

REDUCED RATE!



2350

Camino Vida Roble, Suite 401
Carlsbad, CA 92011

FOR LEASE

12,343 SF
INDUSTRIAL SUITE

PROPERTY FEATURES



12,343 SF
Industrial Suite



±1,065 SF
New Office Build
Out Complete



**Available
Immediately**



250 amps



**3 Dock
High Positions**



**1 Grade
Level Door**



**18'
Clear Height**



Lease Rate **~~\$1.47/SF NNN~~** **\$1.32/SF NNN** | NNNs: \$0.22/SF

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

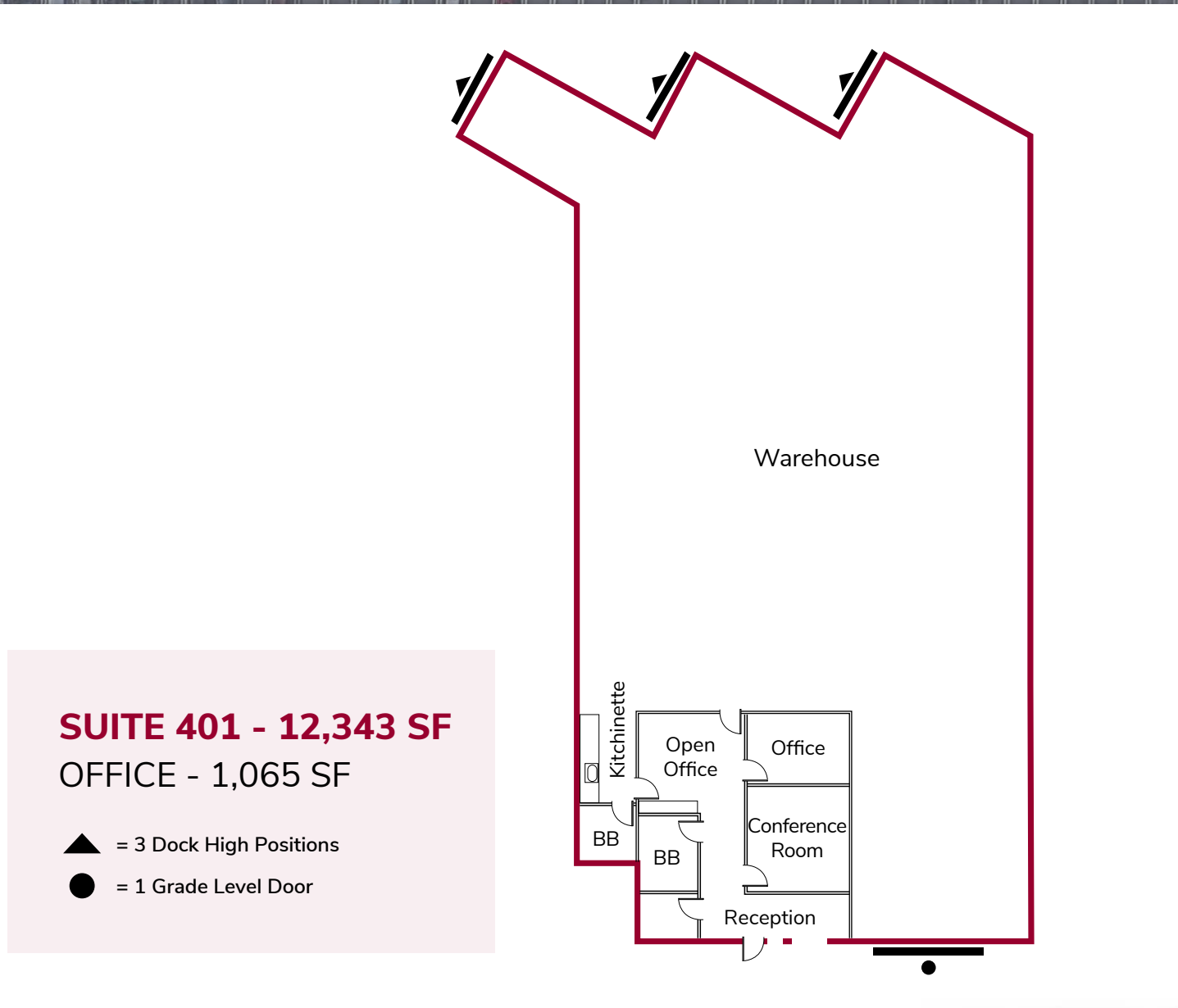
SITE PLAN

SUITE 401
12,343 SF

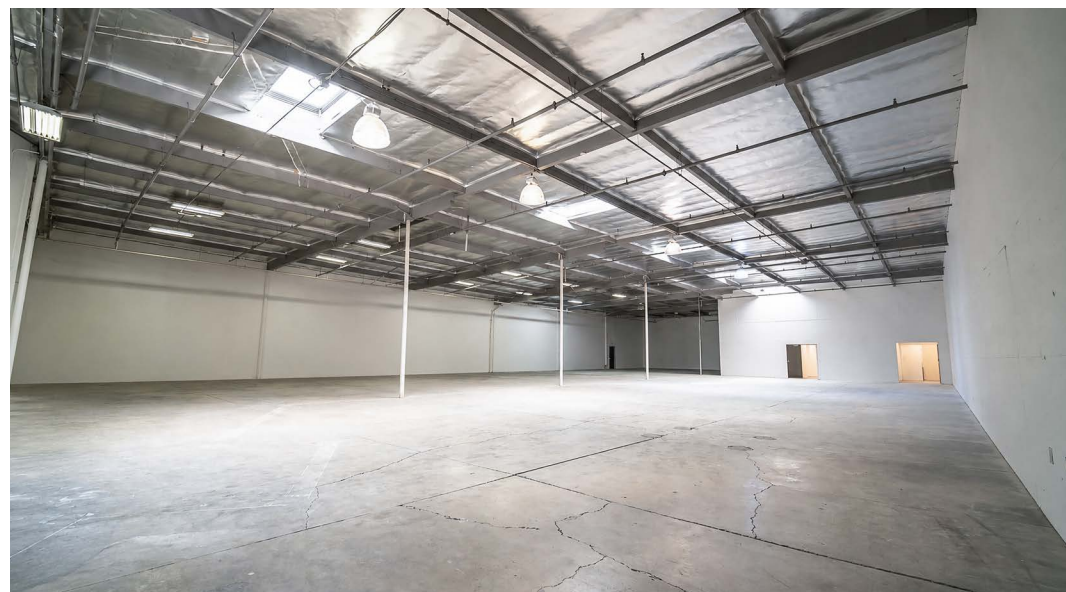
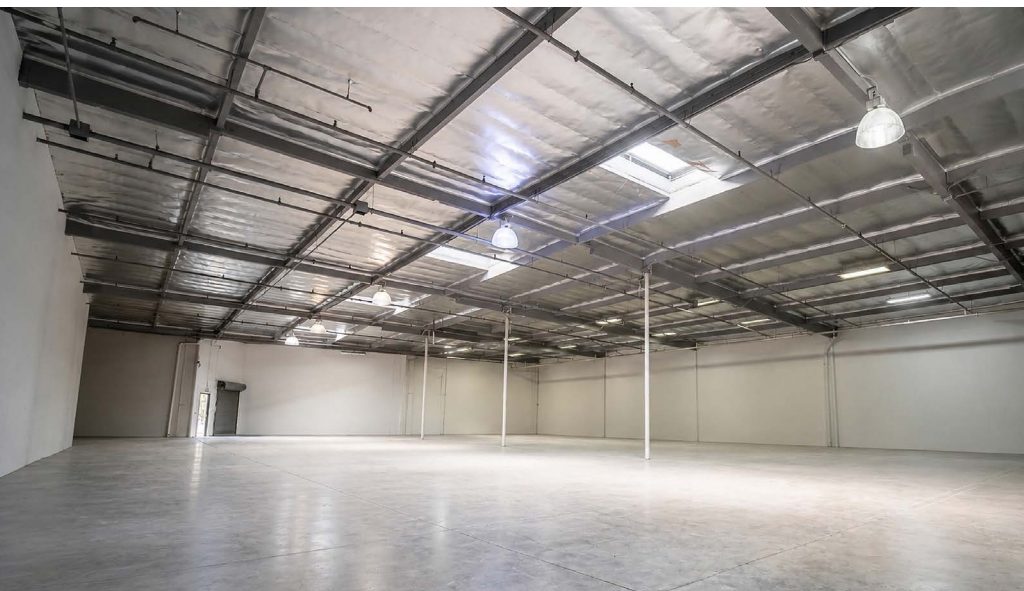
▲ = 3 Dock High Positions

● = 1 Grade Level Door

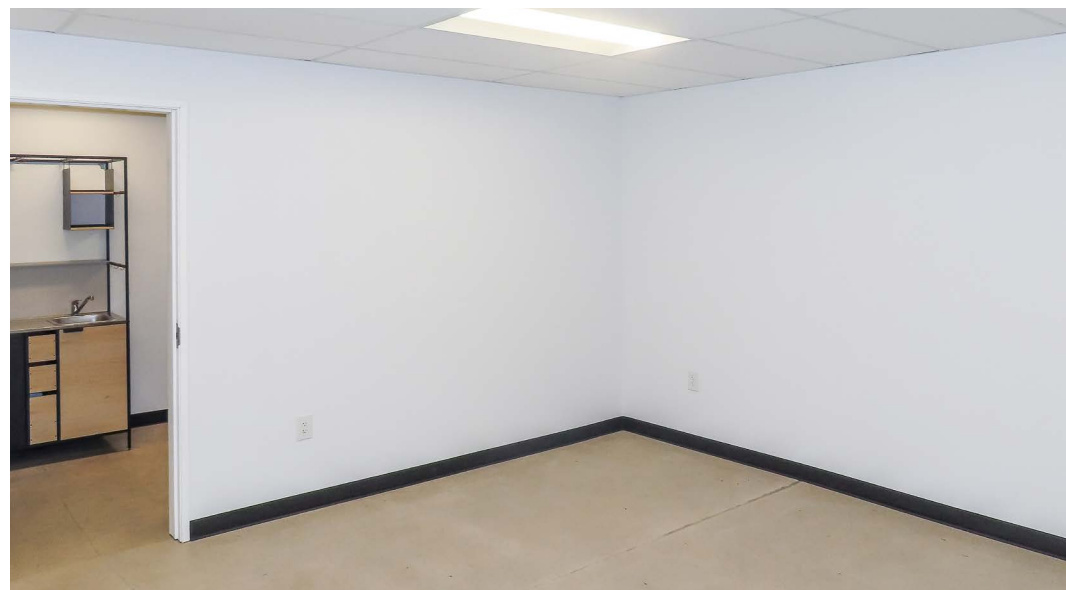
FLOOR PLAN



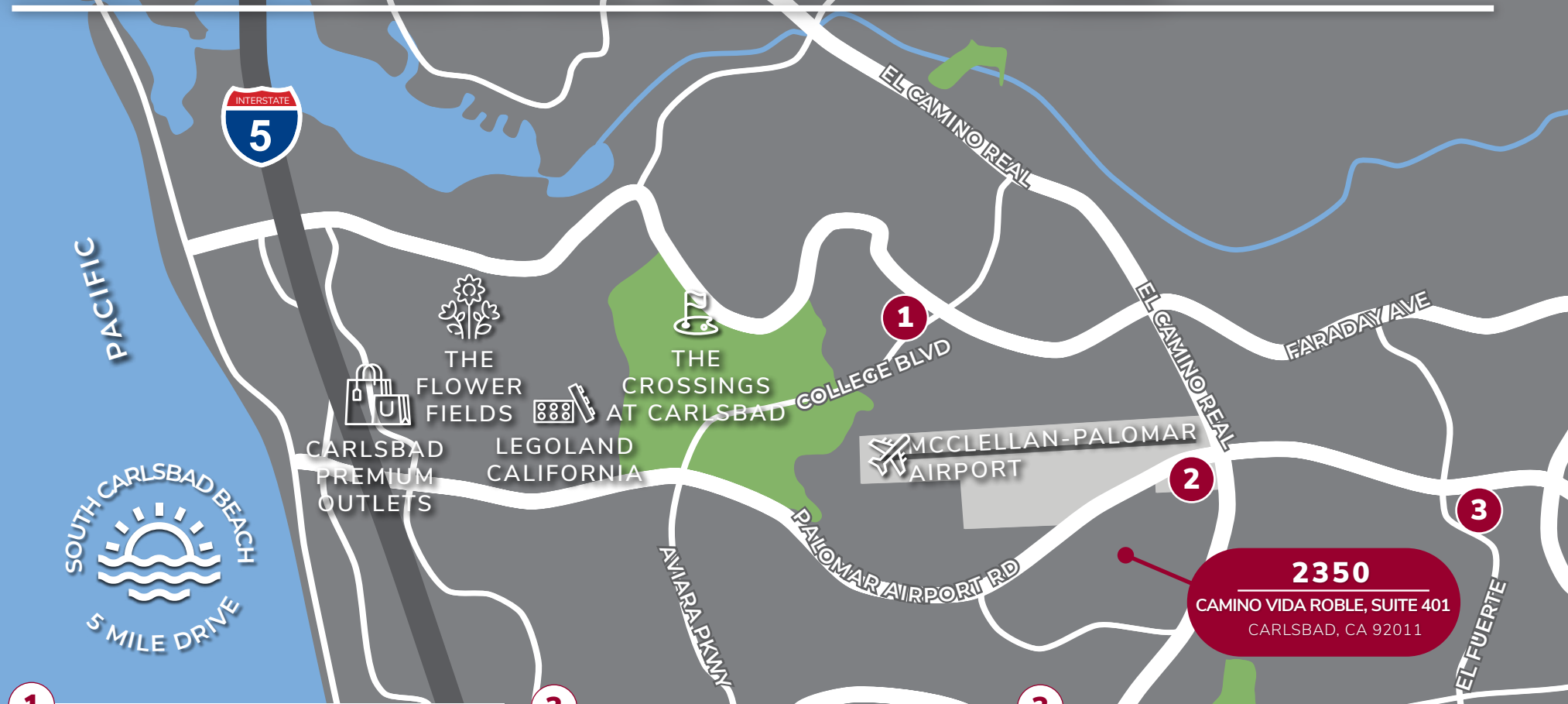
PHOTOS



PHOTOS



NEARBY RETAIL & AMENITIES



2350
CAMINO VIDA ROBLE, SUITE 401
CARLSBAD, CA 92011

1

THE ISLANDS AT CARLSBAD



2

PALOMAR COMMONS



3

BRESSI RANCH



SITE PLAN



LIFE IN CARLSBAD

where corporate meets the beach



population

114,746



corporate & local
businesses

10,383



median household
income

\$185,121



annual visitors

3.7M

7

miles of



Pacific Ocean
Coastline

2350

CAMINO VIDA ROBLE, SUITE 401

CARLSBAD, CA 92011

Rusty Williams, SIOR

(760) 448-2453

rwilliams@lee-associates.com

DRE Lic#01390702

Chris Roth, SIOR

(760) 448-2448

croth@lee-associates.com

DRE Lic#01789067

Jake Rubendall, SIOR

(760) 448-1369

jrubendall@lee-associates.com

DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Any of the foregoing information will need to be separately verified by Buyer.