



2271

Cosmos Court

CARLSBAD, CA 92011

CBRE

FOR SALE & FOR LEASE | ± 88,533 SF MFG/R&D Warehouse

Property Overview



R&D/MFG/Warehouse

Property Description



±88,533

Rentable Building Area



±24,577

Mezzanine Area



1,600A 277/480v

Building Power



35%

Office Space



2.17/1,000

Parking



6 DH / 3 GL

Dock High / Grade Level



24'-26'

Clear Height



P-M

Zoning

Site Plan

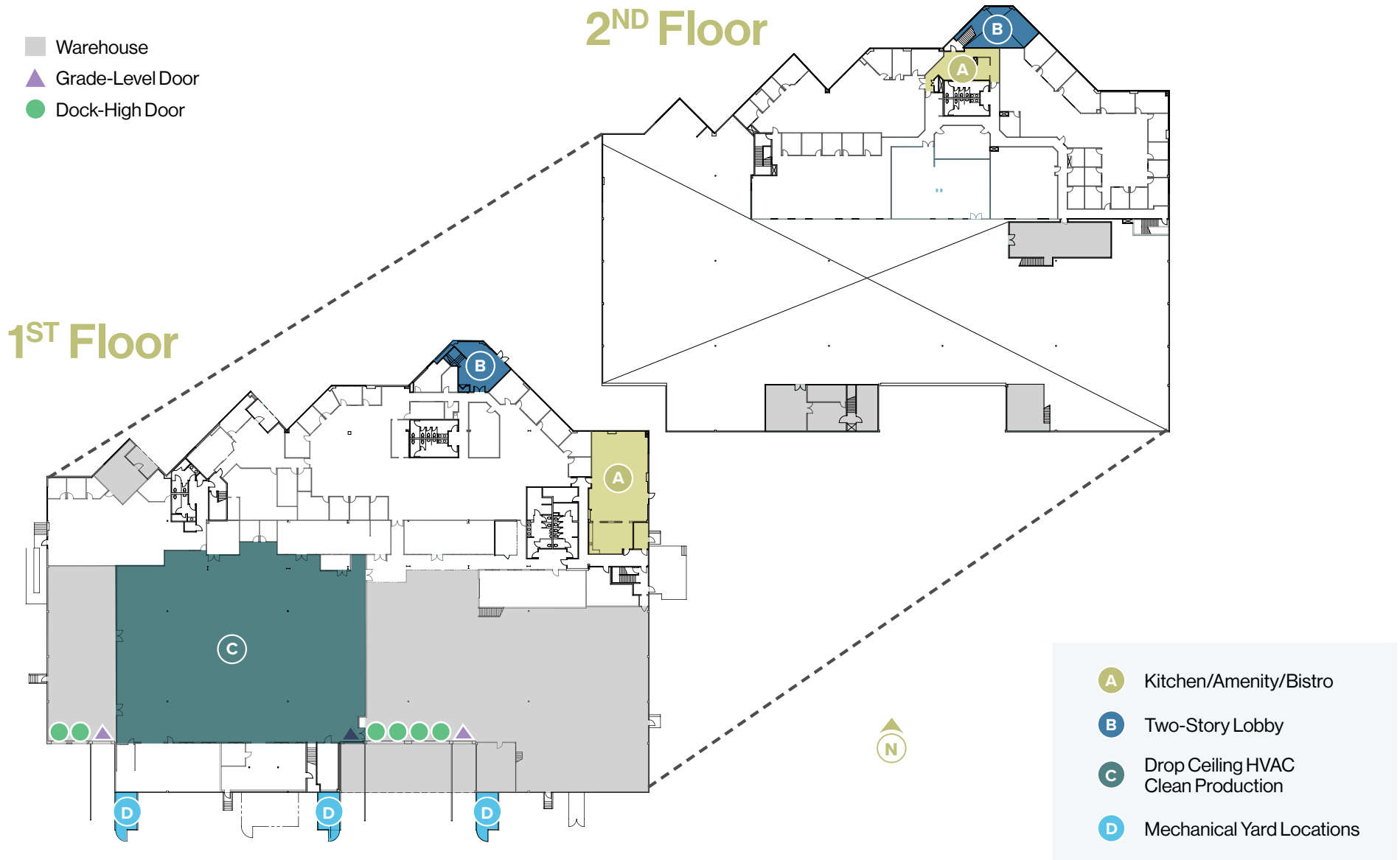


- ↑ Ingress/Egress
- Amenity Area
- Dock-High Door
- ↑ Ramp Up
- Main Lobby Entrance
- Partially Covered Dock Well
- Grade-Level Door
- Existing Outdoor Mechanical



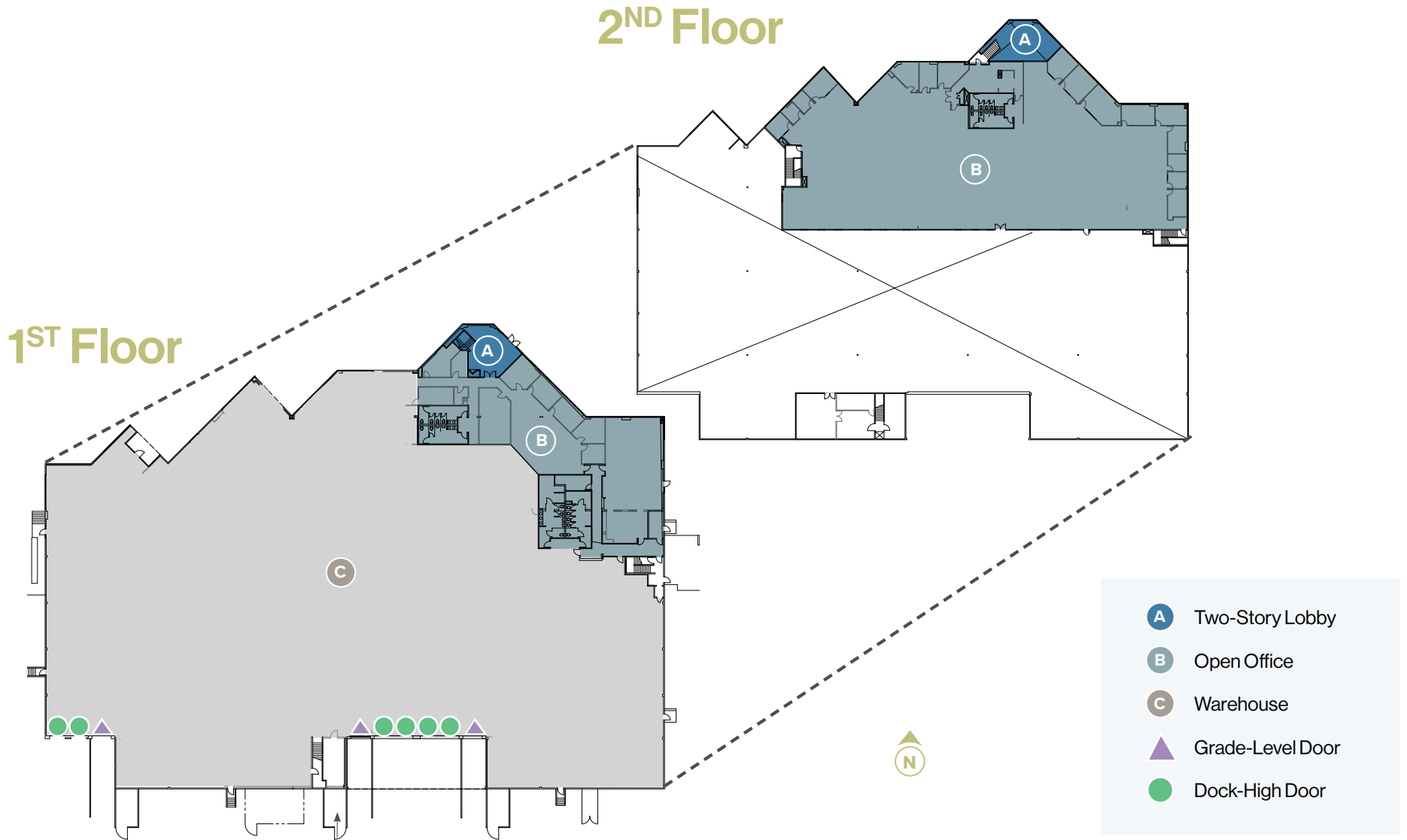
Floor Plan

AS-IS FLOOR PLAN



Floor Plan

PROPOSED MINIMAL OFFICE CONCEPT PLAN





Warehouse & Exterior

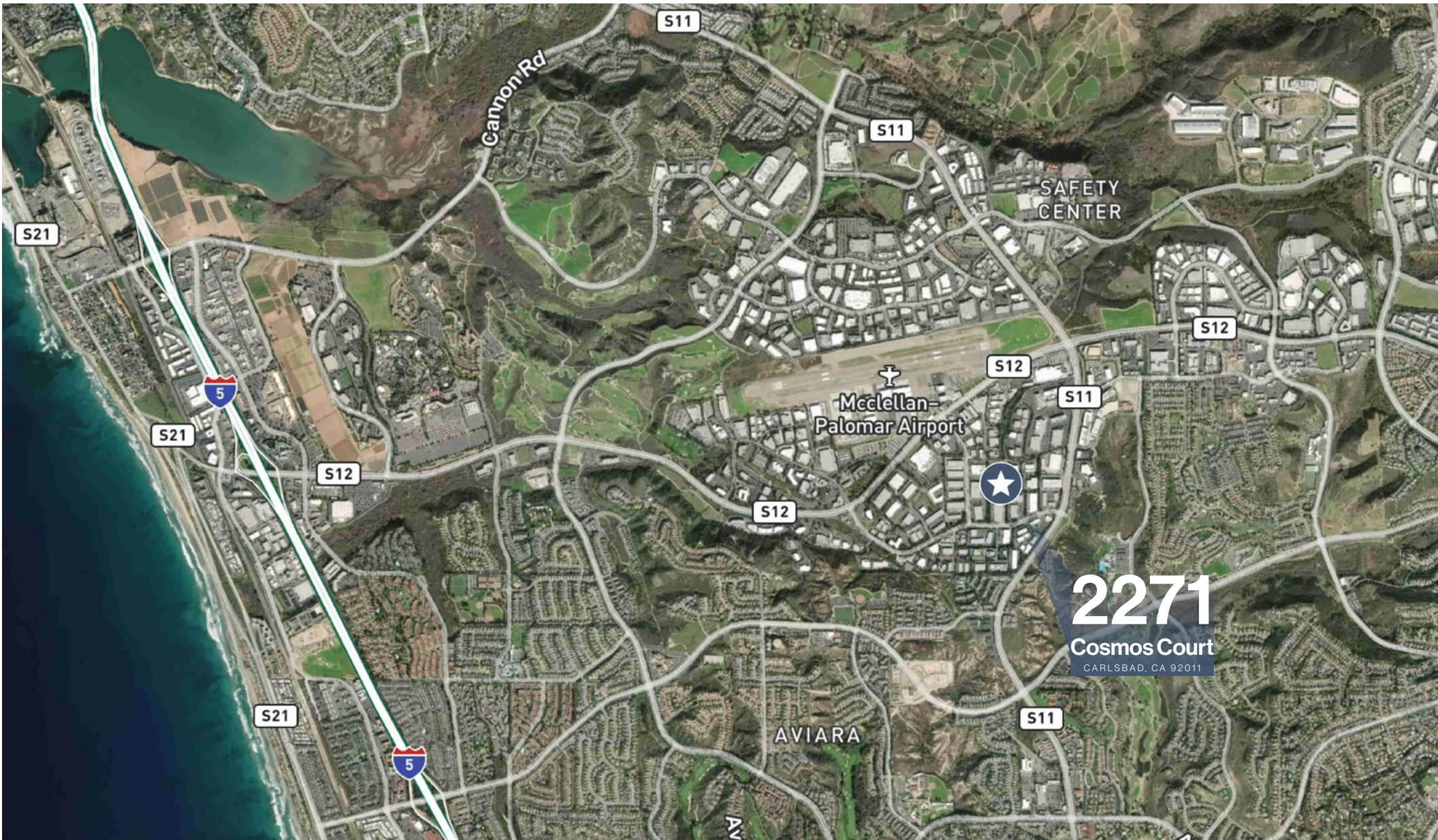




Interior Production & R&D



Aerial Overview





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For more information, please contact:

Roger Carlson

+1760 438 8533
roger.carlson@cbre.com
Lic. 01236185

Blake Wilson

+1760 438 8587
blake.wilson@cbre.com
Lic. 02001878

Don Trapani

+1760 438 8539
don.trapani@cbre.com
Lic. 01208252

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