

# FOR SALE OR LEASE

## 21,743 SF SINGLE TENANT FLEX/R&D FACILITY

2261 RUTHERFORD RD - CARLSBAD, CA 92008





# BROKER CONTACTS

Marko Dragovic  
mdragovic@lee-associates.com  
760.929.7839  
CalBRE #01773106

Isaac Little  
ilittle@lee-associates.com  
760.929.7862  
CalBRE #01702879

Olivia Baffert  
obaffert@lee-associates.com  
760.448.1376  
CalBRE #02211874



Lee & Associates Commercial Real Estate Services, Inc. - NSDC  
1902 Wright Place, Suite 180, Carlsbad, CA 92008  
P: (760) 929-9700 | F: (760) 929-9977



PHOTO SHOWS CONCEPTUAL EXTERIOR FINISHES



# EXECUTIVE SUMMARY

## THE OPPORTUNITY

Located in the prestigious Carlsbad Research Center, 2261 Rutherford Rd is a unique, freestanding industrial facility built and designed for specialized manufacturing, research & development purposes. For over a decade, it has accommodated American Lithium Energy U.S.-based manufacturing operations producing battery cells for the world’s most demanding missions – including space, military, and electric flight.

The facility offers a flexible floor plan which can accommodate traditional low finish manufacturing uses or highly improved flex/R&D uses. Key features include 100% HVAC ducting throughout, open office & lab areas, warehouse, two (2) grade level doors, and 2,000 amps of 277/480-volt power. If leased, the Landlord can modify the floorplan per a variety of configurations as shown throughout the brochure.



## AT A GLANCE

### PROPERTY HIGHLIGHTS



**21,743 Square Feet**  
Single Tenant Building



**Flexible Layout**  
Multiple Configuration Options  
(See Conceptual Layouts)



**Climate Controlled**  
100% Climate Controlled



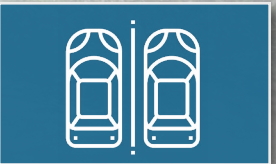
**Heavy Power**  
2,000 Amps 277/480V



**Single Story**  
100% Ground Floor SF



**Grade Level Loading**  
Two (2) Grade Level Doors



**Excellent Parking**  
72 Stalls (3.3/1,000 SF)



**Premium Corner Location**  
Two Access Points



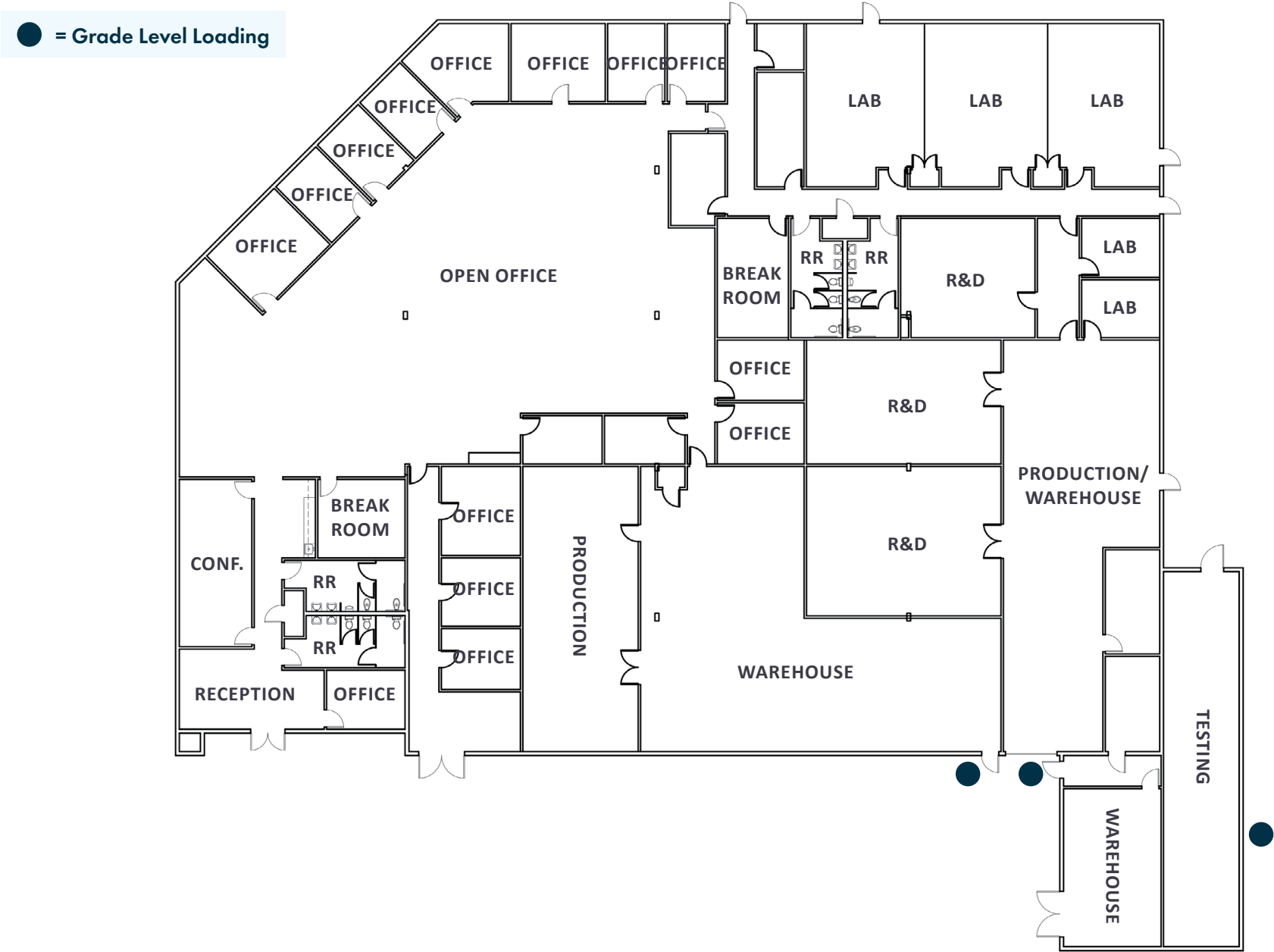
# PREMISES OVERVIEW

STREET ADDRESS:	2261 Rutherford Rd, Carlsbad, CA 92008
BUILDING SIZE:	21,743 SF
# OF STORIES:	One (1) - Single Story
% OFFICE:	25% to 50%
WAREHOUSE/R&D:	50% to 75%
CONSTRUCTION TYPE:	Reinforced Concrete
LOT SIZE:	67,562 SF
PARKING RATIO:	3.3/1,000 SF (72 Stalls)
LOADING:	Two (2) Grade Level Doors
CLEAR HEIGHT:	18' Minimum
POWER:	2,000 Amps, 277/480V
FIRE SUPPRESSION:	Yes, Sprinklers
ZONING:	CM
DRIVEWAYS:	Two (2) Access Points
AVAILABILITY DATE:	Existing Tenant Vacates on February 29, 2026
SALE PRICE:	\$6,415,000 (\$295/SF)
LEASE RATE (CURRENT CONFIGURATION):	\$1.45/SF NNN
LEASE RATE (CONCEPTUAL CONFIGURATION):	Call Agents

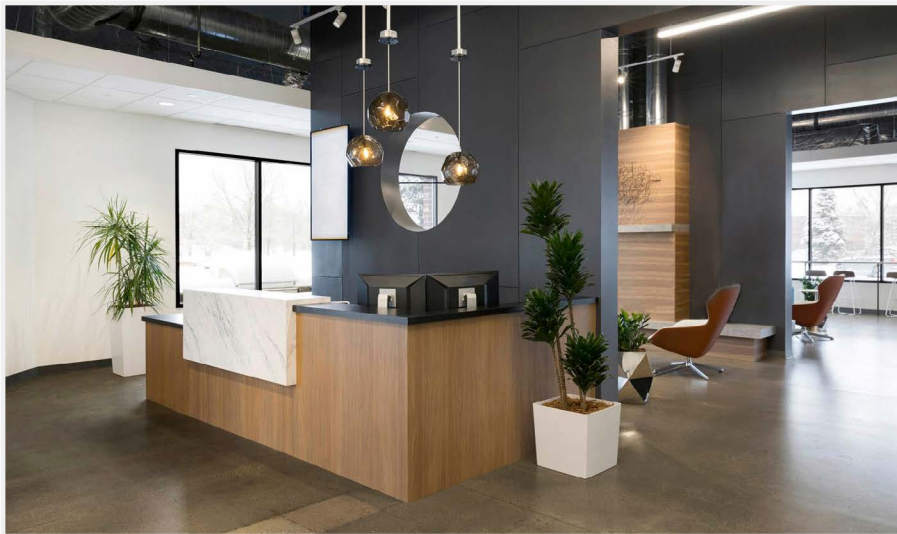
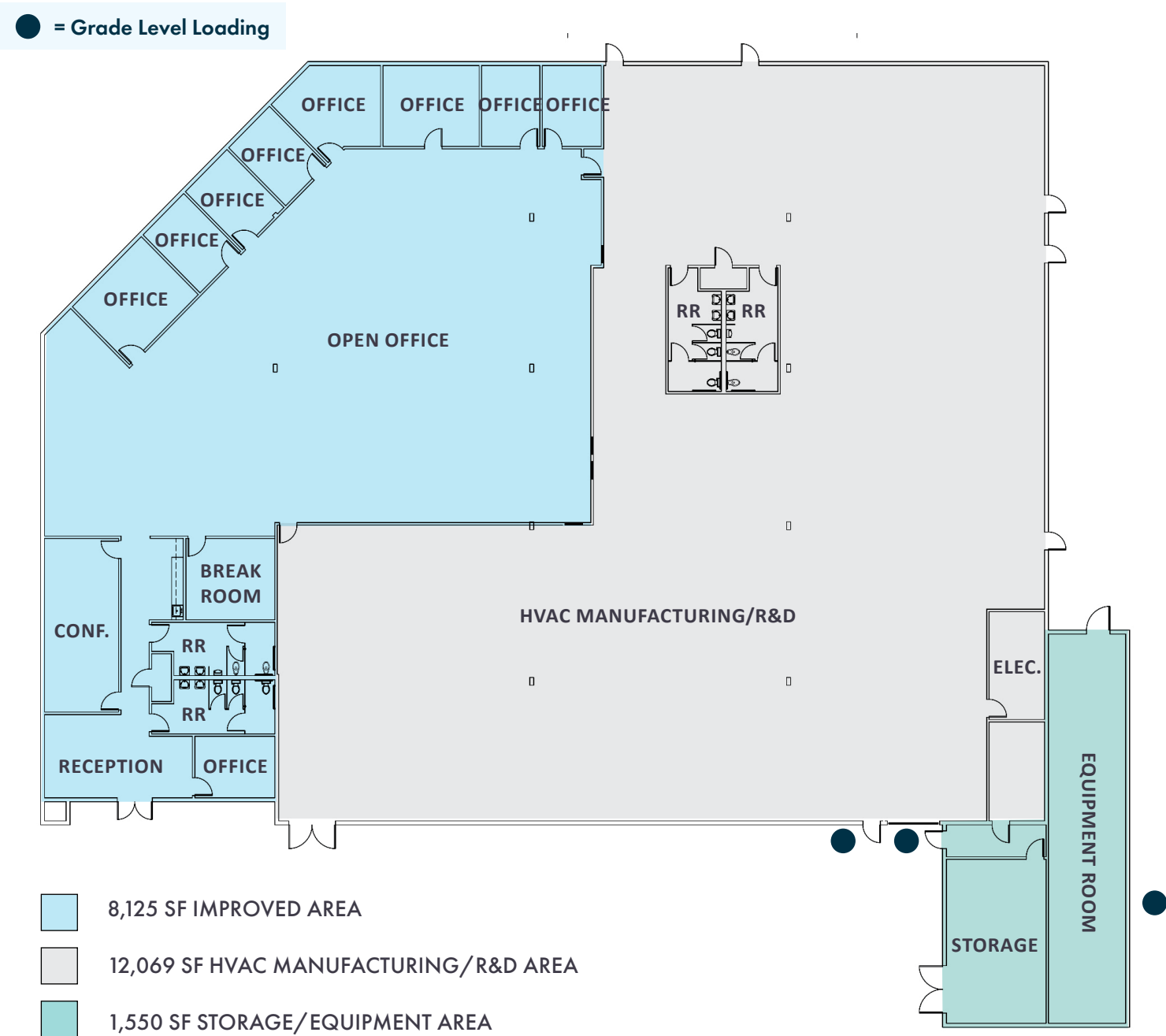


\*Call brokers to schedule tour

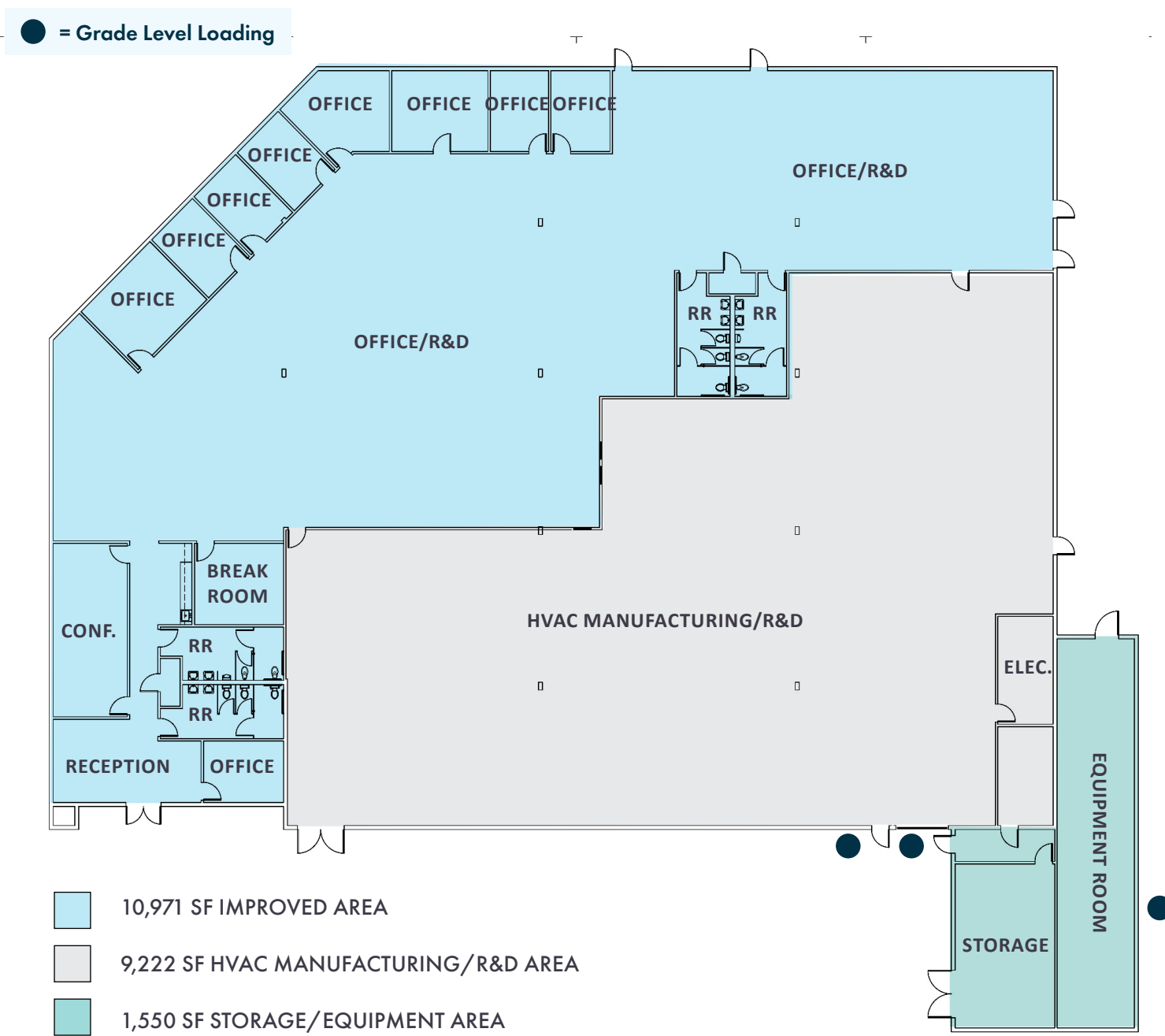
# EXISTING FLOOR PLAN



# CONCEPTUAL FLOOR PLAN - Option 1



# CONCEPTUAL FLOOR PLAN - Option 2





Faraday Ave.

Priestly Dr.

**SUBJECT PROPERTY**  
2261 Rutherford Rd.

Rutherford Rd.

Pascal Ct.

Palomar Airport

[illegible]

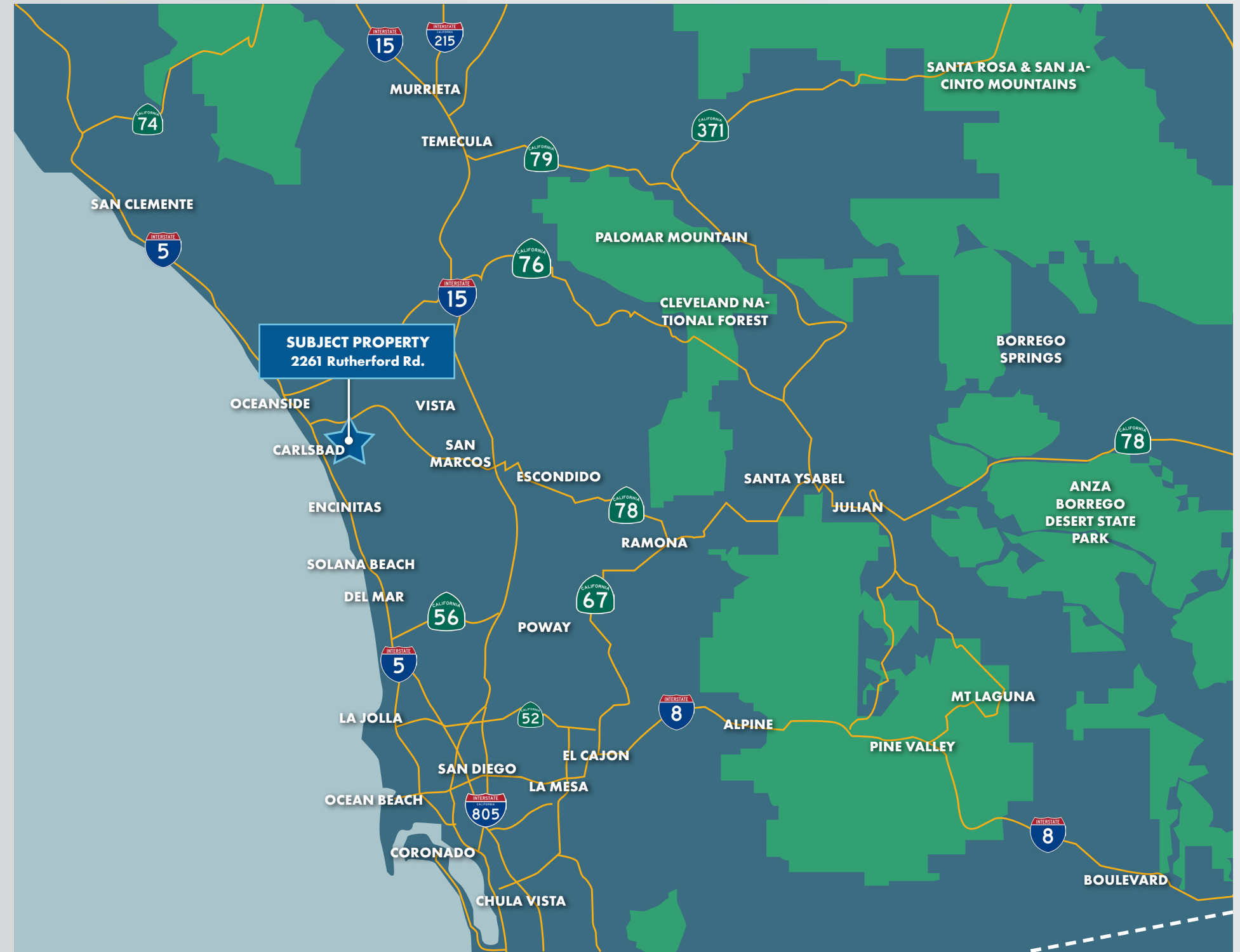


# CONCEPTUAL INTERIOR PHOTO





# CORPORATE NEIGHBORS AERIAL





# 2261 RUTHERFORD RD.

Carlsbad, CA 92008

*for more information contact:*

Marko Dragovic

[mdragovic@lee-associates.com](mailto:mdragovic@lee-associates.com)

760.929.7839

CalBRE #01773106

Isaac Little

[ilittle@lee-associates.com](mailto:ilittle@lee-associates.com)

760.929.7862

CalBRE #01702879

Olivia Baffert

[obaffert@lee-associates.com](mailto:obaffert@lee-associates.com)

760.448.1376

CalBRE #02211874



**LITTLE DRAGOVIC TEAM**  
78 Corridor Industrial Advisors