

2300

FARADAY AVENUE
CARLSBAD, CA 92008

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL FOR LEASE | 9,389 TO 13,260 SF | FREESTANDING BUILDING

FARADAY AVENUE

PROPERTY HIGHLIGHTS

Address: 2300 Faraday Avenue, Carlsbad CA 92008

Building Size: 9,389 SF to 13,260 SF

Office SF: Approximately 4,425 SF office

Heavy Power: 1200 Amps, 277/480 V

Parking: 3.8 / 1,000 SF

*contct broker to show



FREESTANDING BUILDING



GRADE(1) WITH ADDITIONAL ONE GLASSED IN



1200 AMPS, 277/480 V



BUILT IN 1995

LEASE RATE : \$18,564/Month
(\$1.40 SF NNN)

Low NNN's estimated at \$0.30/SF/Month



PROPERTY PHOTOS



REFURBISHED OFFICE WITH NEW CEILING GRID



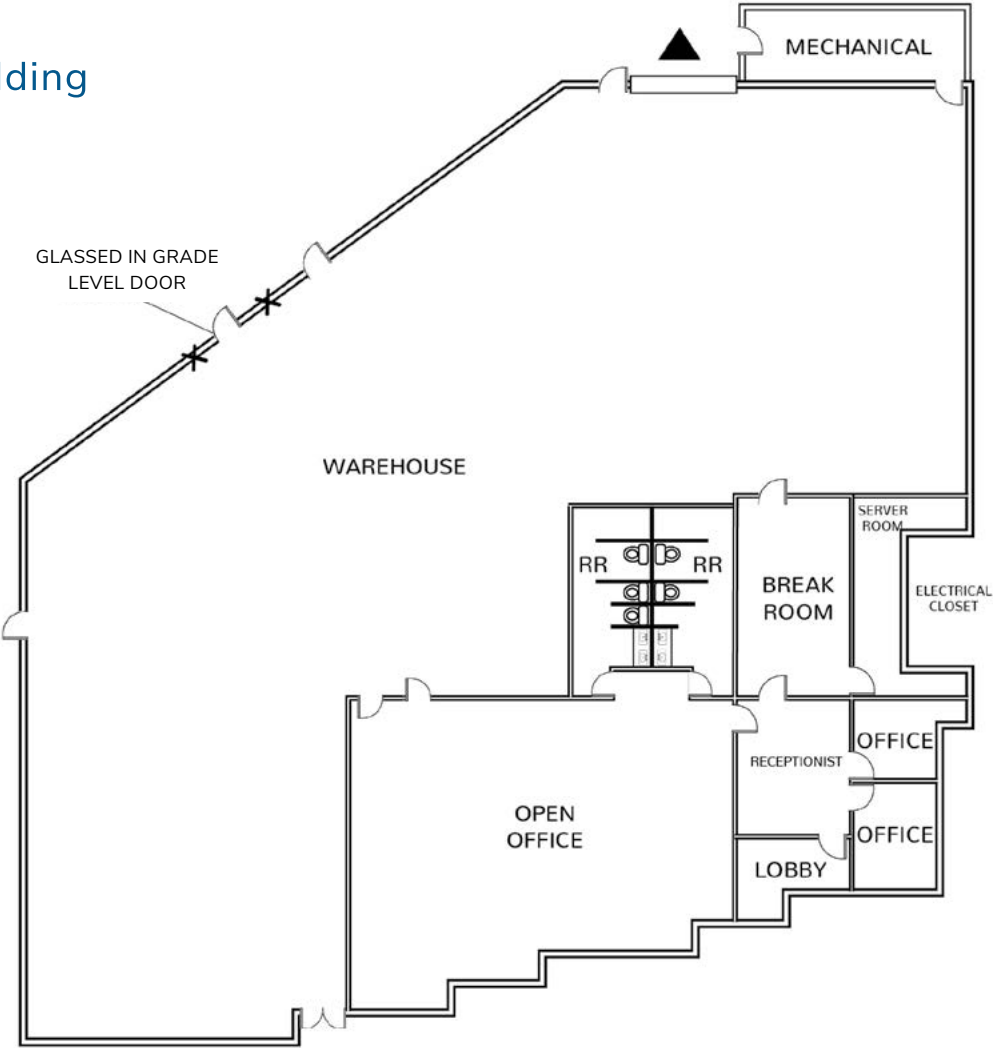
GLASSED IN ROLL UP DOOR



"WHITE BOXED" WAREHOUSE

FULL BUILDING

13,260 SF
Free Standing Building

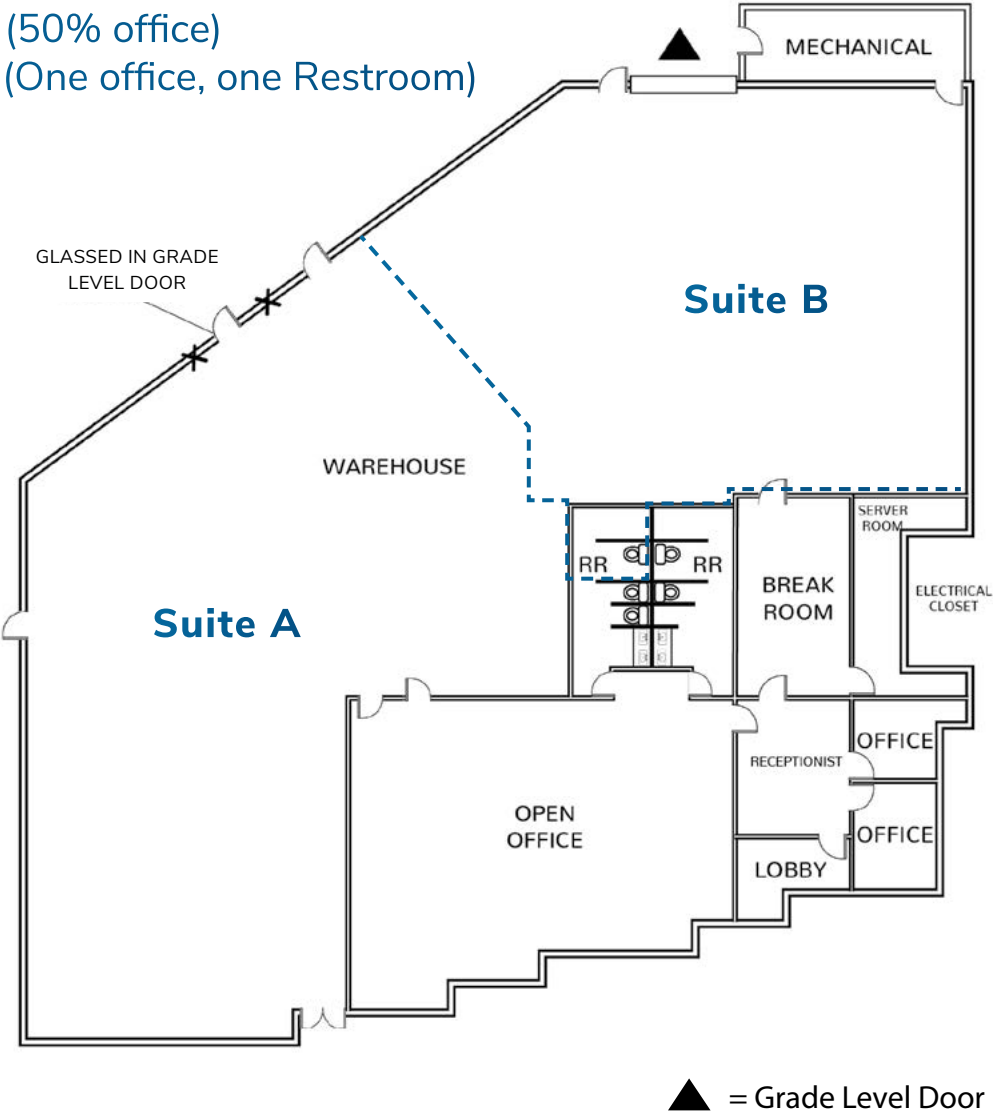


▲ = Grade Level Door

SUITES A&B

DIVISIBILITY PLAN

Suite A: 9,389 SF (50% office)
Suite B: 3,871 SF (One office, one Restroom)



CORPORATE NEIGHBORS & NEARBY RETAIL



corporate neighbors



amenities

- 1 Carlsbad Research Center
- 2 Palomar Airport Business Park
- 3 Bressi Ranch
- 4 Carlsbad Raceway Business Park
- 5 Carlsbad Oaks North
- 6 Vista Business Park

retail



Carlsbad

Nestled along the idyllic North County coastline of San Diego, Carlsbad, California, is a gem that sparkles with its own unique blend of charm and vibrancy. Known affectionately as the 'Village by the Sea', Carlsbad offers a serene retreat from the fast pace of city life, with its picturesque beaches stretching along the Pacific. The city's seven miles of coastline provide a tranquil haven for sunbathers, surfers, and nature lovers alike, inviting a slower pace and a moment to breathe in the salt-tinged air.

median household income
\$136,208

population
72,868

businesses
6,328

Just a stone's throw away from the bustling cities of San Diego to the south and the allure of Orange County to the north, Carlsbad boasts a perfect balance of accessibility and seclusion. Its charming downtown is dotted with boutique shops, gourmet eateries, and cultural attractions, while the world-renowned LEGOLAND® California Resort adds a touch of whimsy and wonder for visitors of all ages. Whether seeking adventure or relaxation, Carlsbad's mild Mediterranean climate and lush floral landscapes, including the famous Flower Fields, offer a year-round invitation to explore and enjoy the beauty of Southern California's coast.

14 community parks

263 sunny days a year

7 miles of public beaches

6,543 Military Veterans

carlsbad's local industries

life science
medtech
pharma
ICT

advanced manufacturing
cleantech
Sports, Innovation, Design
hospitality & tourism

* numbers provided by Regis

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FARADAY AVENUE
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Peter Merz

(760) 448-1362

pmerz@lee-associates.com

DRE Lic#01269042

Daniel Knoke

(760) 929-7836

dknoke@lee-associates.com

DRE Lic#01215373

Keith Dulmage

(760) 448-1364

kdulmage@lee-associates.com

DRE Lic#02155780



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

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