

# LIONSHEAD LANDING

## FOR LEASE | 49,384 SF

HEAVY POWER:  
3,200 AMPS  
277/480 V

POTENTIAL FOR  
FENCED/SECURED  
PARKING



bkm

### FOR MORE INFORMATION:

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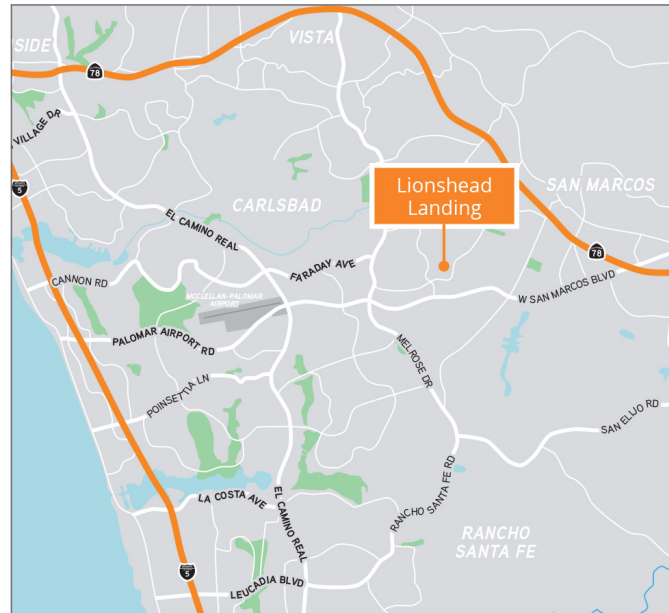
 CUSHMAN &  
WAKEFIELD



# PROPERTY FEATURES

## 1491 POINSETTIA AVE, SUITE 136

- » 8 Grade Level Doors and 2 Dock High Doors
- » Heavy Power: 3,200 Amps // 277/480V Available
- » Warehouse: ~25'-27' Clear Height, 14' Grade Level Doors
- » 2+ Space Position Dock Well
- » Power Distribution Throughtout Warehouse
- » Climate Controlled Assembly Area
- » Potential for Fenced/Secured Parking
- » Prominent Building Identity with Ample Window Line
- » Numerous Nearby Amenities Including Bressi Ranch Towne Center
- » Strategically Located On The Border Of Vista and Carlsbad
- » Natural Gas Potentially Available



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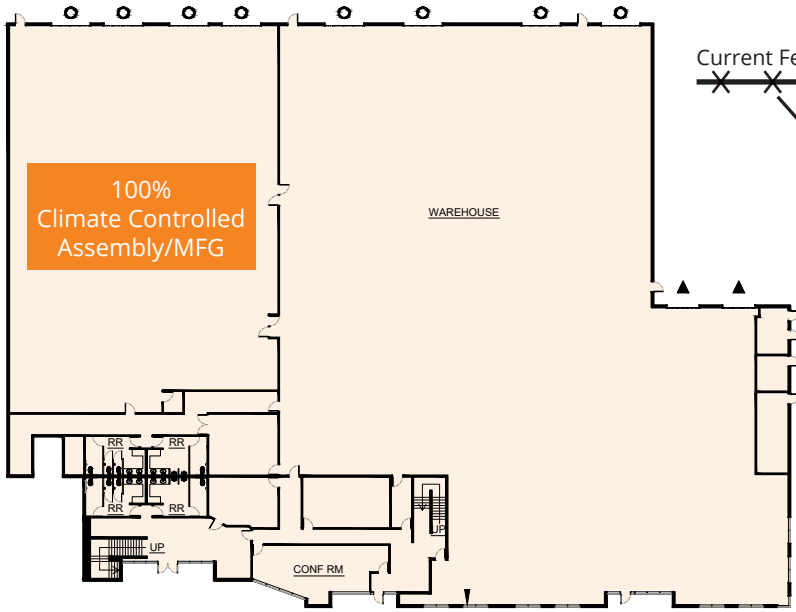
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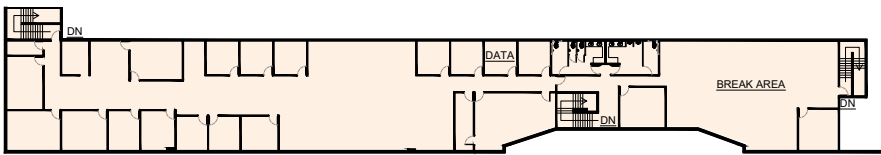
# LIONSHEAD LANDING

## FLOOR PLAN

### 1st Floor

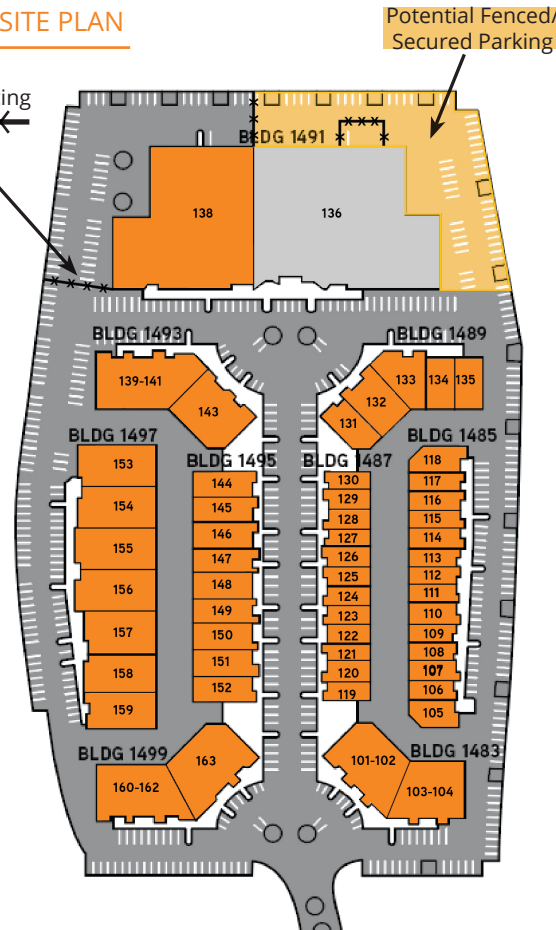


### 2nd Floor



○ = Grade Door  
▲ = Dock High Door

### SITE PLAN



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### BLDG. 1491 // SUITE 136

- 49,384 RSF
- Lease Rate: Negotiable + Est. NNN\*
- Climate Controlled Assembly/Manufacturing Area
- Heavy Power: 3,200 Amps // 277/480V Available
- Potential for Fenced/Secured Parking
- 8 Grade Level Doors
- 2 Dock High Doors with Dock Well
- 25'-27' Clear Height

\*Est. NNN: \$0.52/SF

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# LIONSHEAD LANDING

## CORPORATE NEIGHBORS



**PODS**

UNITE HYATT

**BOOTHCRAFTERS INC.**  
Custom Exhibit Solutions

**BACHEM**

**US FOODS**

**COX**

**RAYZIST**  
Floorball, Inc.

**HATCH**  
OUTDOORS

**WatkinsWellness**

**roomors**  
HOME FURNISHINGS

**leidos**

**ADS GOLF**

**BATTLEMAGE BREWING COMPANY**

**Sullivan**  
Since 1912  
Moving & Storage

**Exagen**  
Patient Focused. Discovery Driven.

**PRIMARCH**  
MANUFACTURING

**TARGET**

**JON RENAU EASHAIR**

**CS ILLUMINATION**  
NORTH COUNTY SAN DIEGO  
**THE WALL CLIMBING GYM**

2.6 miles

**THE SQUARE**  
BY THE SQUARE

**TESLA**

**MBE M**  
The Miniature Engineering Craftsmanship Museum

2.1 miles

**PIZZA PORTS BREWING CO.**

**LIONSHEAD LANDING**

**LOCAL ROOTS**  
KOMBUCHA

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