

2045 CORTE DEL NOGAL - CARLSBAD, CA 92011

FOR LEASE: 36,404 SF FREESTANDING INDUSTRIAL BUILDING

LOCATED ON A PRIVATE 2.7-ACRE LOT (PERIMETER FENCING & GATED)



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Project Highlights

Freestanding Single Tenant Facility

- Highly preferred freestanding building
- No common areas, no association dues or shared access
- Private fenced and gated parking lot/truck court

Quality Identity and Image

- Strong Corporate Image
- Highly functional 2-Story Office layout with extensive natural light
- Recently upgraded Landscapes & hardscapes

Unique Amenities

- Excellent dock high loading with six (6) positions
- Heavy power with 26' clear height
- Two (2) access points for easy truck ingress & egress
- Unique building design caters to distribution, manufacturing and R&D uses
- Rear warehouse has an epoxy floor, tile walls and floor drains

Exceptional Location

- Located 3.5 miles from Interstate 5
- Quick access to retail amenities, freeways and executive housing
- Strong nearby employee base with healthy demographics

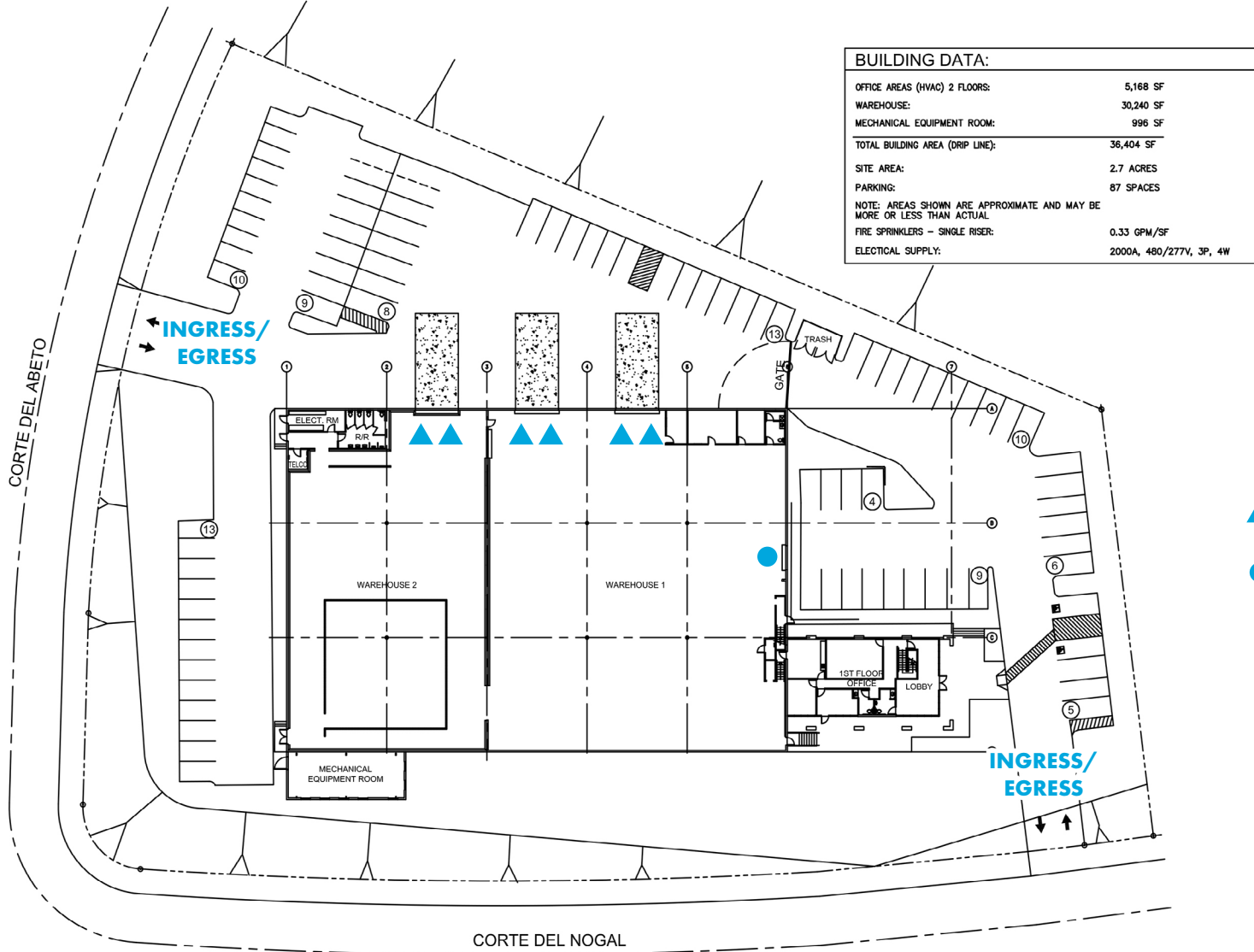


Premises Overview

Address:	2045 Corte Del Nogal, Carlsbad, CA 92011
Submarket:	Carlsbad
Rentable SF:	36,404 SF
Office SF:	5,168 SF (two story)
Lot Size:	2.7 acres
Loading:	Six (6) dock high positions and one (1) grade level door
Power:	2,000 amps, 277/480V
Sprinklers:	0.33 GPM/SF
Clear Height:	26' clear height
Parking:	87 spaces (2.4/1,000 SF)
Secure Loading:	Private fenced and gated loading area
Zoning:	PM Zoning
Access:	Two access points for easy truck ingress/egress
Natural Gas:	Natural gas service to building
Skylights:	Multiple skylights throughout warehouse
Lease Rate:	\$1.45/SF NNN (NNN estimated at \$0.19/SF)



Site Plan



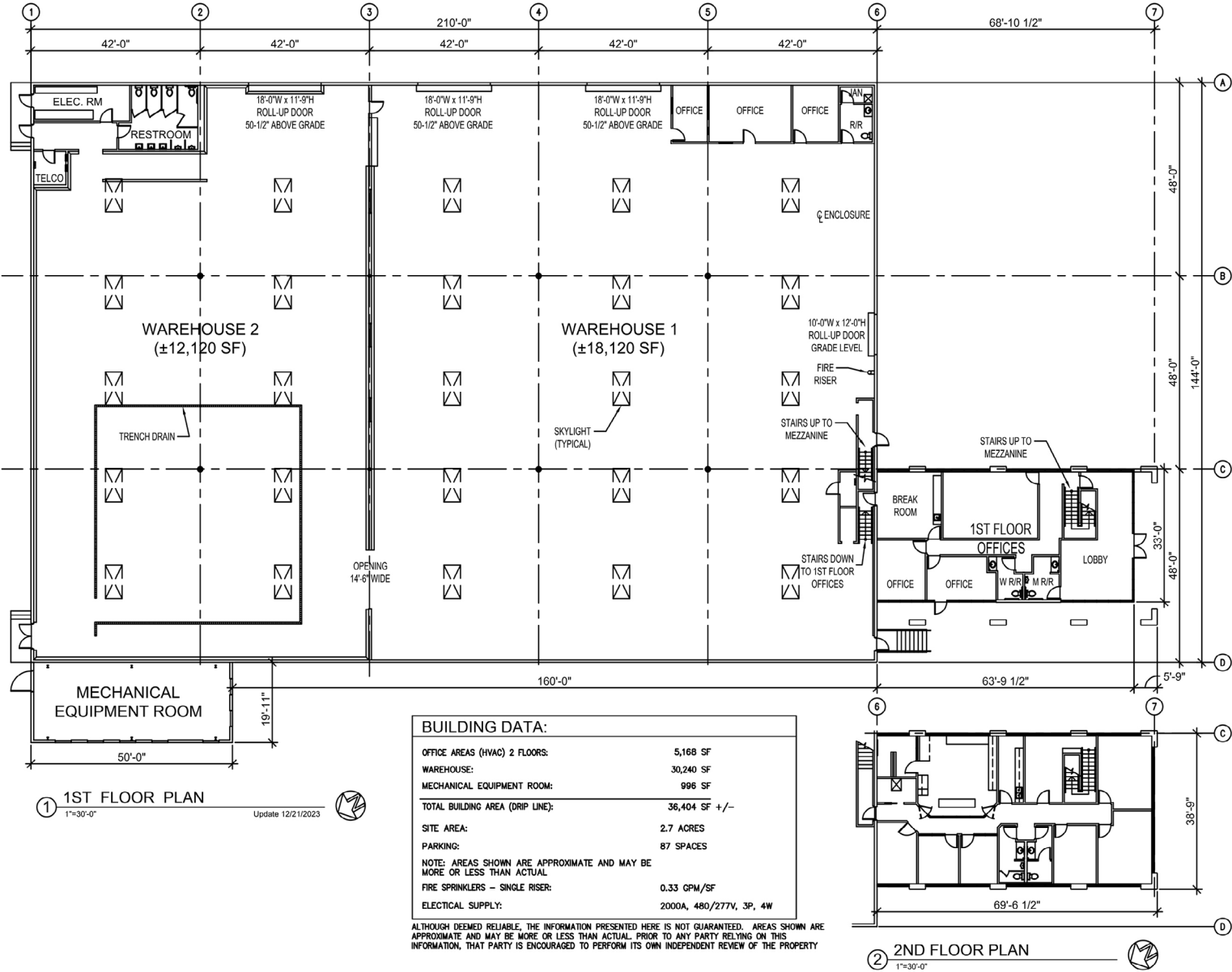
BUILDING DATA:	
OFFICE AREAS (HVAC) 2 FLOORS:	5,168 SF
WAREHOUSE:	30,240 SF
MECHANICAL EQUIPMENT ROOM:	996 SF
TOTAL BUILDING AREA (DRIP LINE):	36,404 SF
SITE AREA:	2.7 ACRES
PARKING:	87 SPACES
NOTE: AREAS SHOWN ARE APPROXIMATE AND MAY BE MORE OR LESS THAN ACTUAL	
FIRE SPRINKLERS - SINGLE RISER:	0.33 GPM/SF
ELECTICAL SUPPLY:	2000A, 480/277V, 3P, 4W

- ▲ Dock Loading
- Grade Level Loading

① SITE PLAN
 N.T.S. Update 12/21/2023

ALTHOUGH DEEMED RELIABLE, THE INFORMATION PRESENTED HERE IS NOT GUARANTEED. AREAS SHOWN ARE APPROXIMATE AND MAY BE MORE OR LESS THAN ACTUAL. PRIOR TO ANY PARTY RELYING ON THIS INFORMATION, THAT PARTY IS ENCOURAGED TO PERFORM ITS OWN INDEPENDENT REVIEW OF THE PROPERTY

Floor Plan



Interior Property Photos



Exterior Property Photos



location map

Pacific Ocean
3.5 miles



Premium Outlets

Legoland California

Palomar Airport Rd

McClellan-Palomar Airport

SUBJECT PROPERTY



Bressi Ranch

El Camino Real

Poinsettia Ave



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Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalDRE #01773106

Isaac Little

ilittle@lee-associates.com

760.929.7862

CalDRE #01702879

