



2350

Camino Vida Roble, Suite 401
Carlsbad, CA 92011

FOR LEASE

12,343 SF
INDUSTRIAL SUITE
W/3 DOCKS

PROPERTY FEATURES



12,343 SF
Industrial Suite



Currently No
Office Space
Landlord will consider
building out office space



18'
Clear Height



3 Dock High Doors



2 Grade Level Door



250 amps



Available
September 1, 2025




Lease Rate
\$1.49 SF + Utilities


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.

FLOOR PLAN

SUITE 401
12,343 SF

RR

 = Dock High

 = Grade LEVEL



NEARBY RETAIL & AMENITIES

PACIFIC OCEAN



CANNON RD

EL CAMINO REAL

EL CAMINO REAL

FARADAY AVE

EL FUERTE



THE FLOWER
FIELDS



THE CROSSINGS
AT CARLSBAD

CARLSBAD
PREMIUM
OUTLETS

LEGOLAND
CALIFORNIA



MCCLELLAN-PALOMAR
AIRPORT

PALOMAR AIRPORT RD

AVIARA PKWY

2

3

2350

CAMINO VIDA ROBLE, SUITE 401
CARLSBAD, CA 92011

1

THE ISLANDS AT CARLSBAD



2

PALOMAR COMMONS



3

BRESSI RANCH



Carlsbad

where corporate meets the beach

LIFE SCIENCES



Abbott

Merck

PHILIPS
Healthcare

ThermoFisher
SCIENTIFIC

MEDICAL DEVICE MANUFACTURER



Medtronic

HENRY SCHEIN

GENOPTIX

αtec
Spine Approach Technologies

BREG

BIOTECH & PHARMACEUTICALS



IONIS
PHARMACEUTICALS

NAVIGATE
BIOPHARMA

OPTUMRx

BECKMAN
COULTER

ACTION SPORTS



SKLZ

Callaway

taylorMade

cobra

COMMUNICATIONS



Viasat

L3
Technologies

MAXLINEAR

Laird
TECHNOLOGIES

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



WILLIAMS ROTH GROUP

COMMERCIAL REAL ESTATE SERVICES

OUR KNOWLEDGE IS YOUR ADVANTAGE



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.