

# FOR SALE OR LEASE

## 21,743 SF SINGLE TENANT FLEX/R&D FACILITY

2261 RUTHERFORD RD - CARLSBAD, CA 92008



**NEW BUILDING IMPROVEMENTS COMPLETED**

# BROKER CONTACTS

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 **LITTLE DRAGOVIC TEAM**  
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# EXECUTIVE SUMMARY

## THE OPPORTUNITY

Located in the prestigious Carlsbad Research Center, 2261 Rutherford Rd is a unique, freestanding industrial facility built and designed for specialized manufacturing, research & development purposes. Key features include 100% HVAC ducting throughout, open office and lab areas, warehouse space with two (2) grade-level doors, and 2,000 amps of 277/480-volt power, providing infrastructure capable of supporting sophisticated operational requirements.

## BUILDING IMPROVEMENTS COMPLETED

Ownership has completed a series of upgrades to the facility with the goal of improving functionality for future occupancy.

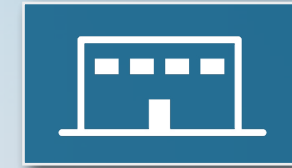
### Improvements include:

- Select demolition of existing buildout to optimize layout
- Reconfiguration of warehouse area to optimize manufacturing and distribution space.
- Warehouse lighting raised to maximize clear height.
- New interior paint throughout the entire premises.
- Select exterior paint improvements.
- Newly reslurried and restriped parking lot.

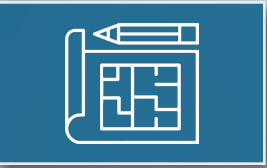


## AT A GLANCE

### PROPERTY HIGHLIGHTS



**21,743 Square Feet**  
Single Tenant Building



**Building Layout**  
50% Warehouse  
50% Office/R&D



**Climate Controlled**  
100% Climate Controlled



**Heavy Power**  
2,000 Amps 277/480V



**Single Story**  
100% Ground Floor SF



**Grade Level Loading**  
Two (2) Grade Level Doors



**Excellent Parking**  
72 Stalls (3.3/1,000 SF)



**Premium Corner Location**  
Two Access Points

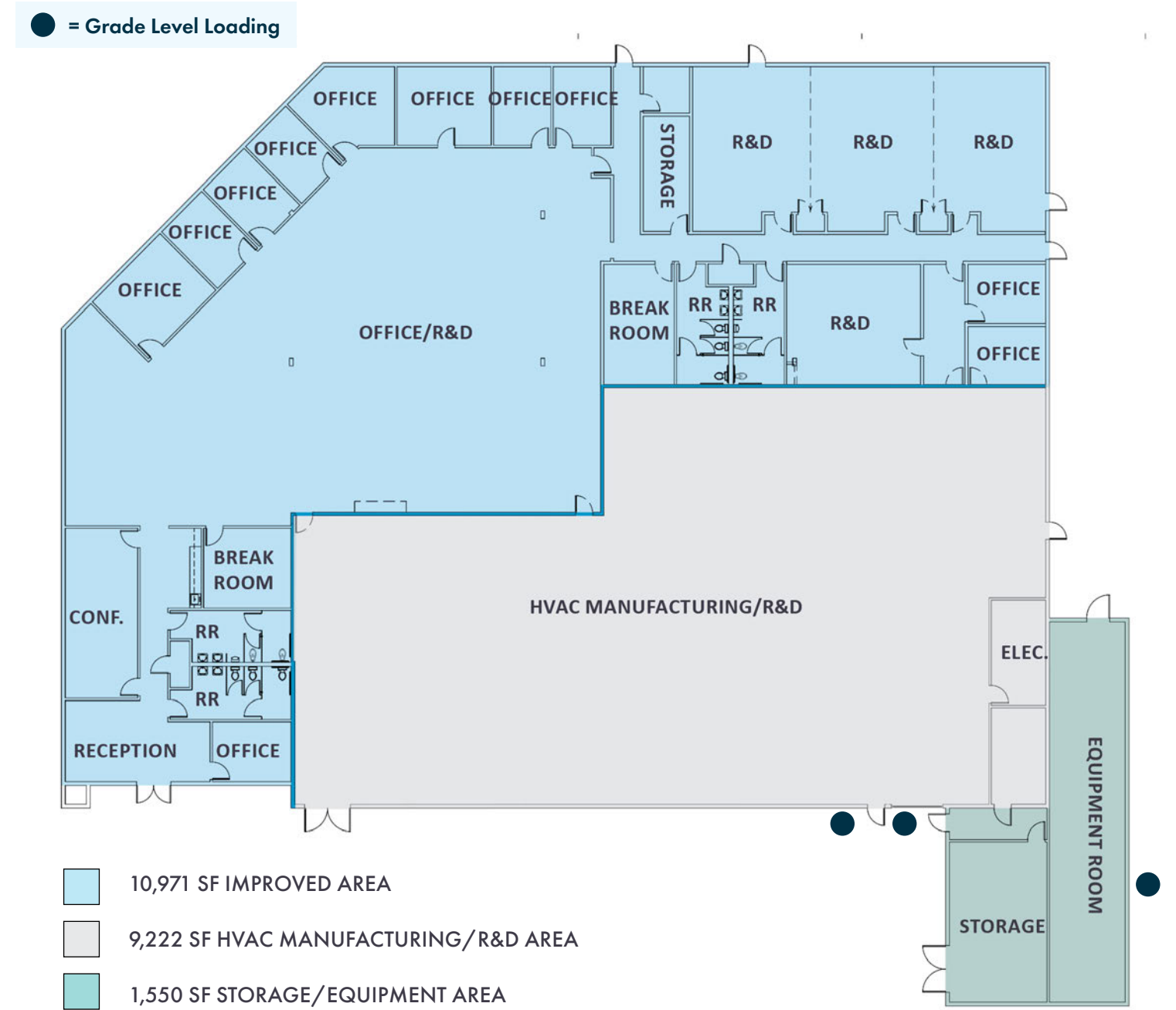
# PREMISES OVERVIEW

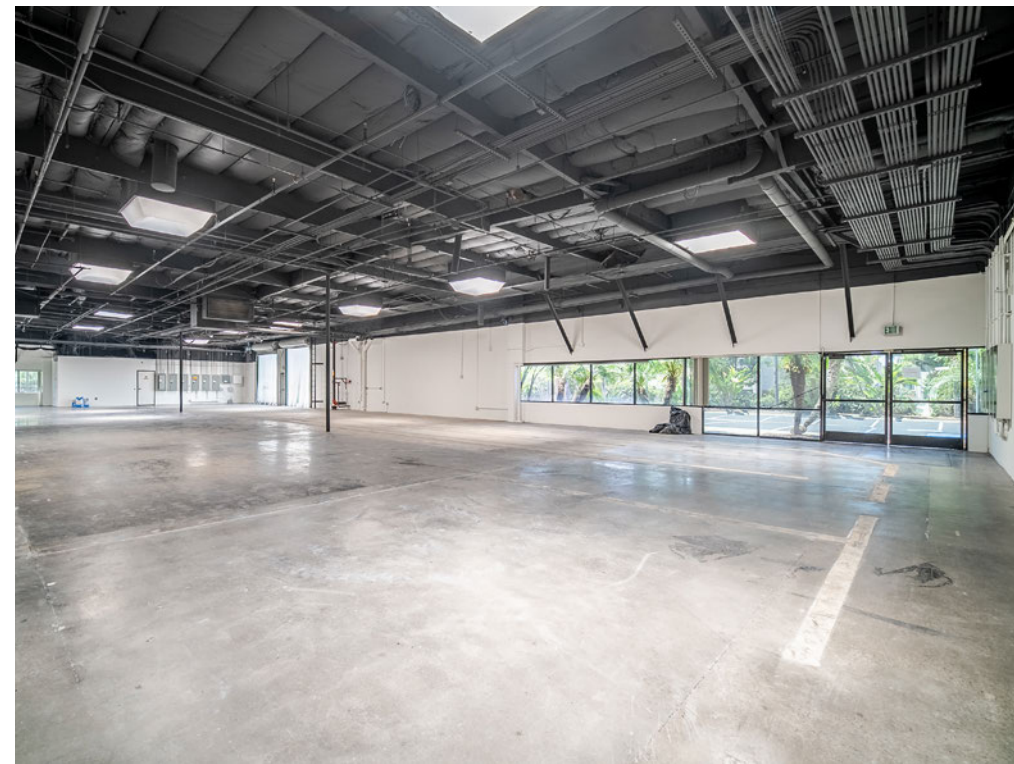
<b>STREET ADDRESS:</b>	2261 Rutherford Rd, Carlsbad, CA 92008	<b>CLEAR HEIGHT:</b>	18' Minimum
<b>BUILDING SIZE:</b>	21,743 SF	<b>POWER:</b>	2,000 Amps, 277/480V
<b># OF STORIES:</b>	One (1) - Single Story	<b>FIRE SUPPRESSION:</b>	Yes, Sprinklers
<b>% OFFICE/R&amp;D:</b>	50%	<b>ZONING:</b>	CM
<b>WAREHOUSE:</b>	50%	<b>DRIVEWAYS:</b>	Two (2) Access Points
<b>CONSTRUCTION TYPE:</b>	Reinforced Concrete	<b>AVAILABILITY DATE:</b>	Immediate
<b>LOT SIZE:</b>	67,562 SF	<b>SALE PRICE:</b>	\$5,950,000 (\$274/SF)
<b>PARKING RATIO:</b>	3.3/1,000 SF (72 Stalls)	<b>LEASE RATE:</b>	\$1.45/SF NNN NNN Est. \$0.40
<b>LOADING:</b>	Two (2) Grade Level Doors		



Call Brokers to Schedule Showing

# UPDATED FLOOR PLAN





BUILDING/PROPERTY IMPROVEMENTS

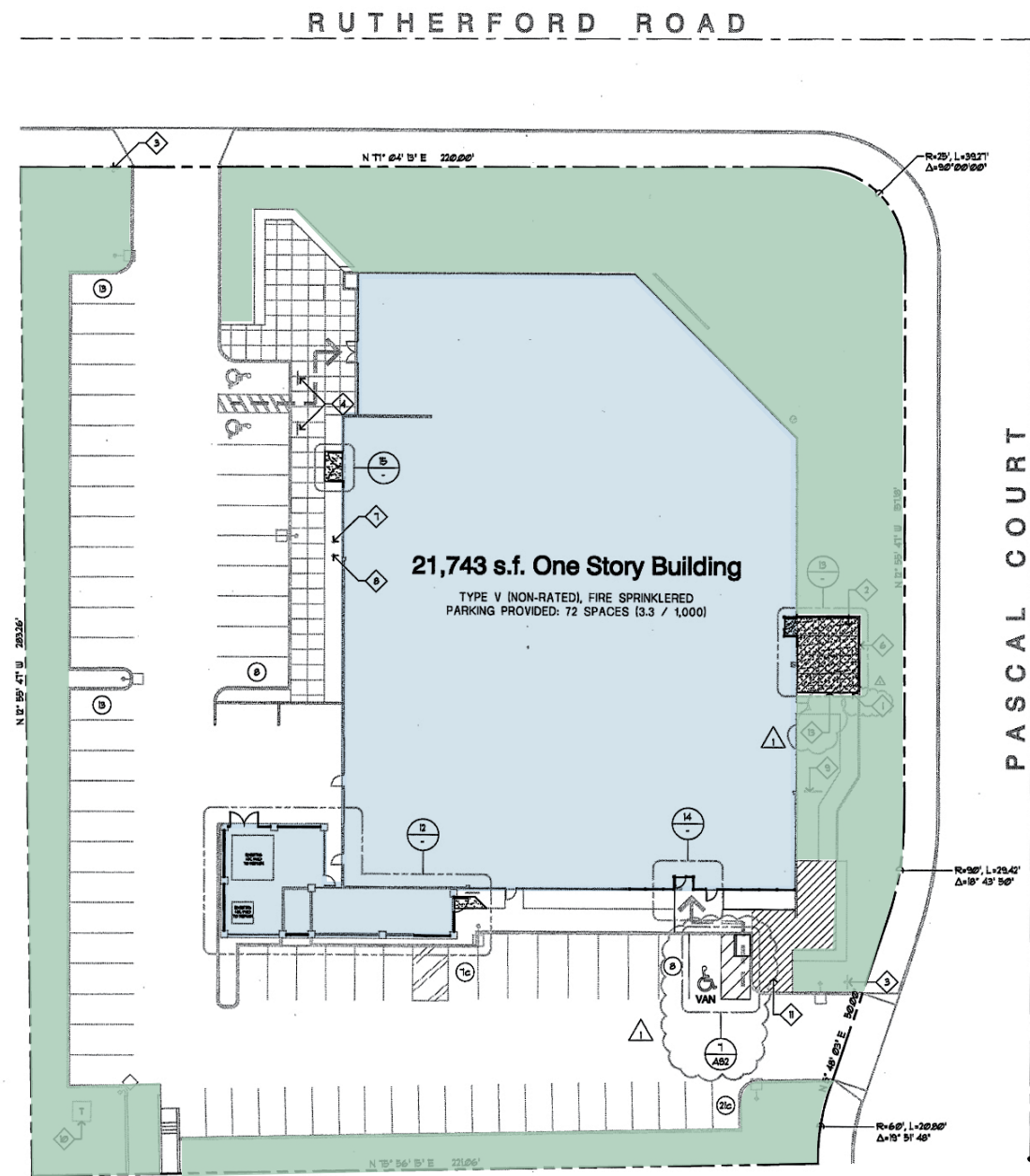
# CONCEPTUAL INTERIOR PHOTO



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# SITE PLAN

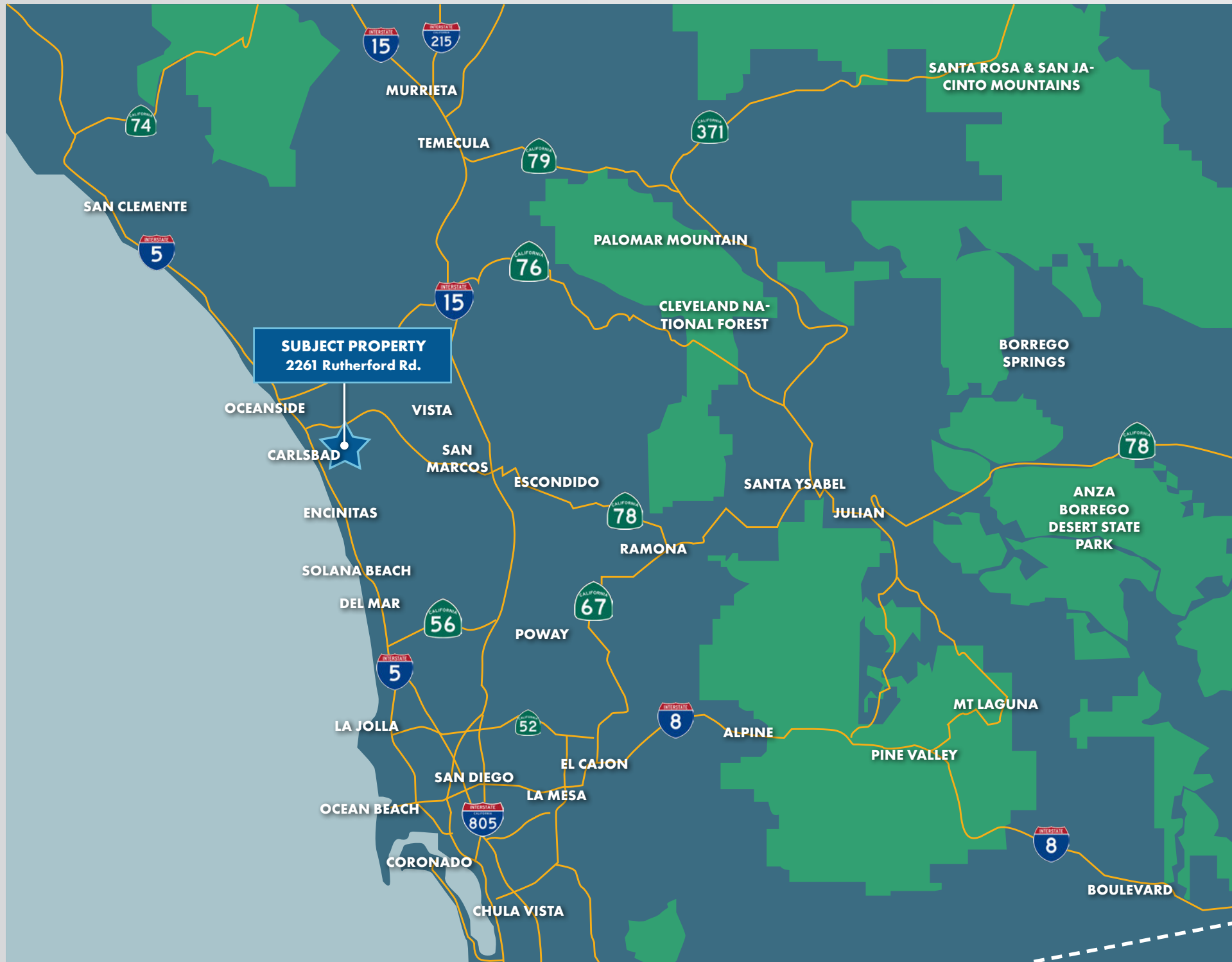


# OVERHEAD AERIAL



# CORPORATE NEIGHBORS AERIAL





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for more information contact:

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