

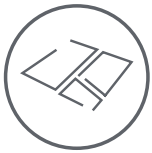
For Sale or Lease | \pm 19,287 SF



2776
LOKER AVE W
CARLSBAD, CA 92010

Freestanding Industrial Flex Building
Adjacent to Bressi Ranch
\$6,075,405 | \$1.45/SF NNN

PROPERTY OVERVIEW



0.95 Acres



±19,287 SF



21'
Clear Height



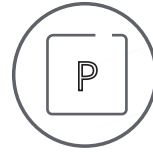
Lease Rate: \$1.45/SF NNN
Sale Price: \$6,075,405



800 Amps
480/277v



3 Grade-Level
1 Dock-High



53 Parking Spaces



Canyon Views



Front of Building



Open Office



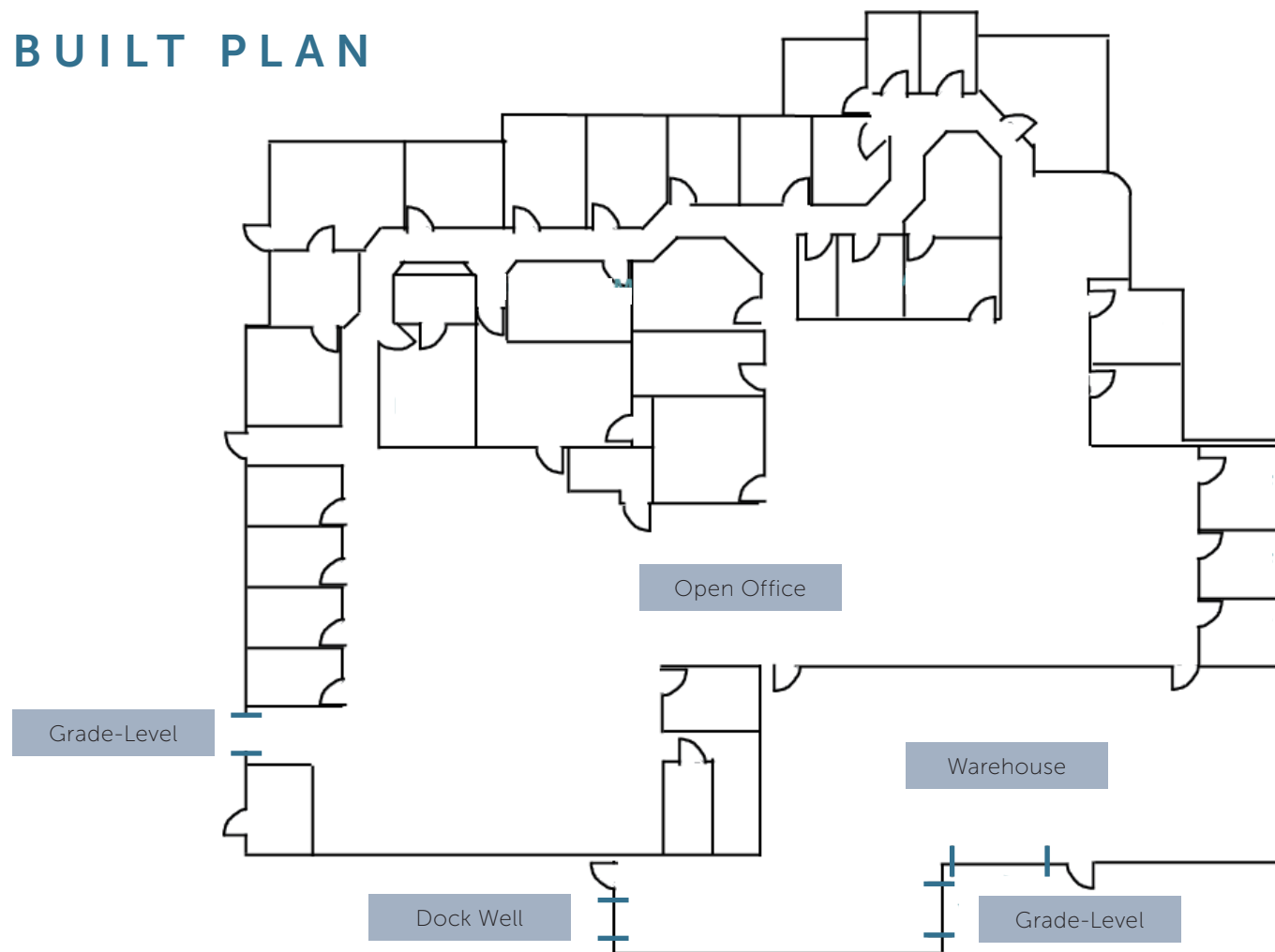
Warehouse



Office

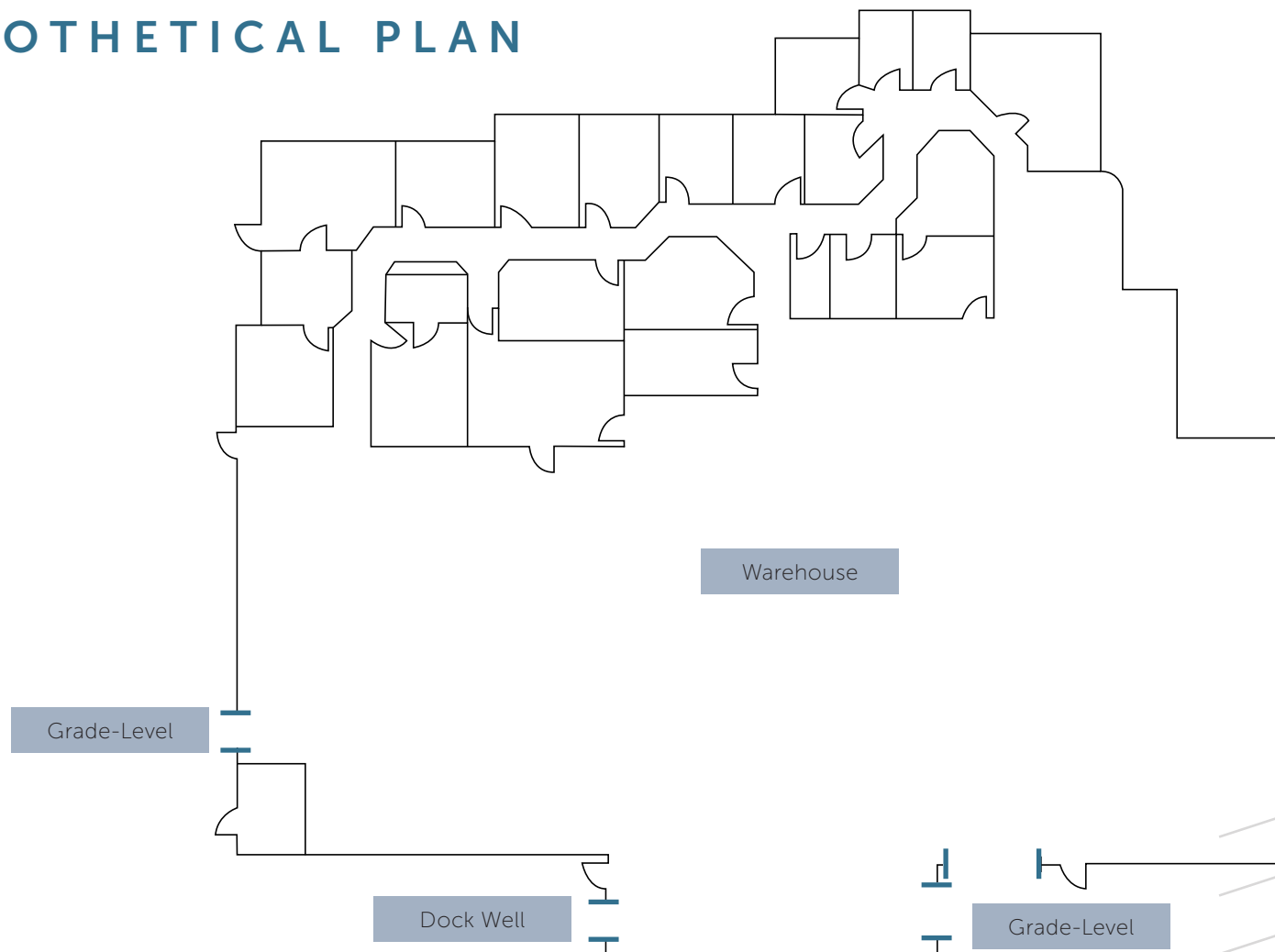
SITE PLAN | $\pm 19,287$ SF

AS-BUILT PLAN



SITE PLAN | $\pm 19,287$ SF

HYPOTHETICAL PLAN



CARLSBAD

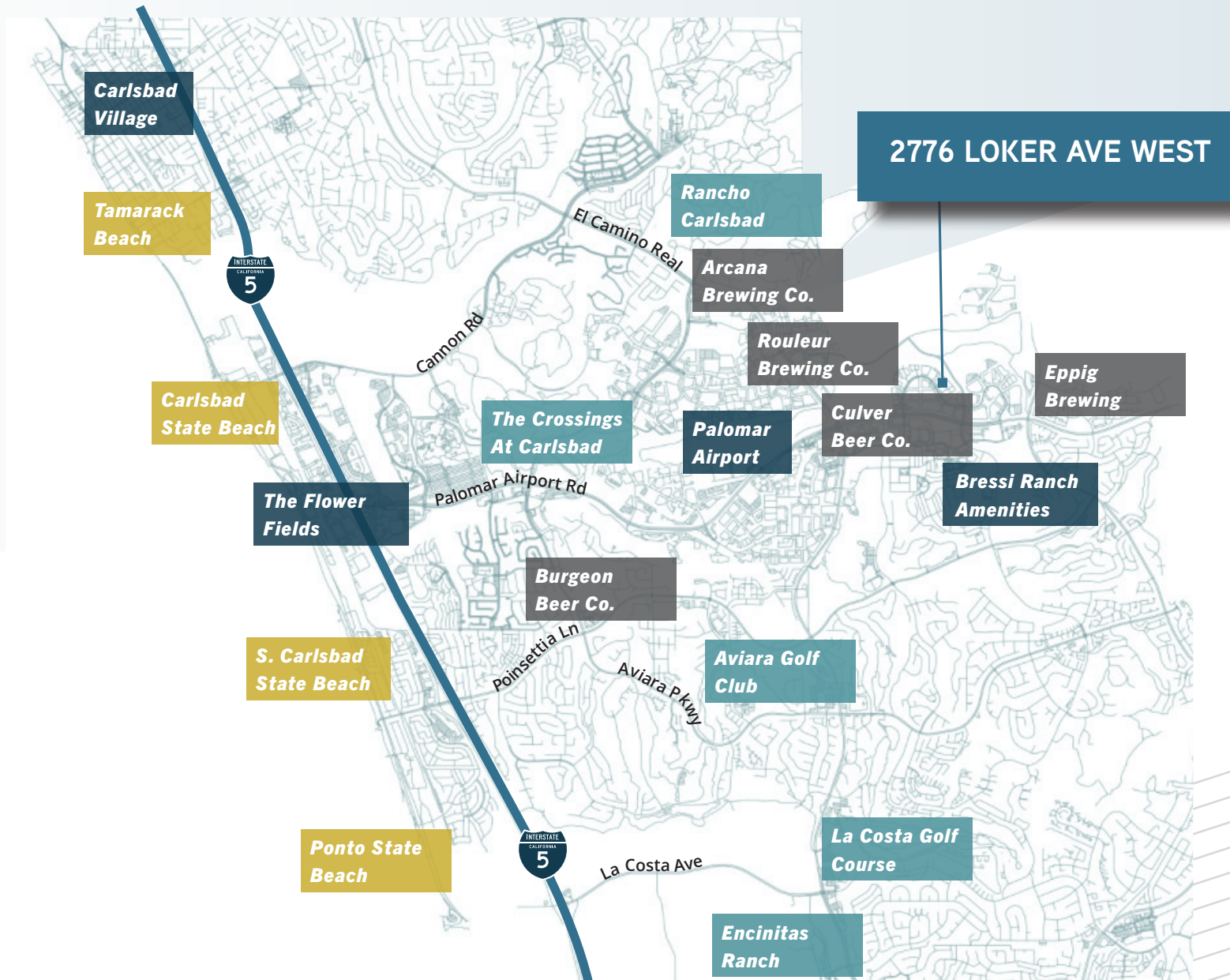
Located in the heart of southern California in North County San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.



The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



CARLSBAD NEIGHBORS & LOCATIONS



2776
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CARLSBAD, CA 92010

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