

2045 CORTE DEL NOGAL - CARLSBAD, CA 92011

FOR LEASE: 36,404 SF FREESTANDING INDUSTRIAL BUILDING

LOCATED ON A PRIVATE 2.7-ACRE LOT (PERIMETER FENCING & GATED)



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Project Highlights

Freestanding Single Tenant Facility

- Highly preferred freestanding building
- No common areas, no association dues or shared access
- Private fenced and gated parking lot/truck court

Quality Identity and Image

- Strong Corporate Image
- Highly functional 2-Story Office layout with extensive natural light
- Recently upgraded Landscapes & hardscapes

Unique Amenities

- Excellent dock high loading with six (6) positions
- Heavy power with 26' clear height
- Two (2) access points for easy truck ingress & egress
- Unique building design caters to distribution, manufacturing and R&D uses
- Rear warehouse has an epoxy floor, tile walls and floor drains

Exceptional Location

- Located 3.5 miles from Interstate 5
- Quick access to retail amenities, freeways and executive housing
- Strong nearby employee base with healthy demographics

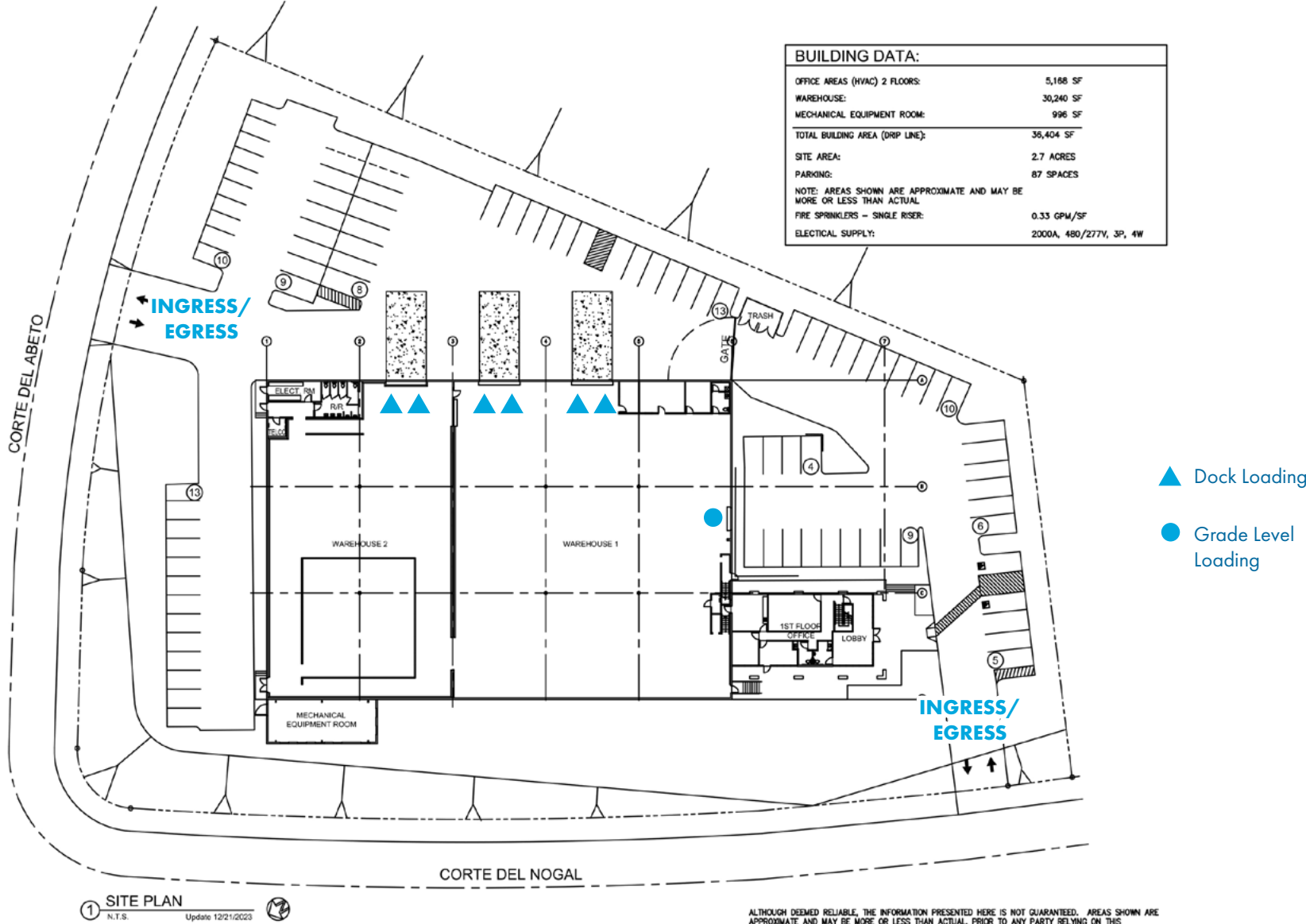


Premises Overview

| | |
|------------------------|--|
| Address: | 2045 Corte Del Nogal, Carlsbad, CA 92011 |
| Submarket: | Carlsbad |
| Rentable SF: | 36,404 SF |
| Office SF: | 5,168 SF (two story) |
| Lot Size: | 2.7 acres |
| Loading: | Six (6) dock high positions and one (1) grade level door |
| Power: | 2,000 amps, 277/480V |
| Sprinklers: | 0.33 GPM/SF |
| Clear Height: | 26' clear height |
| Parking: | 87 spaces (2.4/1,000 SF) |
| Secure Loading: | Private fenced and gated loading area |
| Zoning: | PM Zoning |
| Access: | Two access points for easy truck ingress/egress |
| Natural Gas: | Natural gas service to building |
| Skylights: | Multiple skylights throughout warehouse |
| Lease Rate: | \$1.39/SF NNN (NNN estimated at \$0.19/SF) |

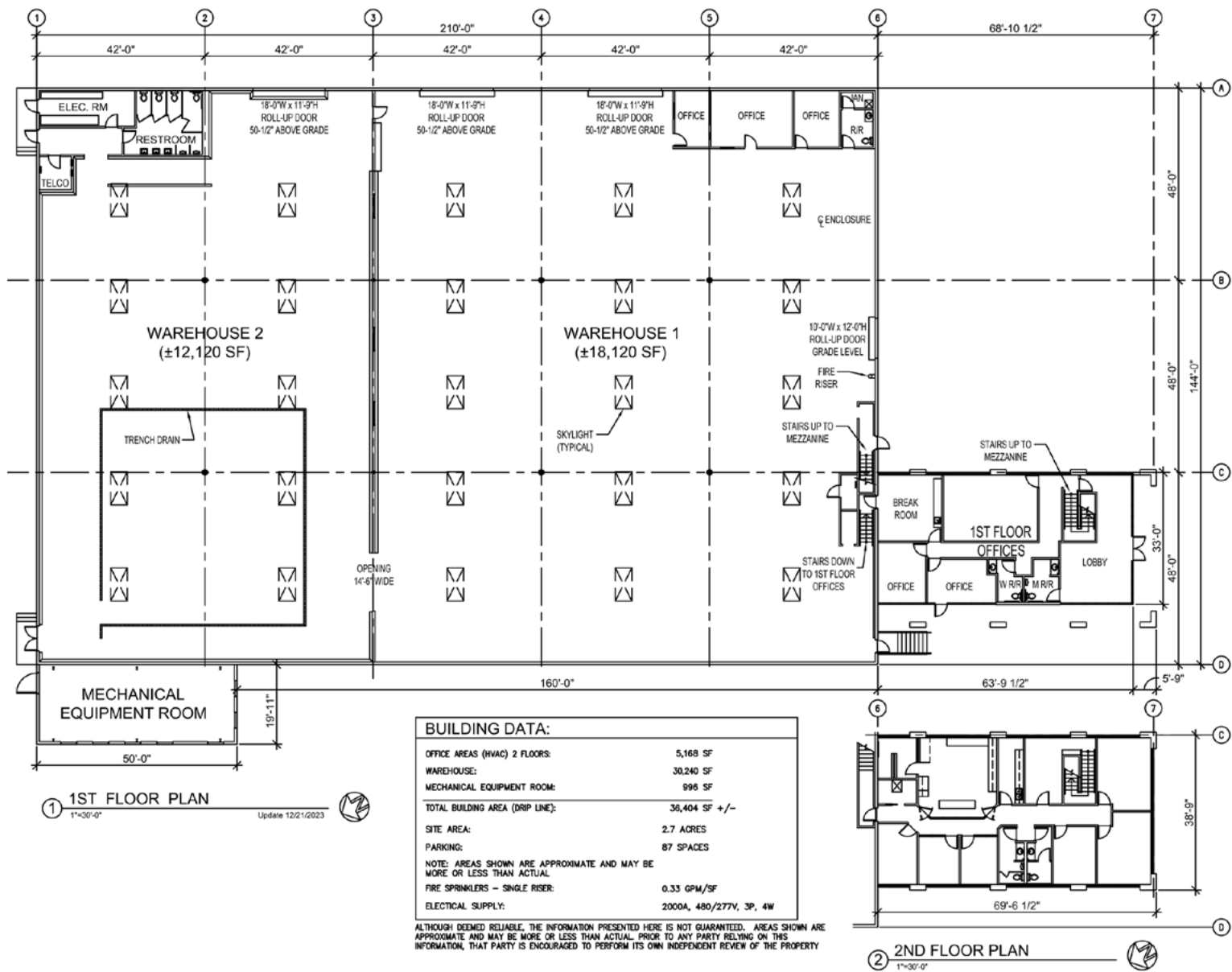


Site Plan



ALTHOUGH DEEMED RELIABLE, THE INFORMATION PRESENTED HERE IS NOT GUARANTEED. AREAS SHOWN ARE APPROXIMATE AND MAY BE MORE OR LESS THAN ACTUAL. PRIOR TO ANY PARTY RELYING ON THIS INFORMATION, THAT PARTY IS ENCOURAGED TO PERFORM ITS OWN INDEPENDENT REVIEW OF THE PROPERTY.

Floor Plan



Interior Property Photos



Exterior Property Photos



location map

Pacific Ocean
3.5 miles



Premium
Outlets

Legoland
California

Palomar Airport Rd

Poinsettia Ave



El Camino Real

McClellan-Palomar
Airport

Bressi Ranch

**SUBJECT
PROPERTY**



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