

# 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

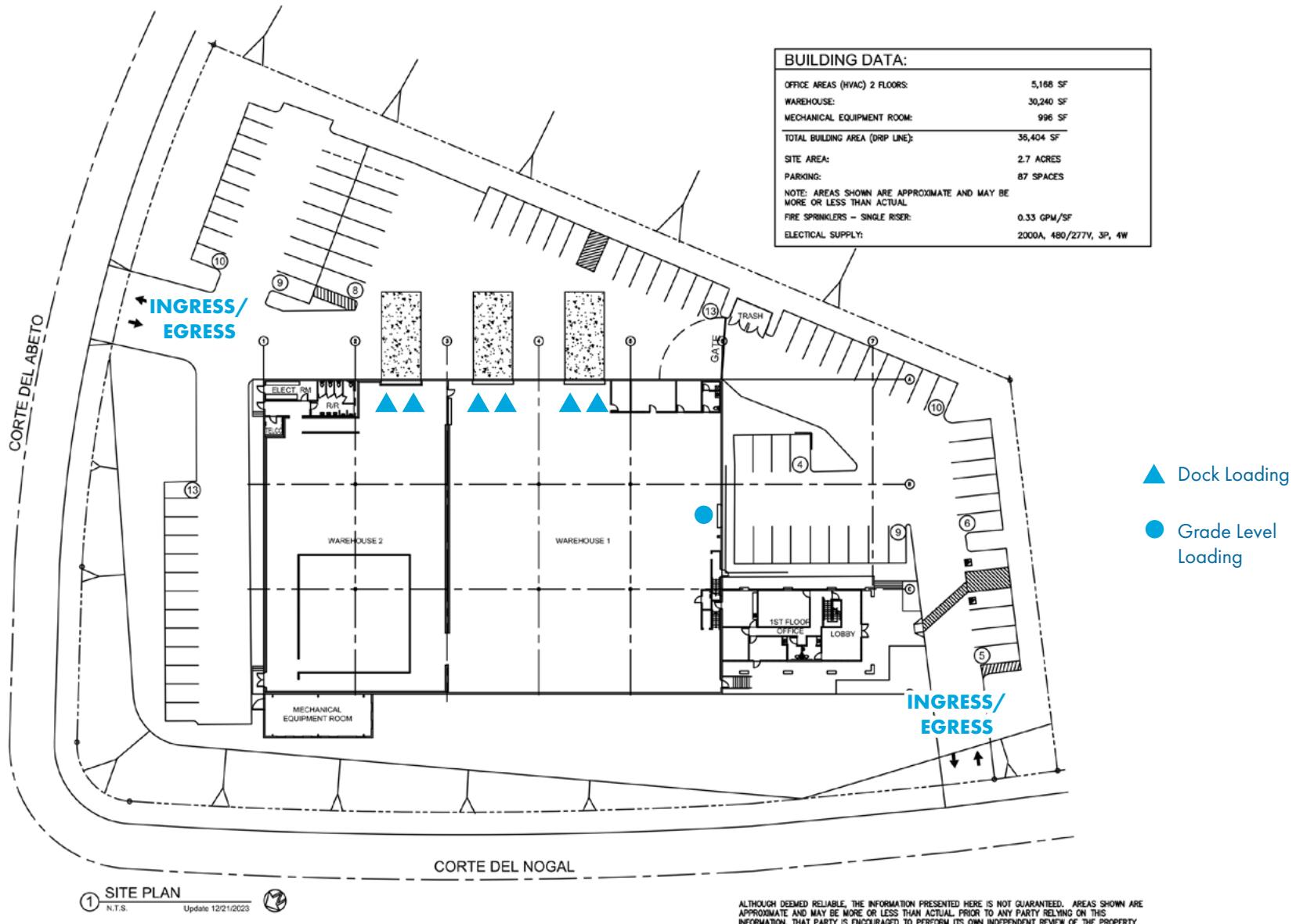


# Premises Overview

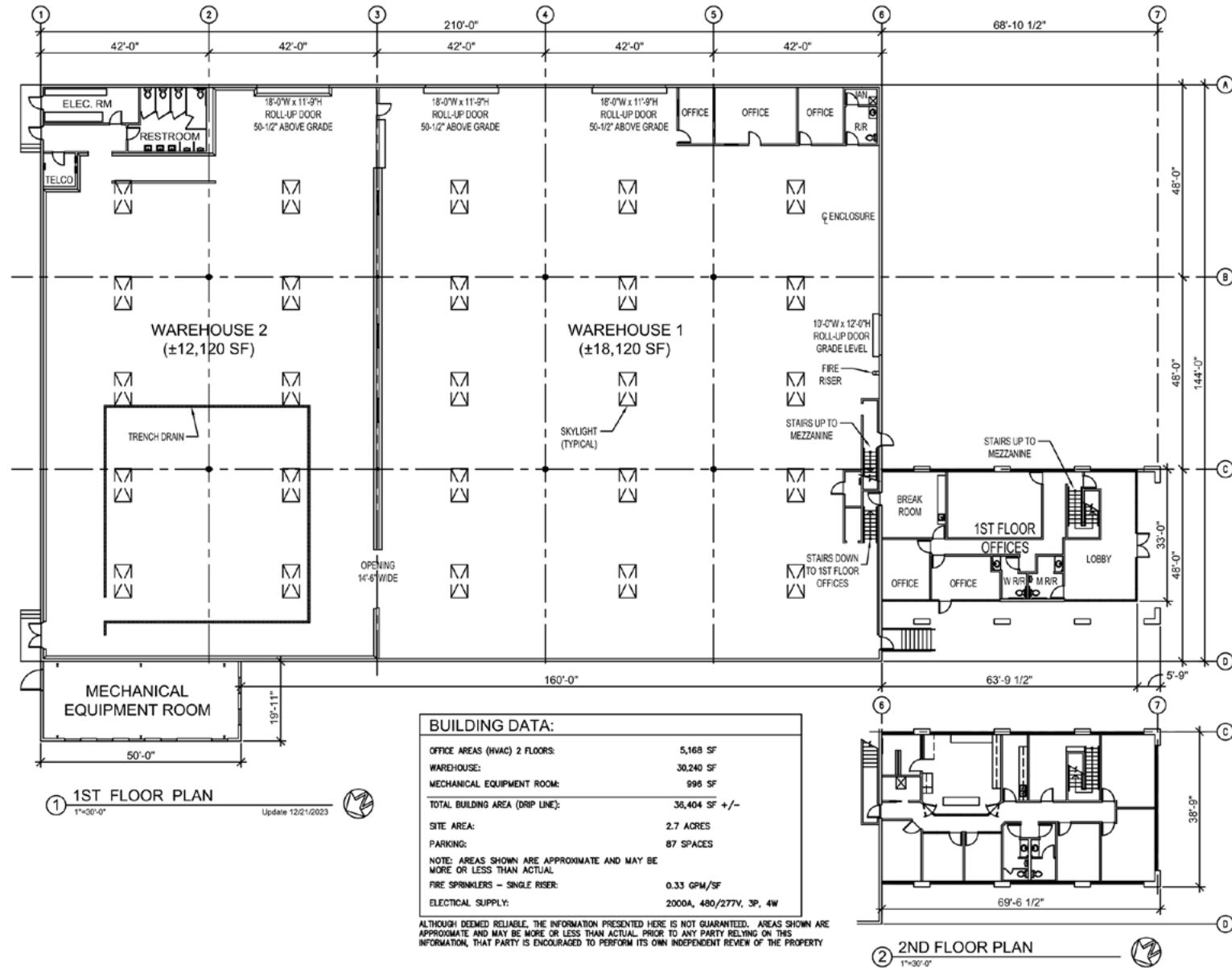
<b>Address:</b>	2045 Corte Del Nogal, Carlsbad, CA 92011
<b>Submarket:</b>	Carlsbad
<b>Rentable SF:</b>	36,404 SF
<b>Office SF:</b>	5,168 SF (two story)
<b>Lot Size:</b>	2.7 acres
<b>Loading:</b>	Six (6) dock high positions and one (1) grade level door
<b>Power:</b>	2,000 amps, 277/480V
<b>Sprinklers: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



# Site Plan



# Floor Plan



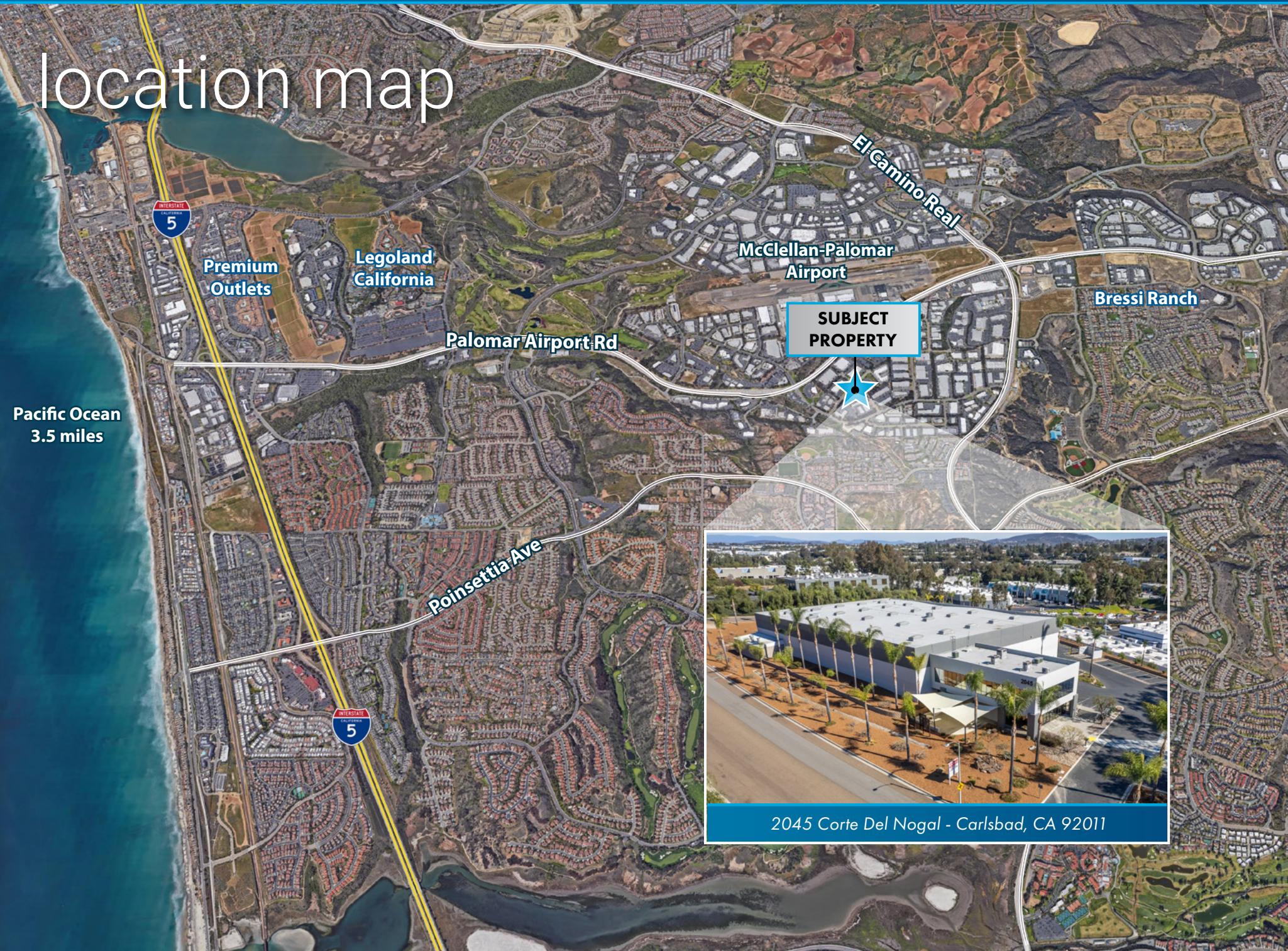
## Interior Property Photos



## Exterior Property Photos



# location map



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