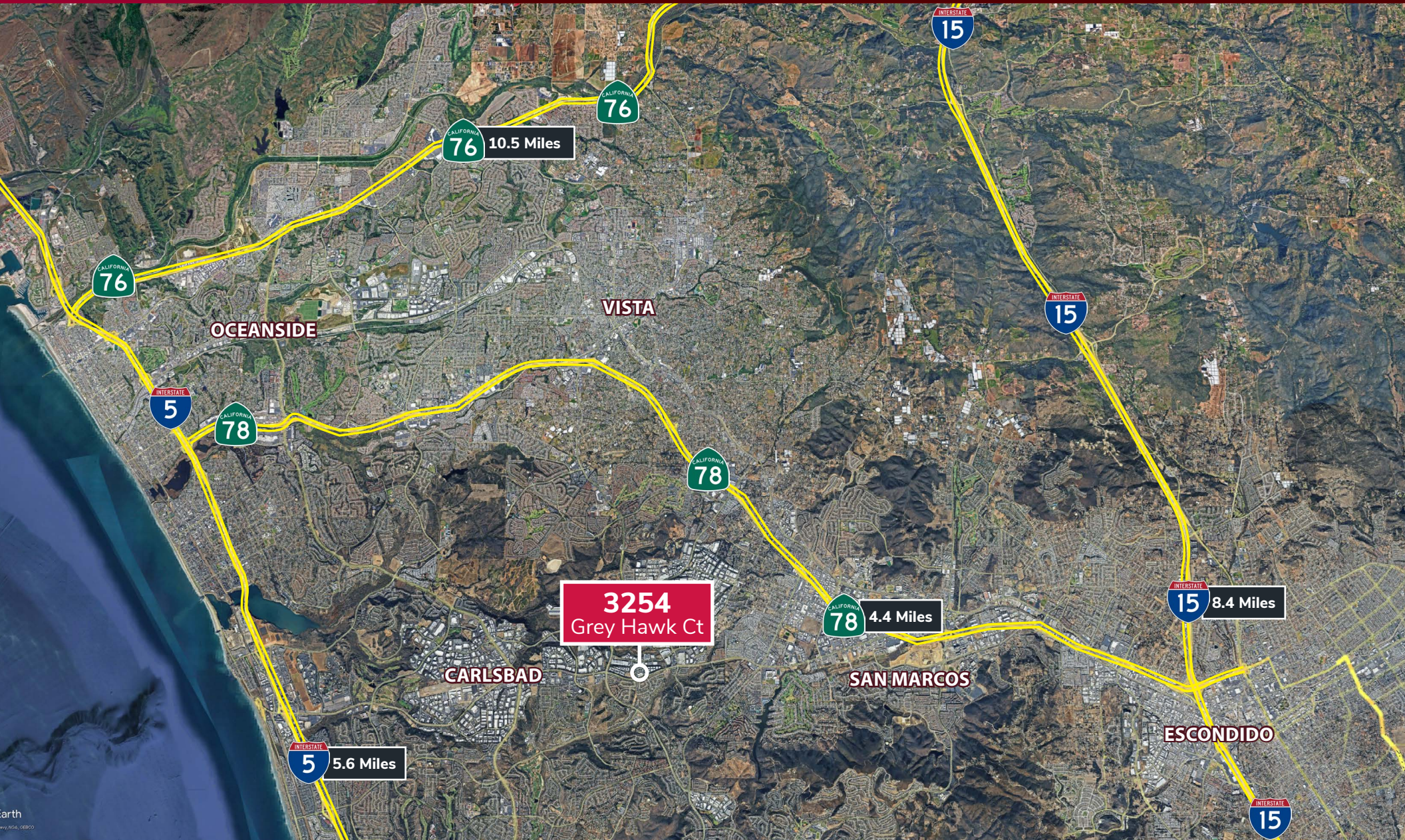
Rancho San Marcos Village

CVS | DOLLAR TREE | Starbucks | 7 ELEVEN

everbowl | DELTACO | planet fitness | SHOGUN



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JELD-WEN	12	DIG water matters	17	ACCUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HUMAN FACTORY	28	MERCK	33	amazon
4	P2BQ PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE	30	cisco		



Carlsbad, CA

Bressi Ranch

Carlsbad is one of Southern California's premier coastal business hubs, supported by thriving technology, life science, and professional service sectors. Within this dynamic environment, Bressi Ranch stands out as one of North County San Diego's most desirable and supply-constrained industrial submarkets—making ownership opportunities exceptionally rare.

Positioned in the heart of this high-performing market, 3254 Grey Hawk Court is located within the established Grey Hawk Business Center, a modern industrial/flex park serving a diverse mix of service, R&D, and professional users. The property benefits from immediate freeway access, strong surrounding demographics, and a deep employment base. With limited new development, high barriers to entry, and consistently strong demand for quality space, this offering presents a rare opportunity for an owner-user to secure a high-quality asset—providing long-term stability, operational control, and value appreciation in a premier coastal location.

	1 mile	3 mile	5 mile
Population	5,975	85,287	236,118
Households	2,215	32,457	84,994
Average HH Income	\$173,872	\$164,262	\$179,552
Employees	14,267	84,323	132,643





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