

LIONSGATE LANDING FOR LEASE | 49,384 SF

HEAVY POWER:
3,200 AMPS
277/480 V

POTENTIAL FOR
FENCED/SECURED
PARKING



FOR MORE INFORMATION:

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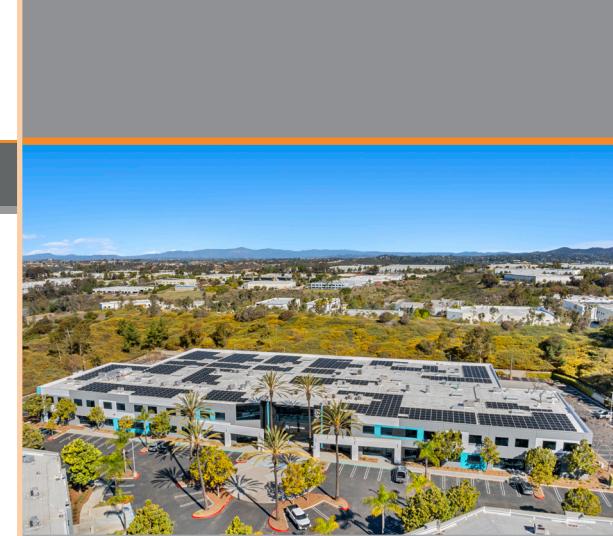
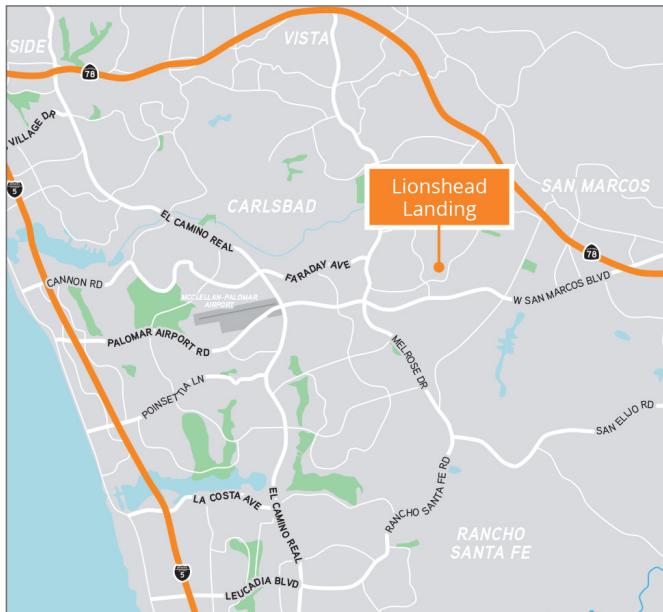
Cushman & Wakefield
12830 El Camino Real, Suite 100
San Diego, CA 92130 | USA
cushmanwakefield.com



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 Throughout 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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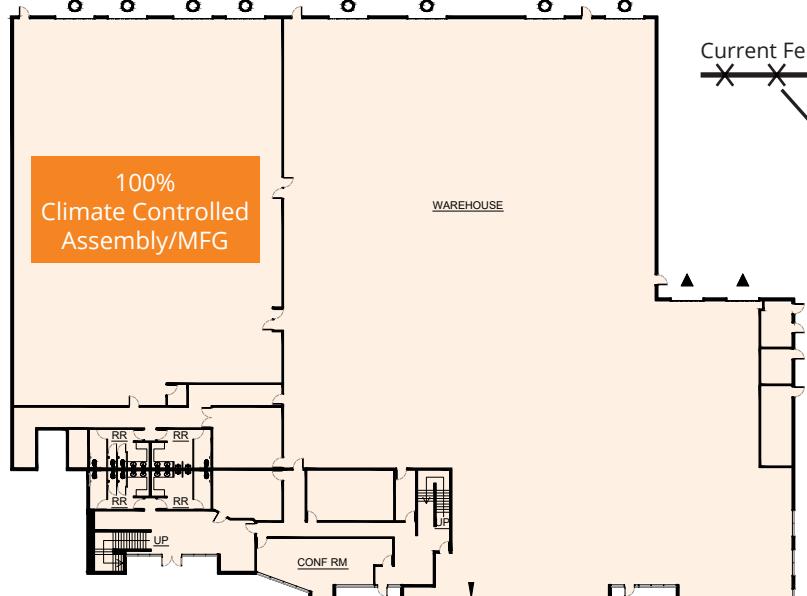
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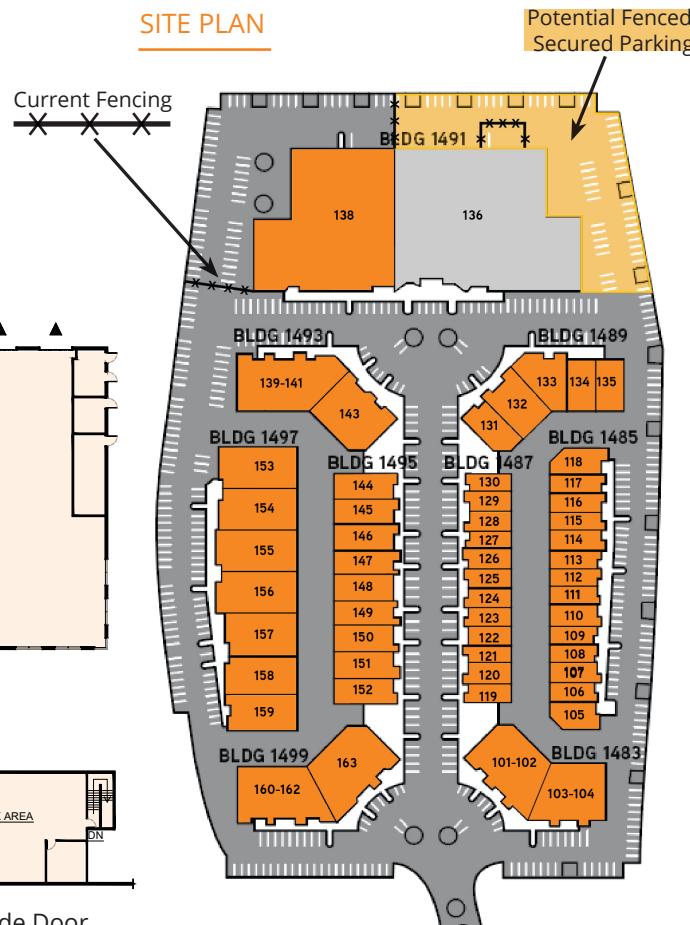
LIONSHHEAD LANDING

FLOOR PLAN

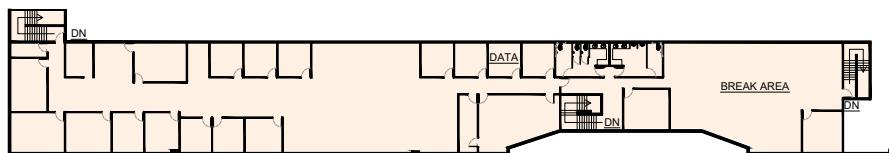
1st Floor



SITE PLAN



2nd Floor



○ = Grade Door
▲ = Dock High Door

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

*Est. NNN: \$0.54/SF

- Potential for Fenced/Secured Parking
- 8 Grade Level Doors
- 2 Dock High Doors with Dock Well
- 25'-27' Clear Height



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CUSHMAN & WAKEFIELD

bkm

LIONSHED LANDING

CORPORATE NEIGHBORS



LIONSHED LANDING



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