

FOR SALE: 4,038 SF HIGH IMAGE FLEX / INDUSTRIAL BUILDING

**3214** GREY HAWK COURT  
CARLSBAD, CA 92010



**PRICE  
REDUCED**



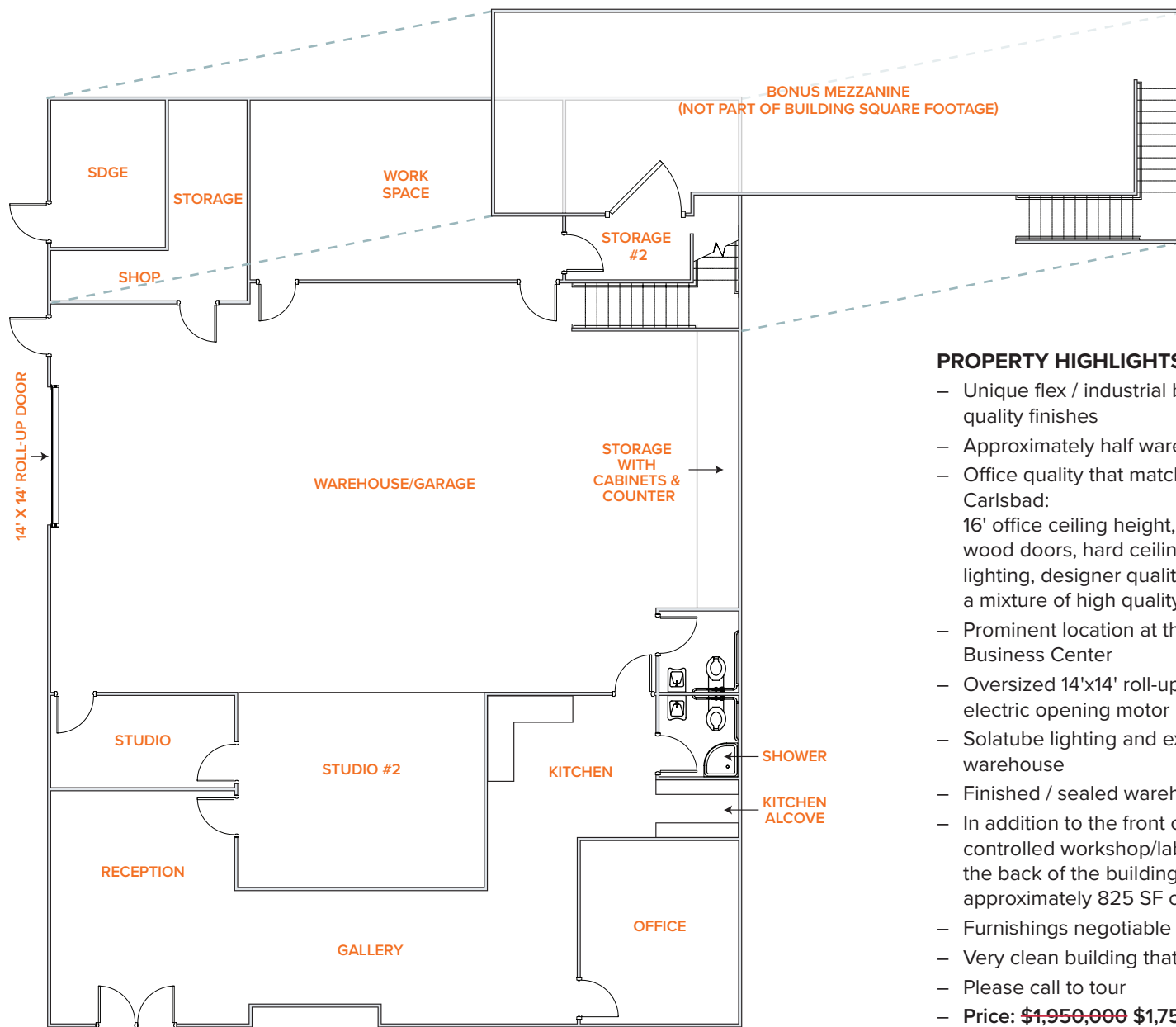












### PROPERTY HIGHLIGHTS

- Unique flex / industrial building for sale with premium quality finishes
- Approximately half warehouse
- Office quality that matches or exceeds the best of Carlsbad:
  - 16' office ceiling height, floor to ceiling windows, solid wood doors, hard ceilings (not dropped), recessed lighting, designer quality kitchen and break area with a mixture of high quality floorings throughout
- Prominent location at the front of the Grey Hawk Business Center
- Oversized 14'x14' roll-up door with a push-button electric opening motor
- Solatube lighting and extensive cabinets in warehouse
- Finished / sealed warehouse flooring
- In addition to the front office, there is a climate controlled workshop/lab with an additional office at the back of the building. Bonus mezzanine storage of approximately 825 SF over this area
- Furnishings negotiable
- Very clean building that shows pride of ownership
- Please call to tour
- Price: ~~\$1,950,000~~ \$1,750,000



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## AMENITIES | CORPORATE NEIGHBORS

