



**FOR SALE OR LEASE**

2776 Loker Avenue W

Carlsbad, CA 92010



# ±19,287 SF Freestanding Industrial Flex Building

2776 Loker Avenue W | Carlsbad, CA 92010



±19,287 SF

Building Size

0.95

Acres

\$6,075,405

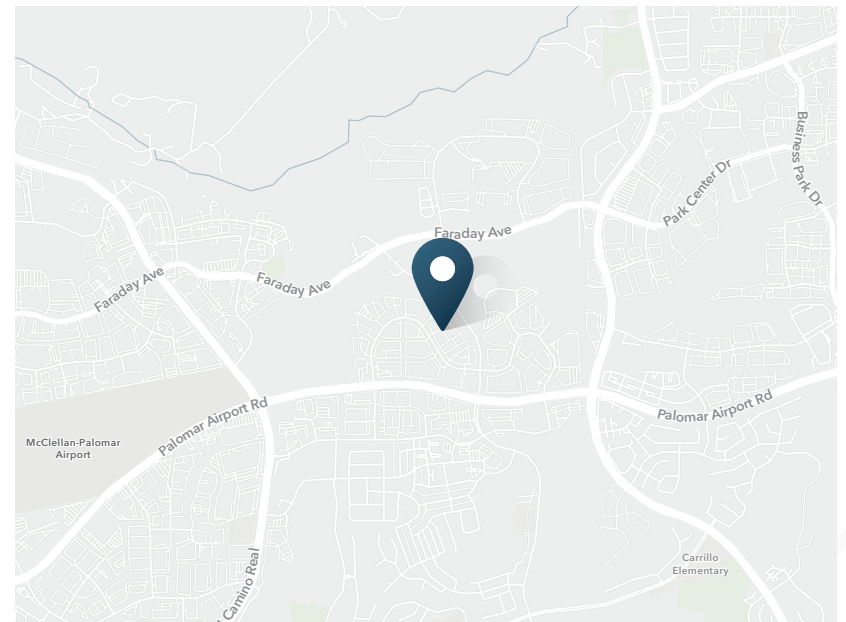
Sale Price

\$1.45/SF NNN

Lease Rate

## PROPERTY HIGHLIGHTS

- Adjacent to Bressi Ranch
- 21' Clear Height
- 800 Amps, 480/277 V
- 3 Grade-Level
- 1 Dock-High
- 53 Parking Spaces
- Canyon Views

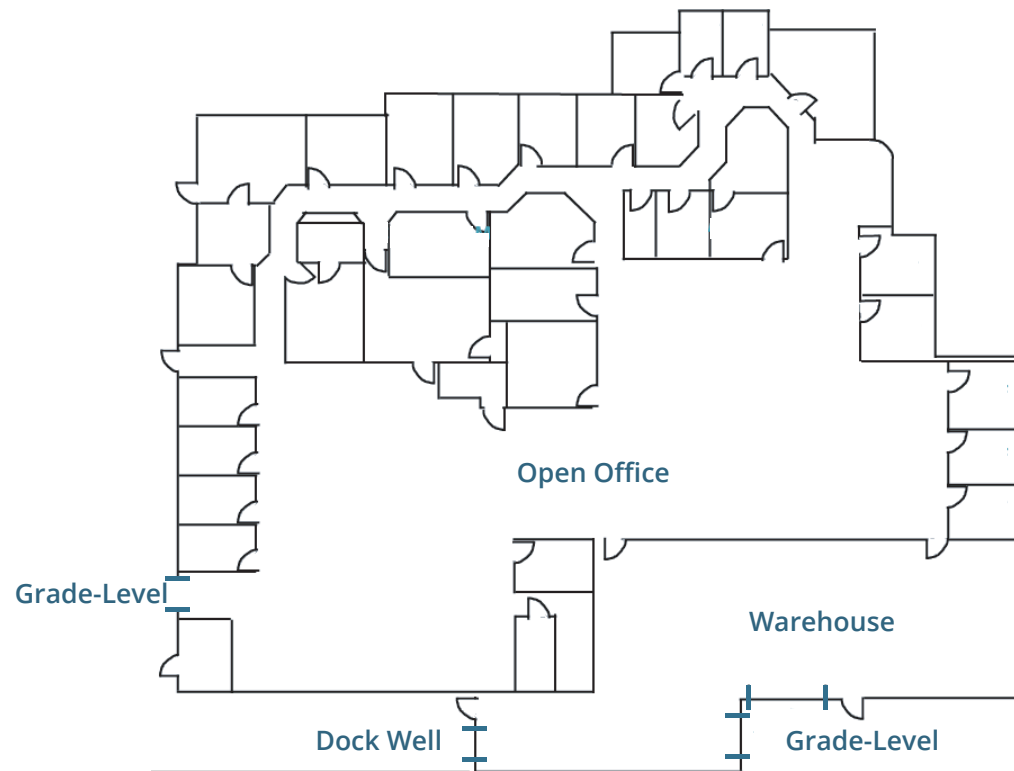


# Site Plan

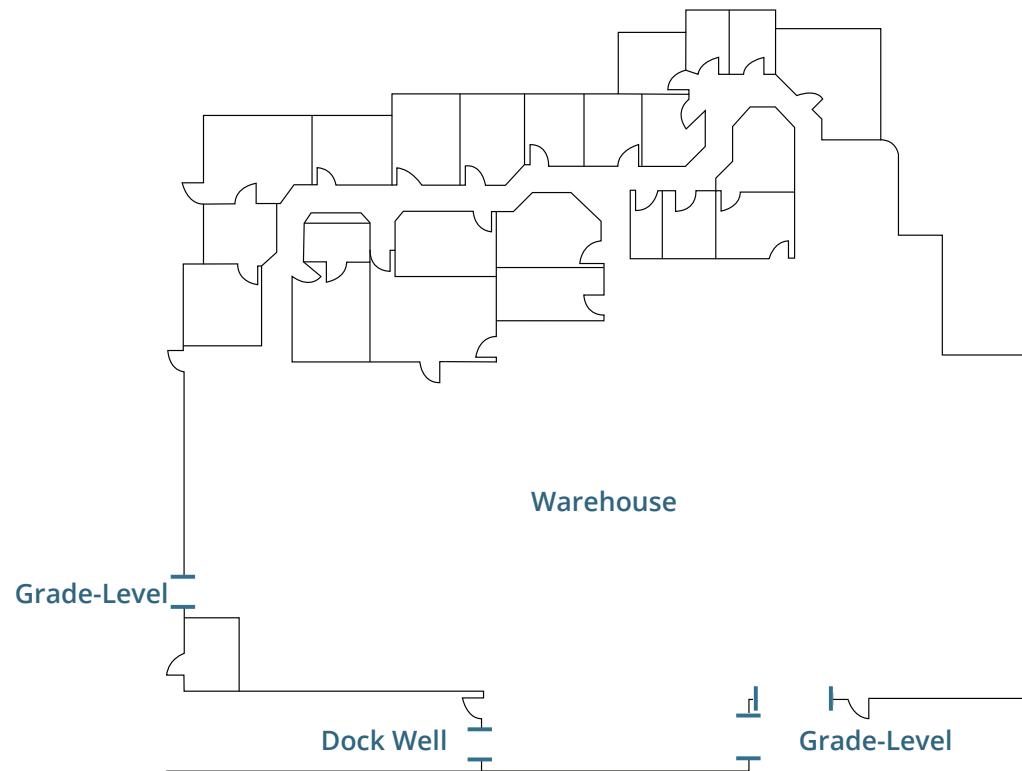
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## AS-BUILT PLAN



## HYPOTHETICAL PLAN





# Property Photos

2776 Loker Avenue W | Carlsbad, CA 92010



OPEN OFFICE



FRONT OF BUILDING



WAREHOUSE

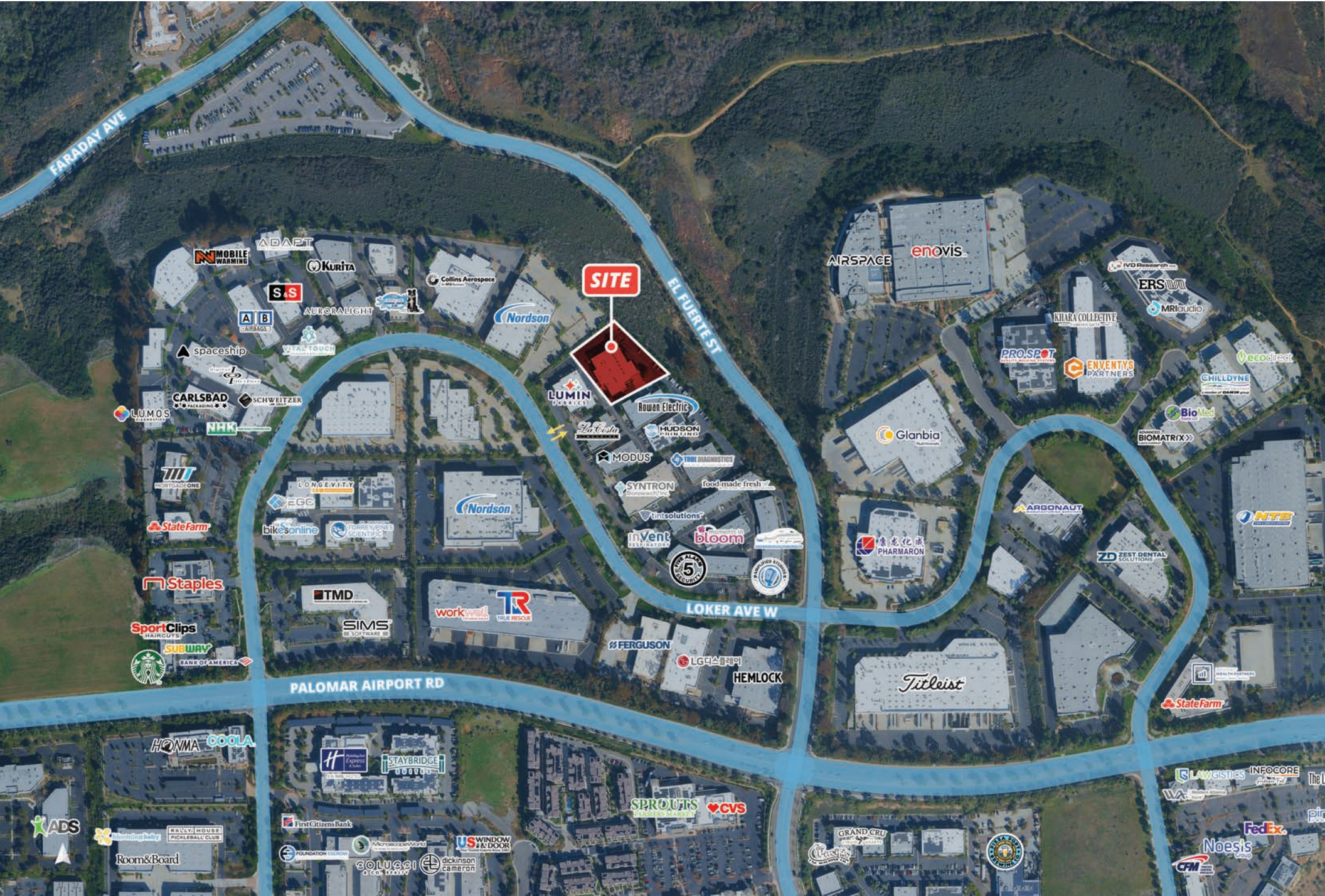


OFFICE



# Corporate Neighbors & Access

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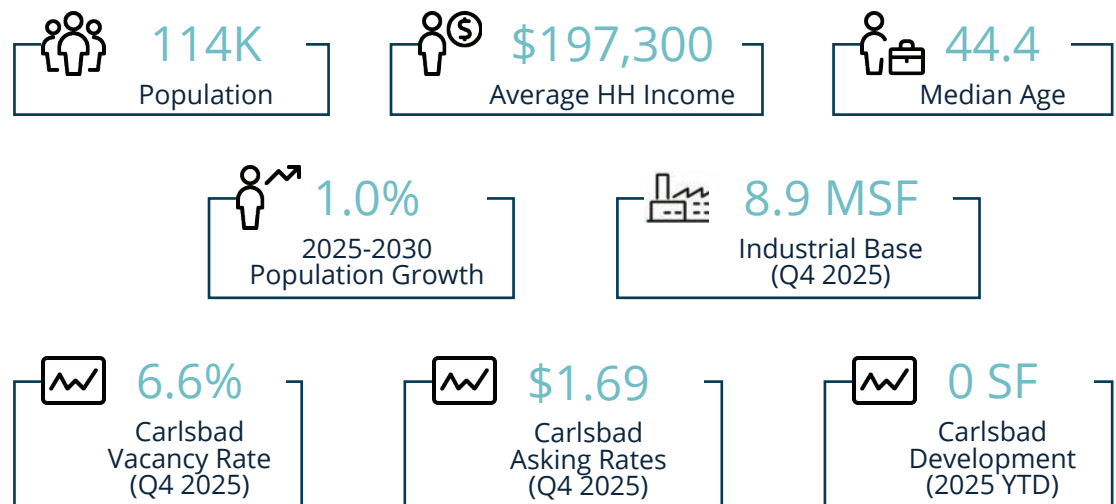


## CARLSBAD

Located in the heart of North San Diego County, the City of Carlsbad leverages its premier coastal setting to offer a unique blend of beach community character, economic diversity, and a forward-thinking business environment. Anchored by a strong tourism and hospitality sector, Carlsbad has consistently been recognized as one of the most desirable places to live and work in the region.

A robust network of nearby colleges and universities fuels a deep and highly skilled talent pipeline, generating lasting economic impact through the creation of ideas, innovation, and new companies. Combined with limited new development opportunities and strong barriers to entry, Carlsbad's coastal appeal, quality of life, and access to talent position the city as a premier destination for businesses seeking sustainable growth and long-term value.

## AREA DEMOGRAPHICS



# Carlsbad Neighbors & Locations

2776 Loker Avenue W | Carlsbad, CA 92010







**SRS Real Estate Partners**  
215 Highway 101, Suite 209  
Solana Beach, CA 92075

**Hank Jenkins**

*Vice President*

602.882.0138

hank.jenkins@srsre.com

CA License No. 01981328

**Tucker Hohenstein, SIOR, MBA**

*Executive Vice President*

858.336.4104

tucker.hohenstein@srsre.com

CA License No. 00999360

**Mike Erwin, SIOR, MBA**

*Executive Vice President*

760.807.0909

mike.erwin@srsre.com

CA License No. 01242826

**SRSRE.COM/Industrial**

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