

# FOR LEASE

13,226 SF INDUSTRIAL SUITE  
W/ DOCK LOADING



LIONSHEAD AVE

# 3186

SUITE 100

CARLSBAD, CA 92010

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WILLIAMS ROTH GROUP**  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

3186 LIONSHEAD AVE | 1



# [ PROPERTY FEATURES ]

Suite Size:	13,226 SF
Loading:	1 Grade Level Door 1 Dock Well
Parking	3.5/1,000 SF (46 spaces)
Power:	800a/277 – 480v
Clear Height:	24'
Sprinklers:	0.33gpm/3,000 SF
Year Built:	2007
Zoning:	P-M, Planned Industrial
Available:	July 1, 2025
NNN's:	\$0.48/SF

ASKING RATE: \$1.27/SF NNN





# [HIGHLIGHTS]



CARLSBAD RACEWAY BUSINESS PARK



EXCELLENT PARKING



DOCK & GRADE LOADING



HEAVY POWER



HIGH CLEAR HEIGHT



CORPORATE IMAGE

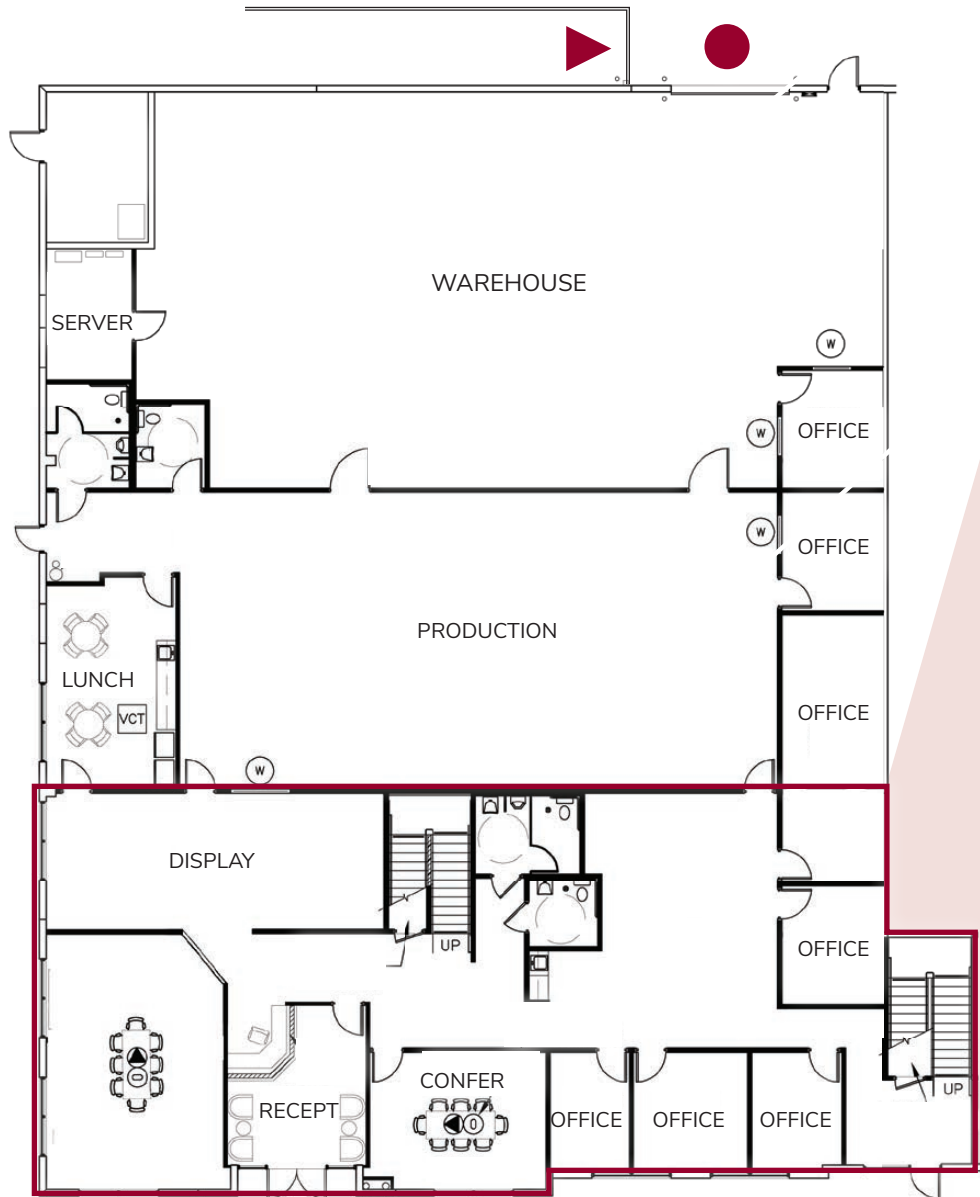


OUTSIDE PICNIC AREA



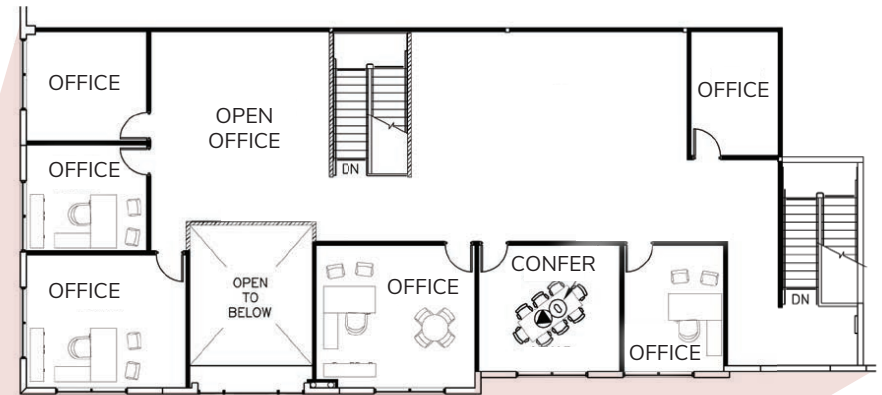
NEARBY RETAIL & AMENITIES

# [FLOOR PLAN]



1st Floor

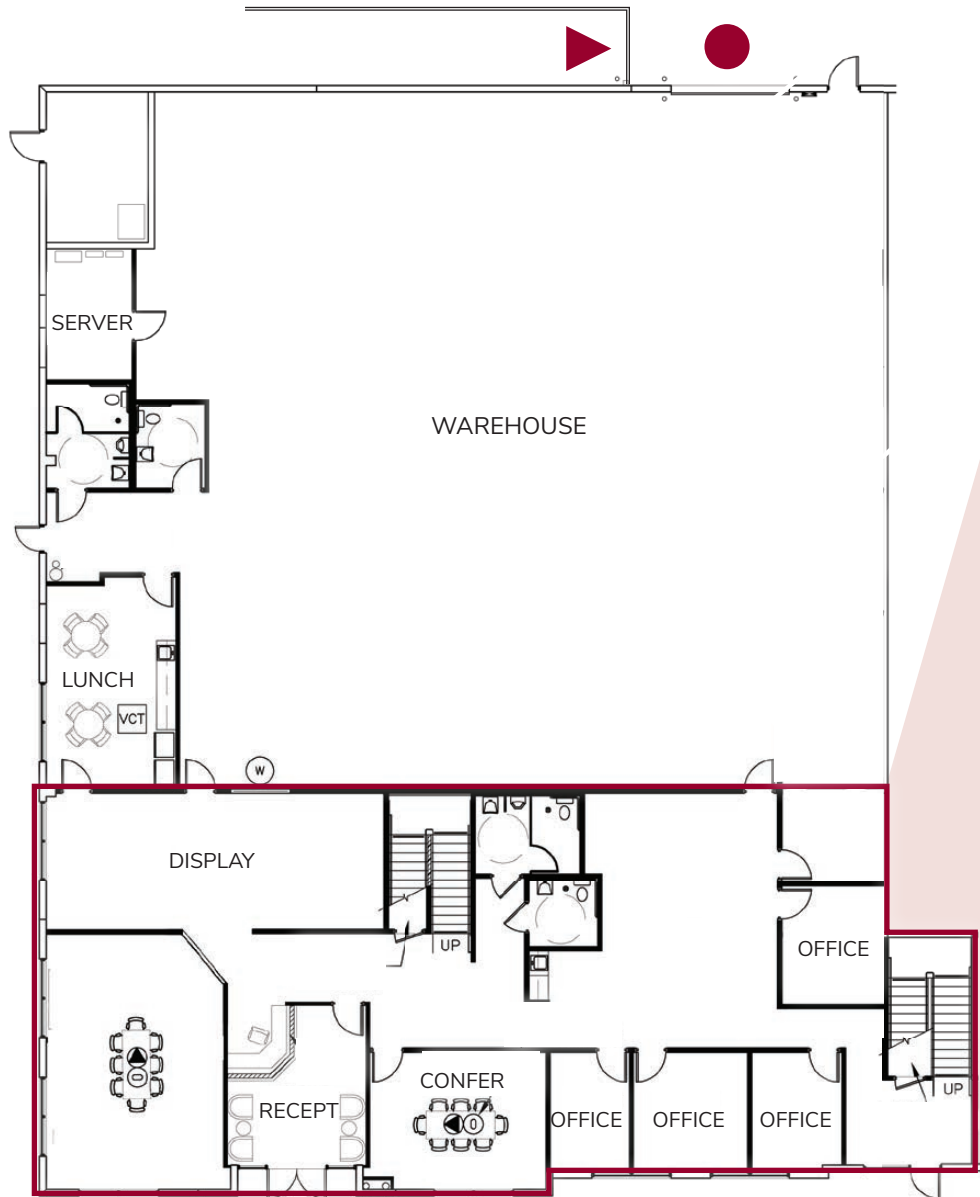
2nd Floor



- = Grade Level
- ▲ = Dock High

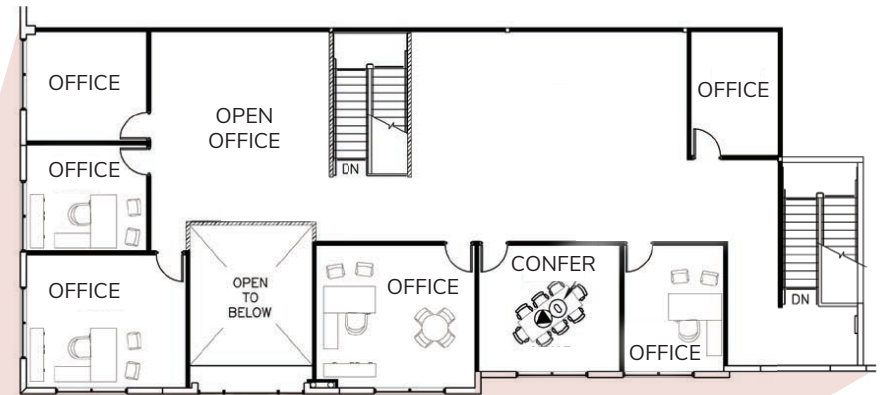


# [CONCEPTUAL FLOOR PLAN]



1st Floor

2nd Floor



- = Grade Level
- ▲ = Dock High







# [CORPORATE NEIGHBORS]



1

ViaSat

4

Callaway

7

ThermoFisher  
SCIENTIFIC

10



13

VESSEL

16



2

Titleist

5

Abbott

8

FedEx  
Express

11

enovis

14

Aethercomm

3

ARGONAUT  
MANUFACTURING SERVICES

6

TaylorMade

9

glanbia

12

SPINAL  
elements

15

prAna



# [NEARBY RETAIL & AMENITIES]





# [LIFE IN CARLSBAD]

where corporate meets the beach



population

114,746



corporate & local  
businesses

10,383



median household  
income

\$185,121



annual visitors

3.7M

7

miles of



Pacific Ocean  
Coastline





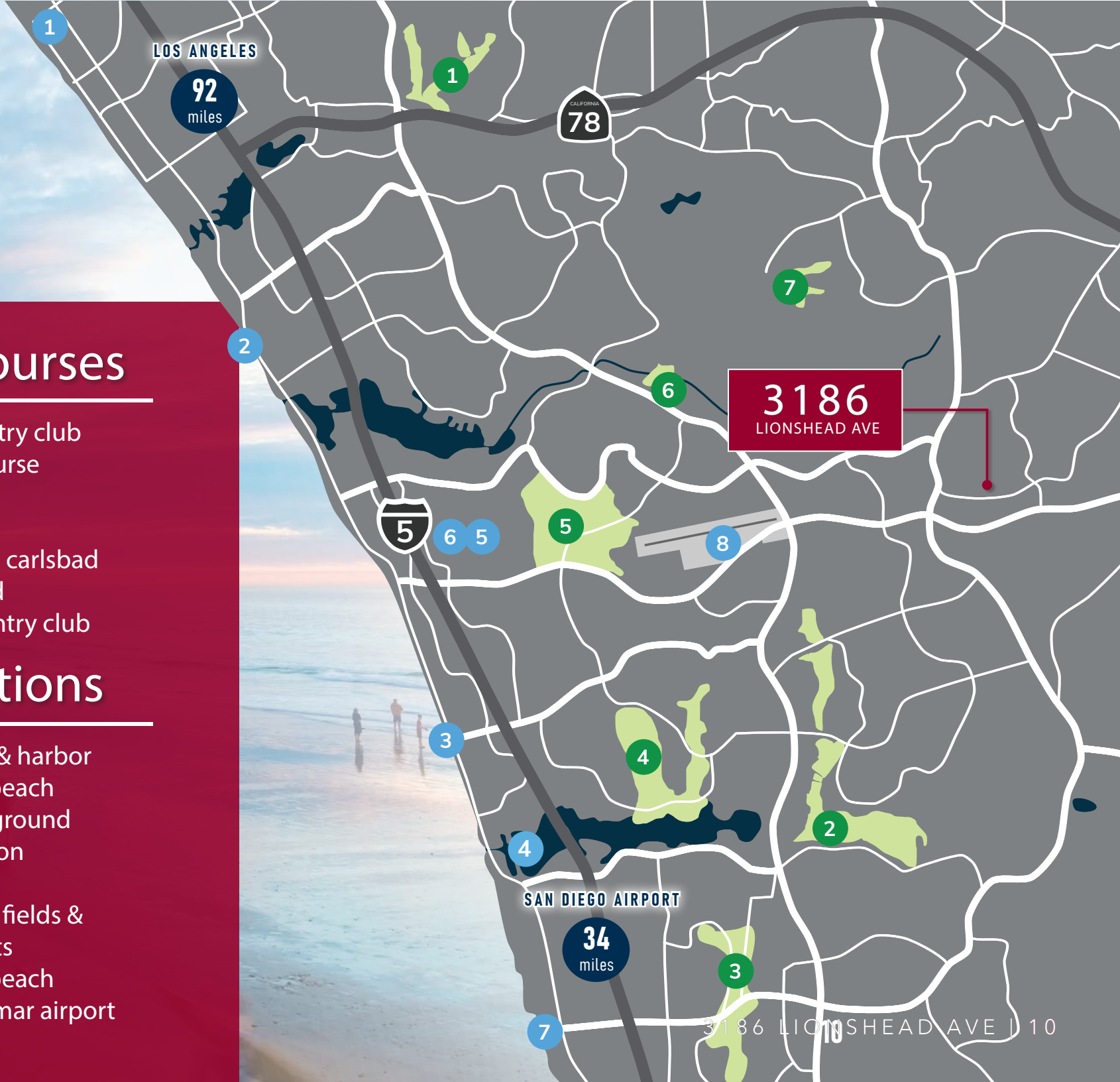
## golf courses

1. el camino country club
2. la costa golf course
3. encinitas ranch
4. aviara golf club
5. the crossings at carlsbad
6. rancho carlsbad
7. ocean hills country club



## attractions

1. oceanside pier & harbor
2. carlsbad state beach
3. carlsbad campground
4. batiquitos lagoon
5. legoland
6. carlsbad flower fields & premium outlets
7. leucadia state beach
8. mcclellan-palomar airport





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