

For Sale - 18,071 SF Freestanding Industrial Building

1965 Kellogg Ave
Carlsbad, CA 92008
Carlsbad Airport Center



- ❖ Dorcey Abshier (858) 822-8292
- ❖ DBAbshierRealEstateAdvisory@gmail.com
- ❖ DRE Lic. 01159582



1965 Kellogg Ave, Carlsbad



Property Highlights – High Profile Corporate Image Flex/Industrial

- ❖ **Available 4th Quarter 2025**
- ❖ **Outstanding Carlsbad Location**
- ❖ **Year Built - 1995**
- ❖ **Parcel Size – 1.263 acres**
- ❖ **18,071 Building Square Footage**
- ❖ **2,400 sf Outdoor/Covered Storage Area**
- ❖ **2,460 SF Interior Industrial Mezzanine**
- ❖ **Parking – 43 spaces, 2.4/1,000**
- ❖ **Sprinklered – 0.33/3000**
- ❖ **Power – 1200 AMPs 277/480v**
- ❖ **Min 22' Clear – 20 Skylights**
- ❖ **80% HVAC**
- ❖ **1 Dock High Loading Position**
- ❖ **2 Grade Level Loading Doors**
- ❖ **Carlsbad Zoning PM-Planned Industrial -**
<https://ecode360.com/44011355#44011355>
- ❖ **All figures to be confirmed**

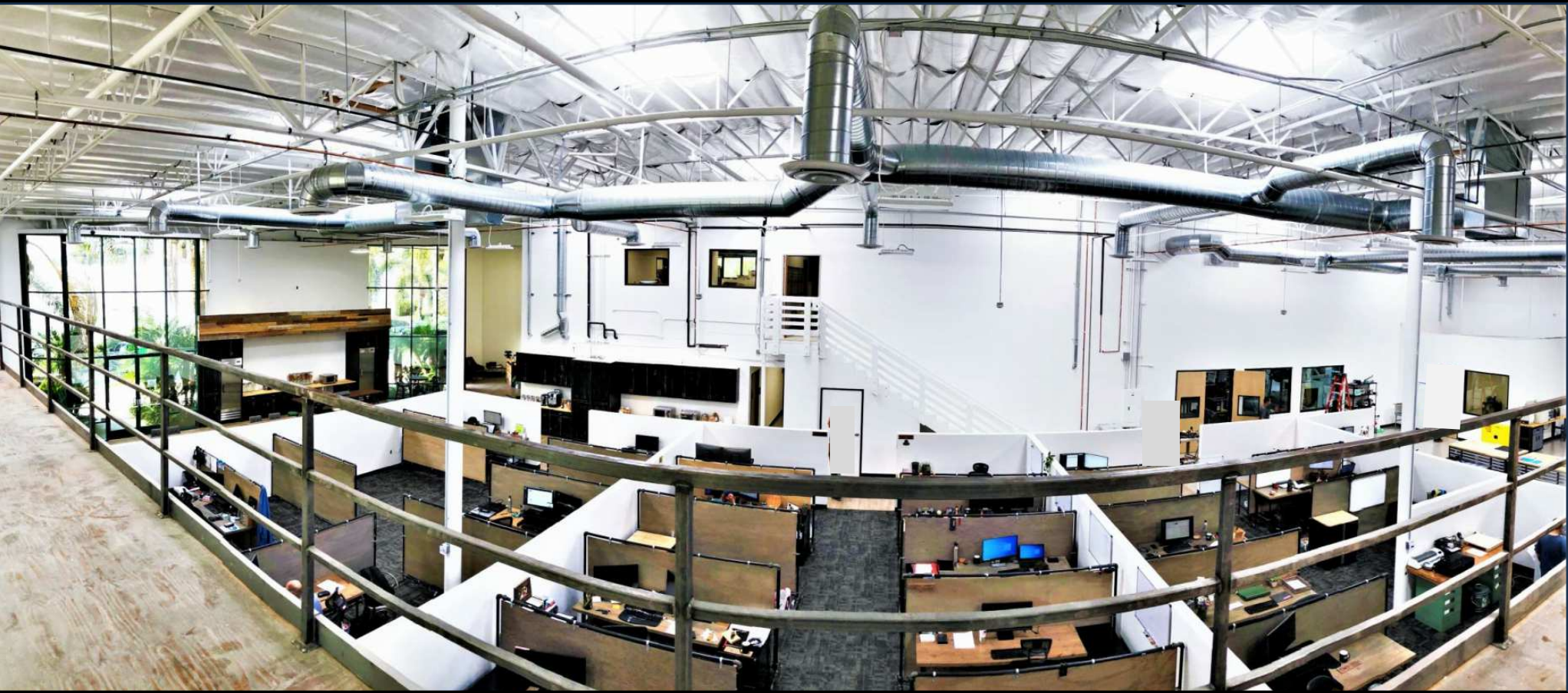
Contact Broker for tour and information.
Do no disturb tenant.

DB ABSHIER
REAL ESTATE ADVISORY

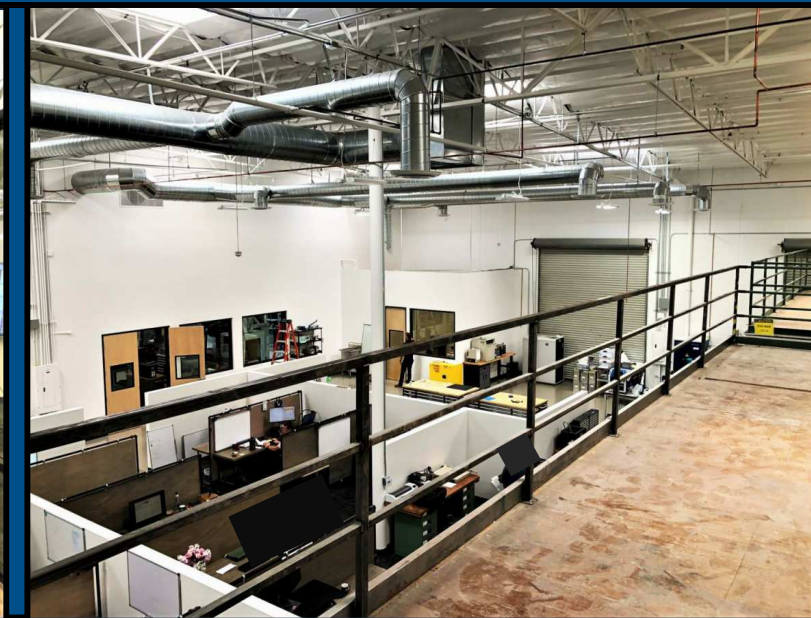
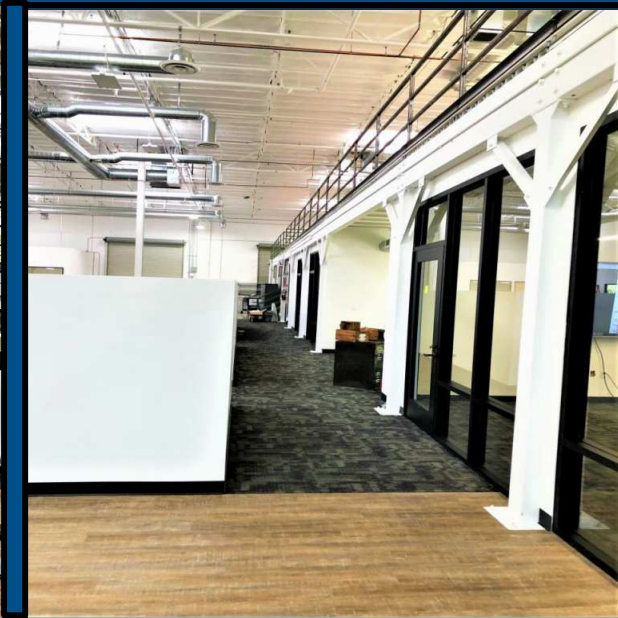
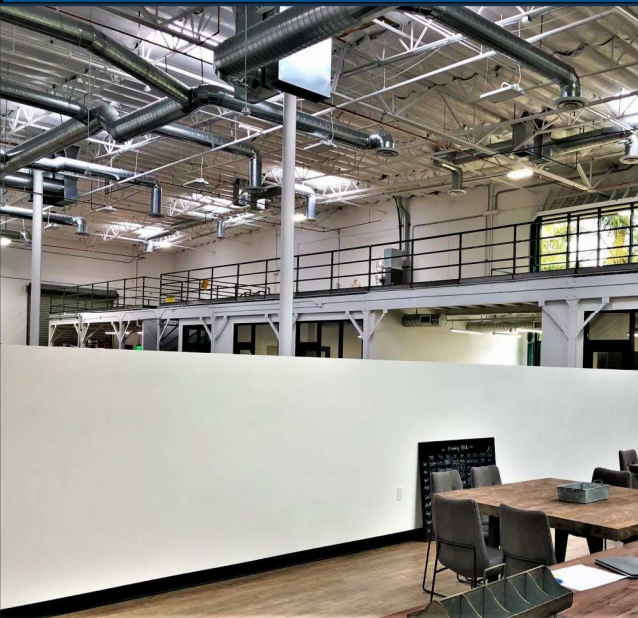


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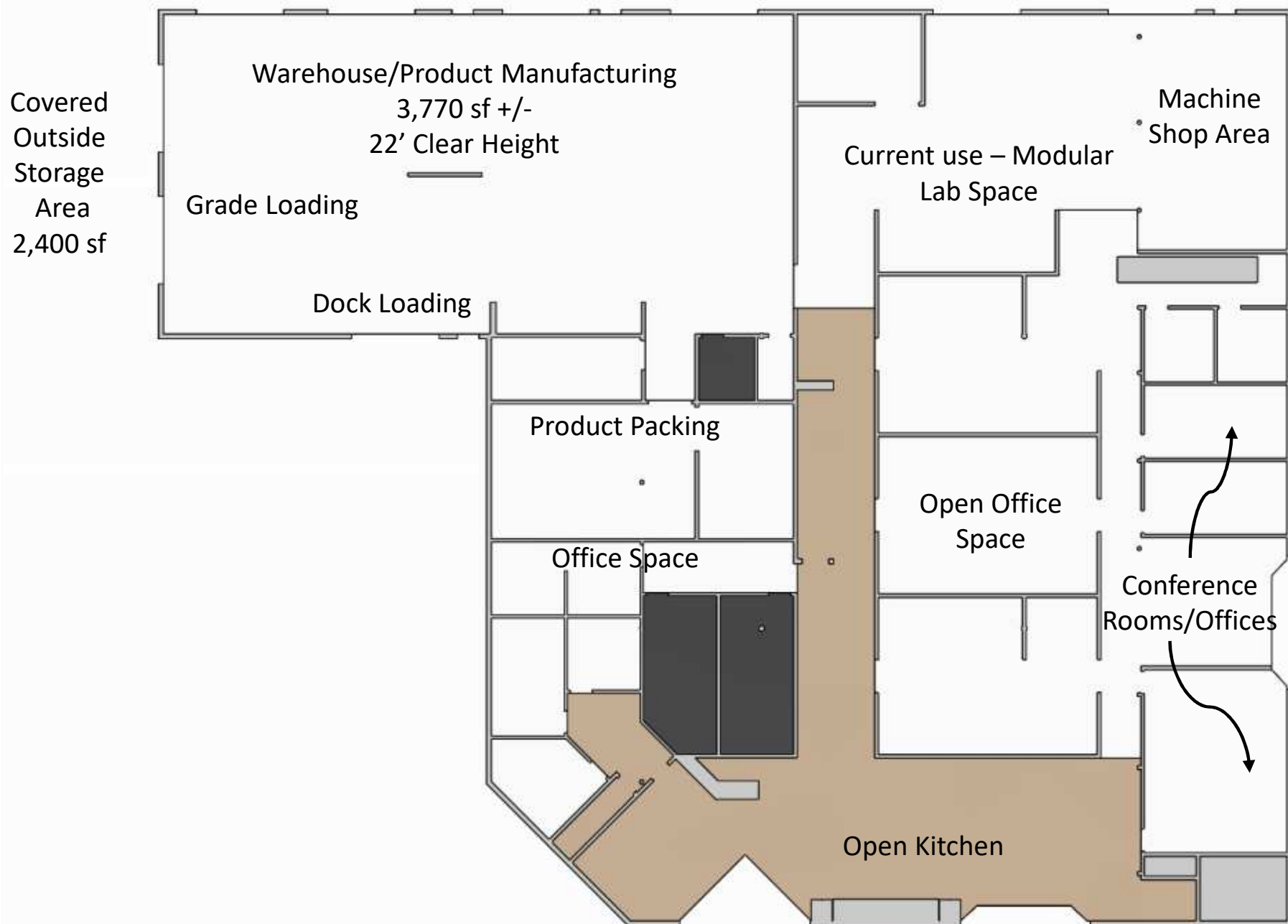
1965 Kellogg Ave, Carlsbad- Professional Interiors



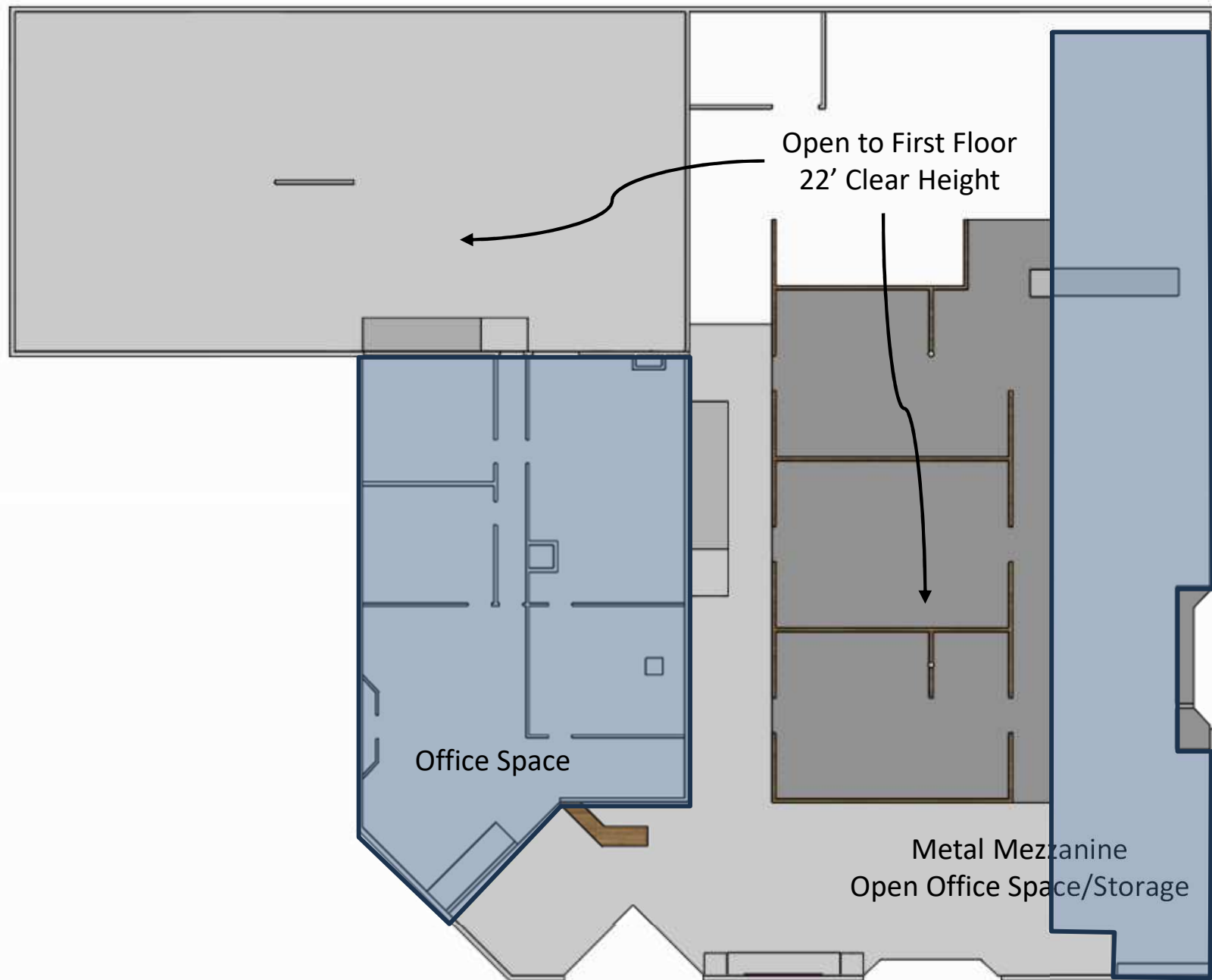
1965 Kellogg Ave, Carlsbad- Professional Interiors



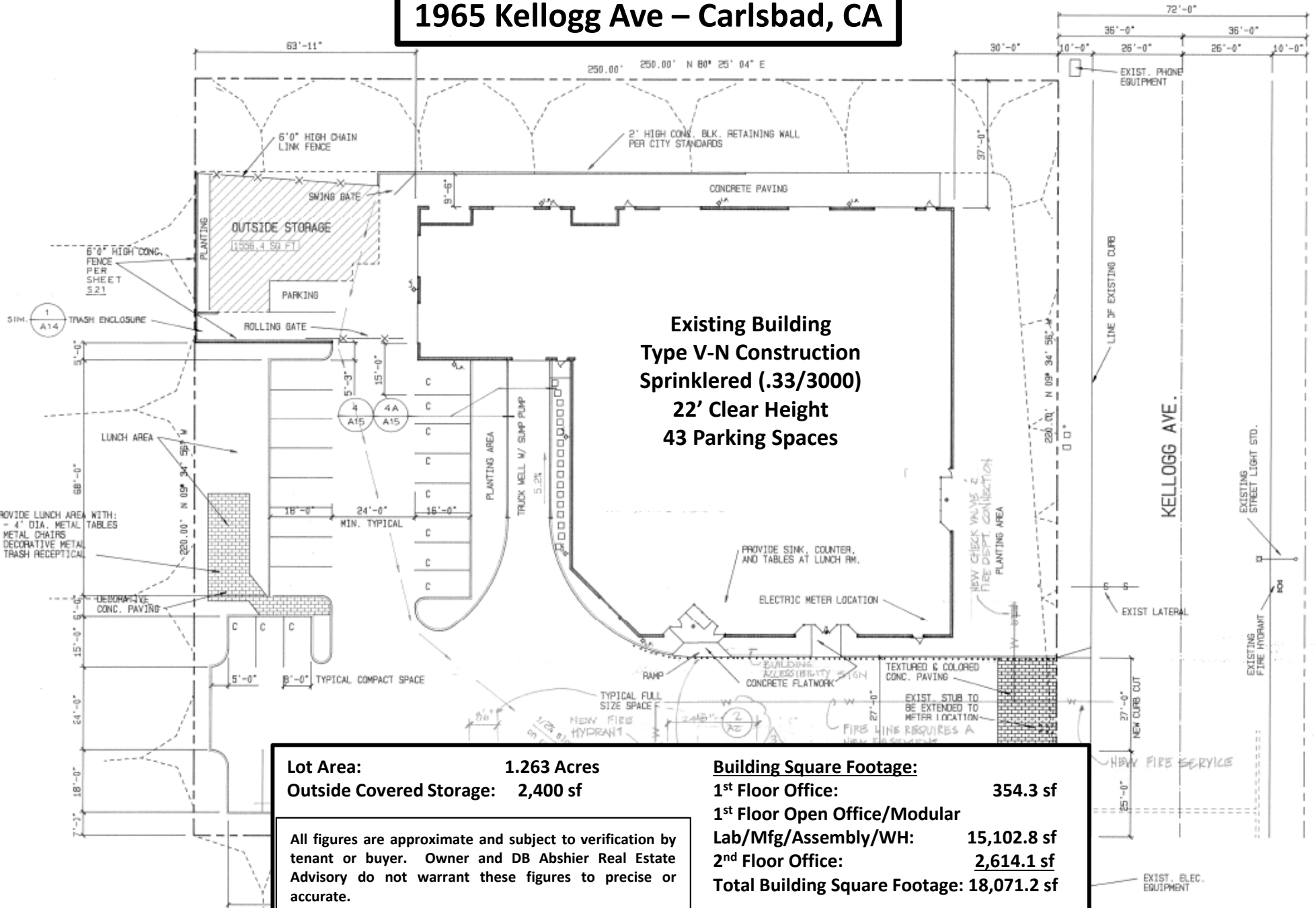
1965 Kellogg Ave, Carlsbad – First Floor



1965 Kellogg Ave, Carlsbad – Second Floor



1965 Kellogg Ave – Carlsbad, CA



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