

FOR SALE OR LEASE

17,500 SF FLEX
INDUSTRIAL FACILITY

**RARE OPPORTUNITY TO UTILIZE
EXISTING INFRASTRUCTURE
FOR A DATA CENTER**



2160 LAS PALMAS
CARLSBAD, CA 92011

PROPERTY HIGHLIGHTS

- 17,500 SF Flex Industrial Facility for Sale or Lease
- Stand Alone Building with Newly Renovated Interior
- Secured Gated Yard
- Multiple Large Offices and Conference Rooms for creative staff layout
- Large Kitchen and Break-room
- Mens and Womens Restrooms
- Fully climate controlled building
- 1,600a/277-480v Heavy
- (1) 12h x 12w Roll-up Door
- Fiber Internet Available



SALE PRICE:
CONTACT BROKER

LEASE RATE:
\$1.45 PSF + NNN





BLAKE VALDEZ

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DRE# 02107941

MATT SHAW, CCIM

Vice President
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JAKE RUBENDALL, SIOR

Principal
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

FLOOR PLAN



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INFRASTRUCTURE

Electrical Infrastructure

- Existing SDG&E electrical service
- Existing 277/480V electrical service
- Existing 750 kVA utility transformer
- Existing switchgear and associated electrical distribution equipment
- Existing automatic transfer switch ("ATS") equipment
- Existing electrical rooms and supporting infrastructure

Backup Power Infrastructure

- Existing standby generator system
- Associated fuel systems
- Generator control systems
- Automatic transfer equipment
- Related emergency power infrastructure

Cooling Infrastructure

- Existing Liebert and/or similar mission-critical cooling systems
- Associated controls and distribution systems
- Supporting mechanical infrastructure

Telecommunications Infrastructure

- Existing telecommunications entrances
- Existing communications pathways
- Existing carrier infrastructure
- Existing rooftop and/or exterior communications equipment
- Existing fiber infrastructure
- Existing microwave and/or wireless communications equipment (if any)
- Existing cellular infrastructure (if any)

Existing Equipment Inventory

- Electrical systems
- Cooling systems
- Generator systems
- ATS equipment
- Fire suppression systems
- Telecommunications systems
- Fiber entrances
- Antenna systems
- Rooftop equipment
- Cellular infrastructure
- Microwave infrastructure
- Utility infrastructure

CARLSBAD AMENITIES



2160 LAS PALMAS
CARLSBAD