

PALOMAR TECH CENTER



2431-2465 Impala Drive | Carlsbad, CA 92010

RYAN DOWNING, SIOR

BRANT ABERG, SIOR

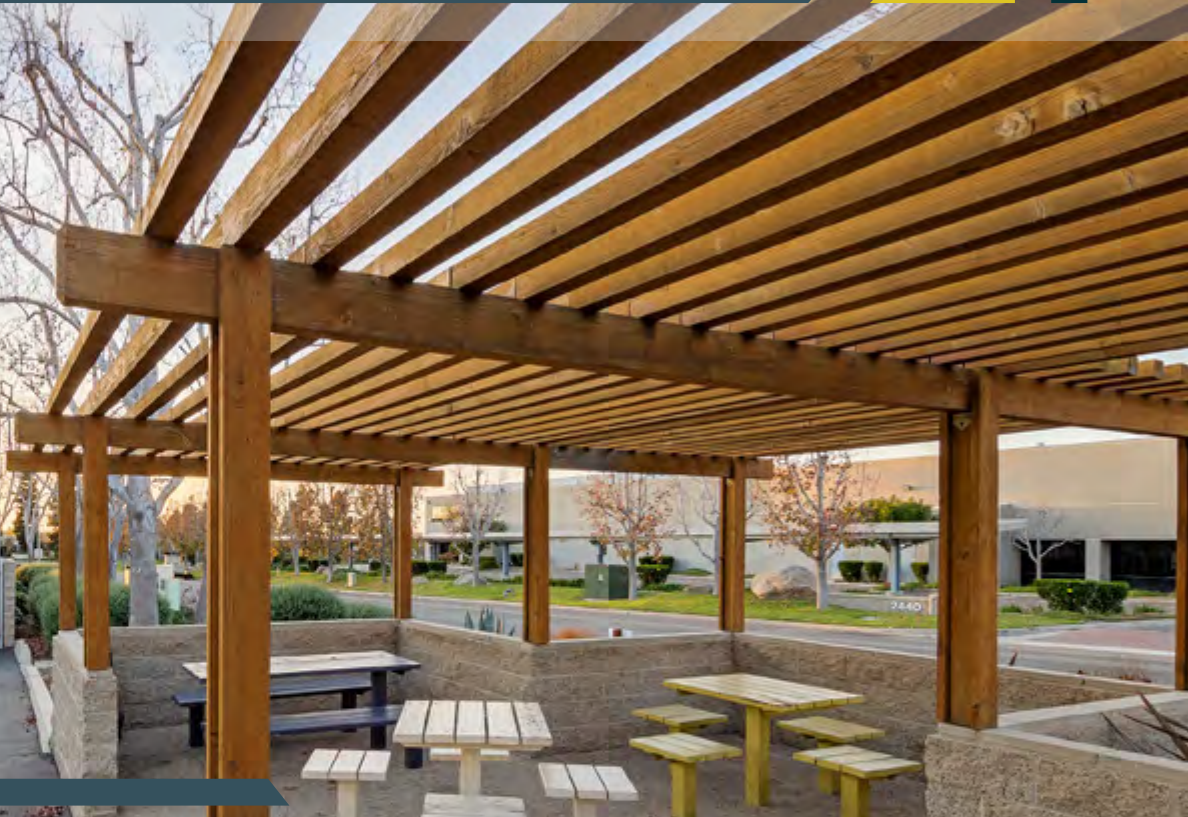


**Rexford
Industrial**

PROJECT OVERVIEW

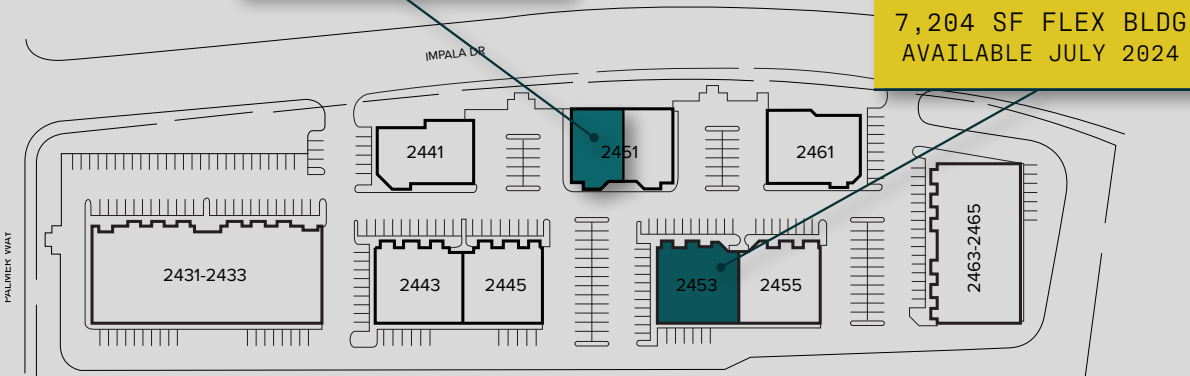
- Approximately 89,955 Square Foot Flex/Industrial Project
- Grade Level Loading Doors Throughout
- Parking: 3.0 per 1,000 SF
- 16' Warehouse Clear Height
- M-Q Zoning

PALOMAR TECH CENTER



4,200 SF FLEX BLDG
AVAILABLE NOW

7,204 SF FLEX BLDG
AVAILABLE JULY 2024



- Freestanding Flex Building
- HVAC in Office Area
- One (1) 12' Grade Level Glass Roll-Up Door
- Power: 400 amps, 120/208V
- Modern, state-of-the-art office finishes



2451A IMPALA DRIVE - FLEX BUILDING

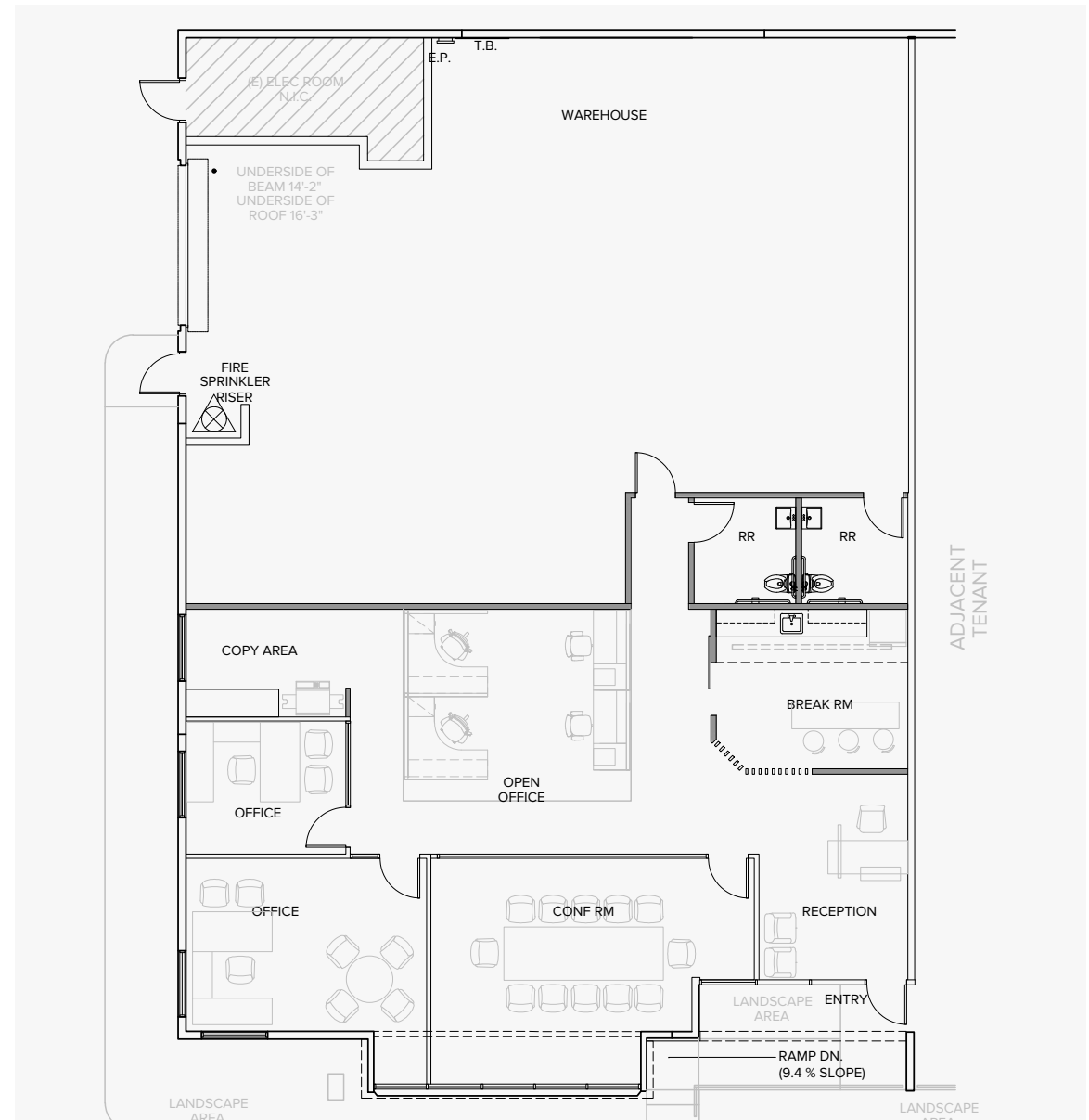
±4,200 SF | LEASE RATE: \$1.95 NNN | NNNs: \$0.38 PSF



TAKE A TOUR

FREE RENT PROMO:

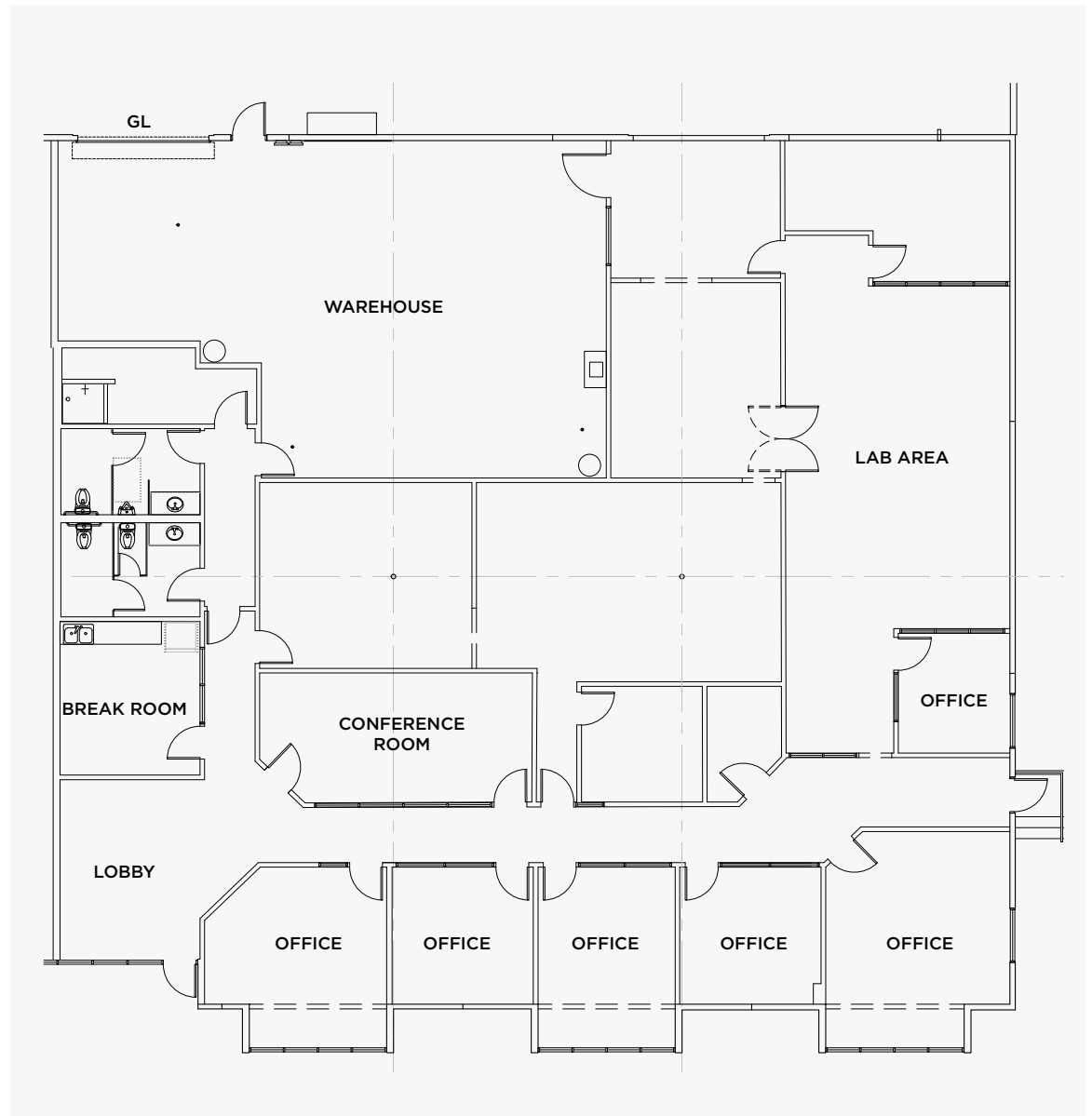
2 months free for a 3 year deal or
4 months free for a 5 year deal on
qualified leases signed before 6/30/24



- Six (6) private offices, conference room, breakroom, lab/production areas and warehouse
- HVAC in Office Area
- Power:400 amps, 120/208V



2453 IMPALA DRIVE - FLEX BUILDING
7,204 SF | LEASE RATE: \$1.90 NNN | NNNs: \$0.35 PSF

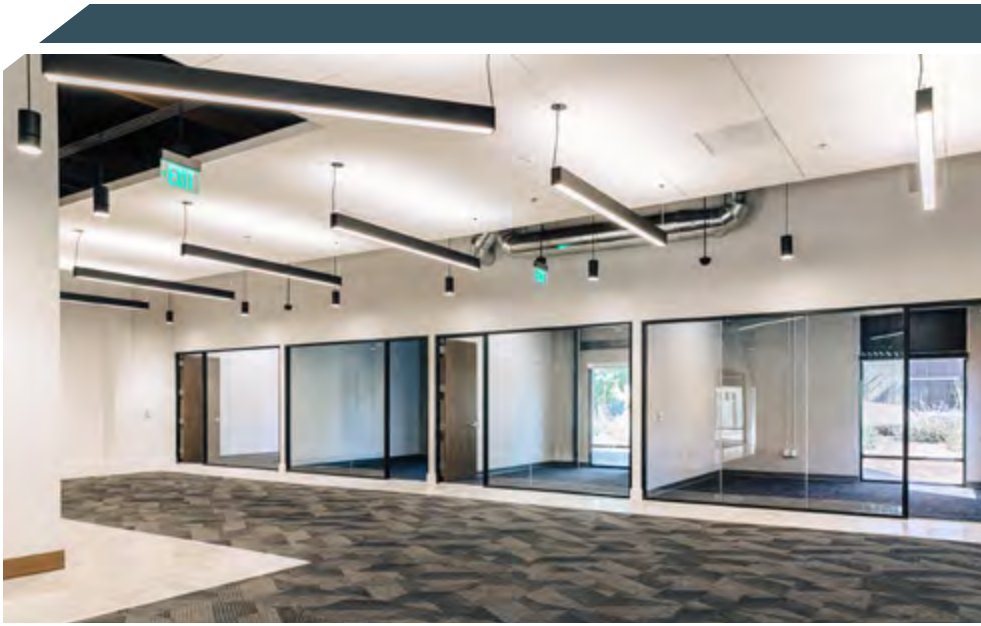




PREMIER LOCATION

PALOMAR TECH CENTER







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