



FOR SALE OR LEASE

2776 Loker Avenue W

Carlsbad, CA 92010



±19,287 SF Freestanding Industrial Flex Building

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FOR SALE OR LEASE

±19,287 SF
Building Size

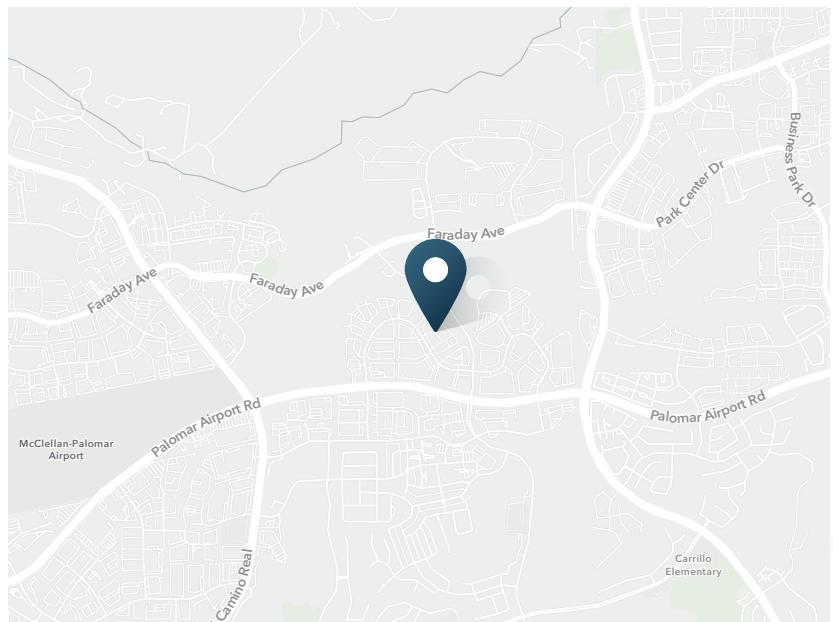
0.95
Acres

\$6,075,405
Sale Price

\$1.45/SF NNN
Lease Rate

PROPERTY HIGHLIGHTS

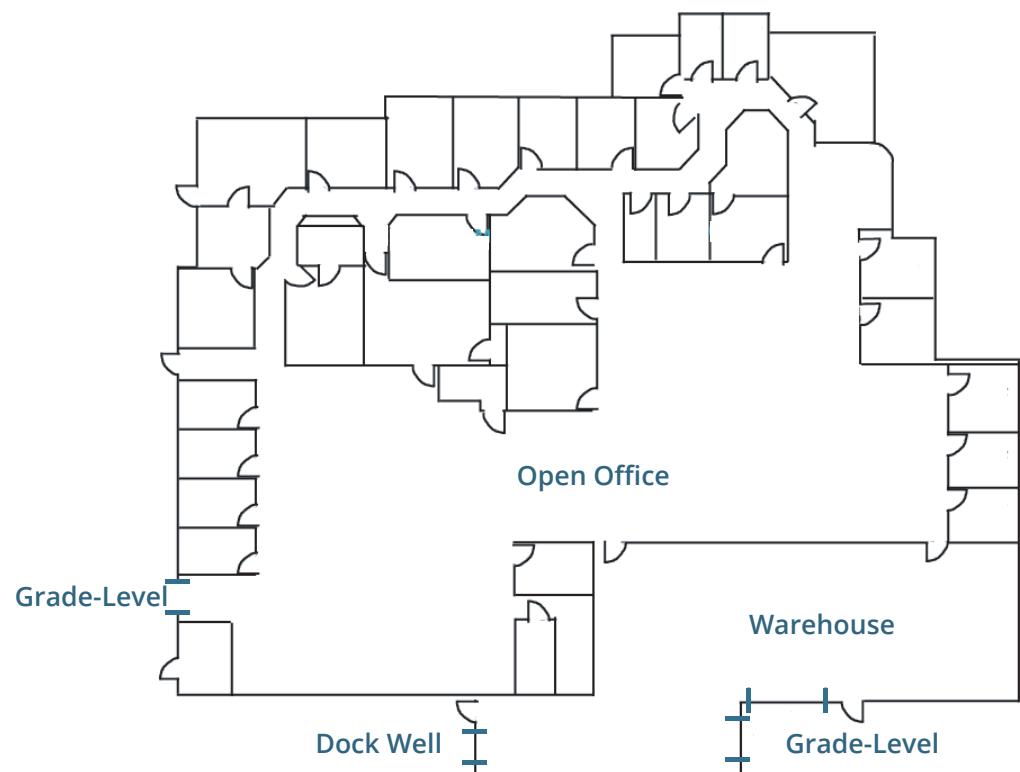
- Adjacent to Bressi Ranch
- 21' Clear Height
- 800 Amps, 480/277 V
- 3 Grade-Level
- 1 Dock-High
- 53 Parking Spaces
- Canyon Views



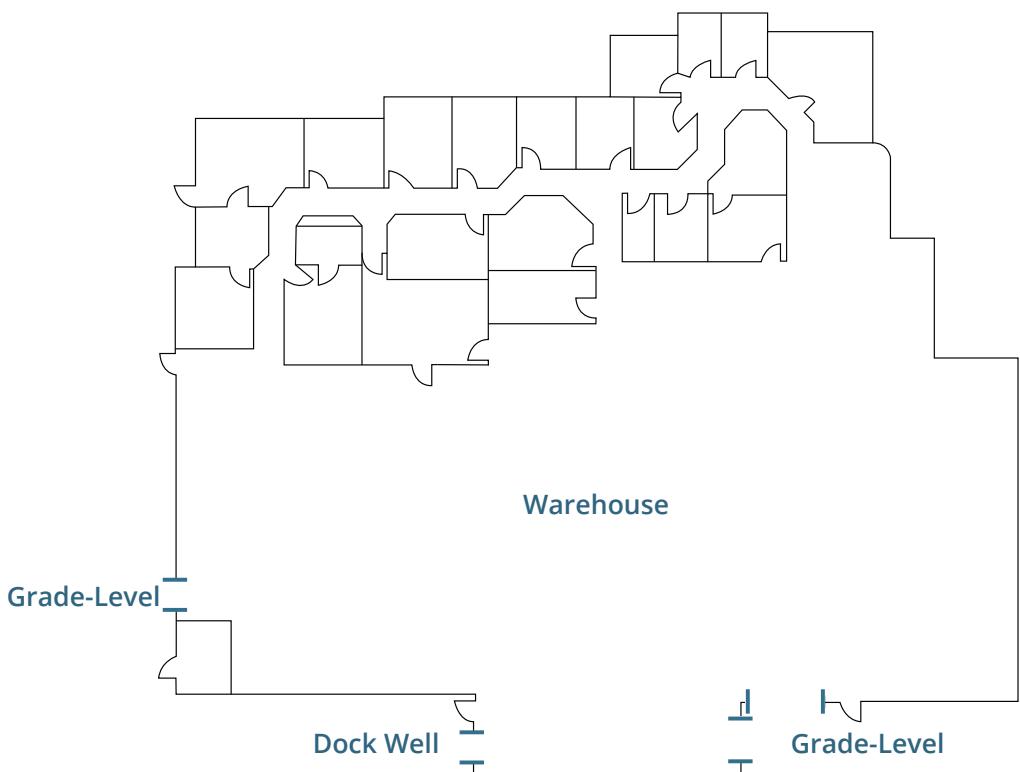
Site Plan

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AS-BUILT PLAN



HYPOTHETICAL PLAN

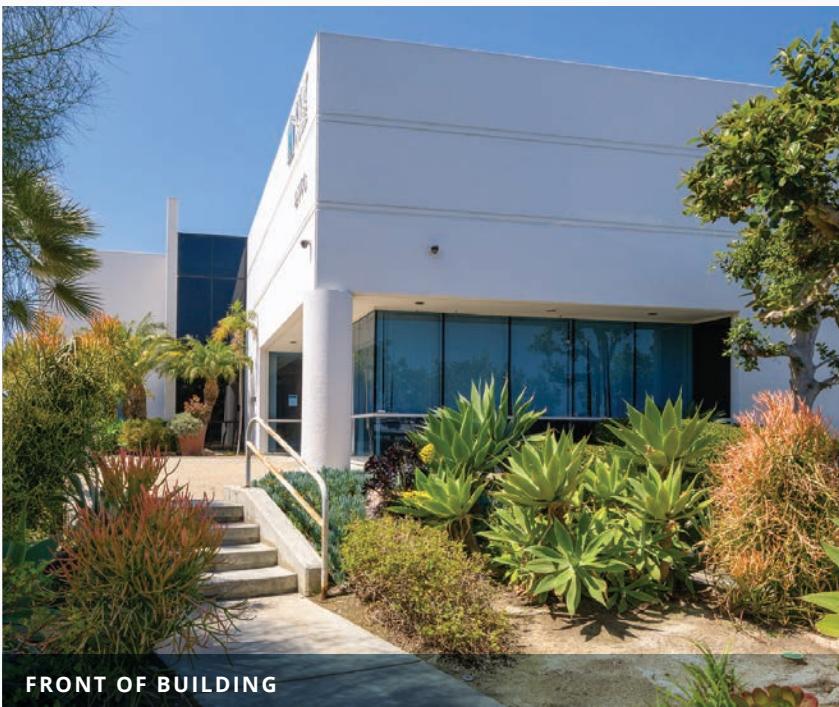


Property Photos

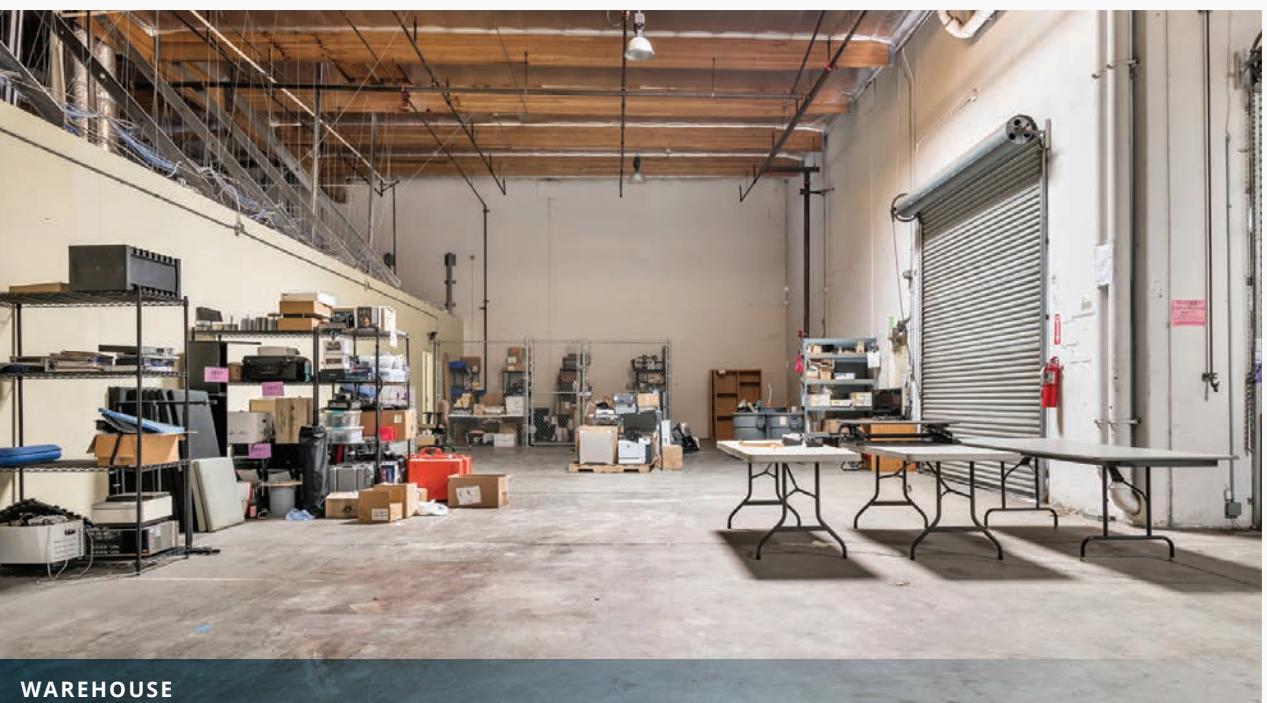
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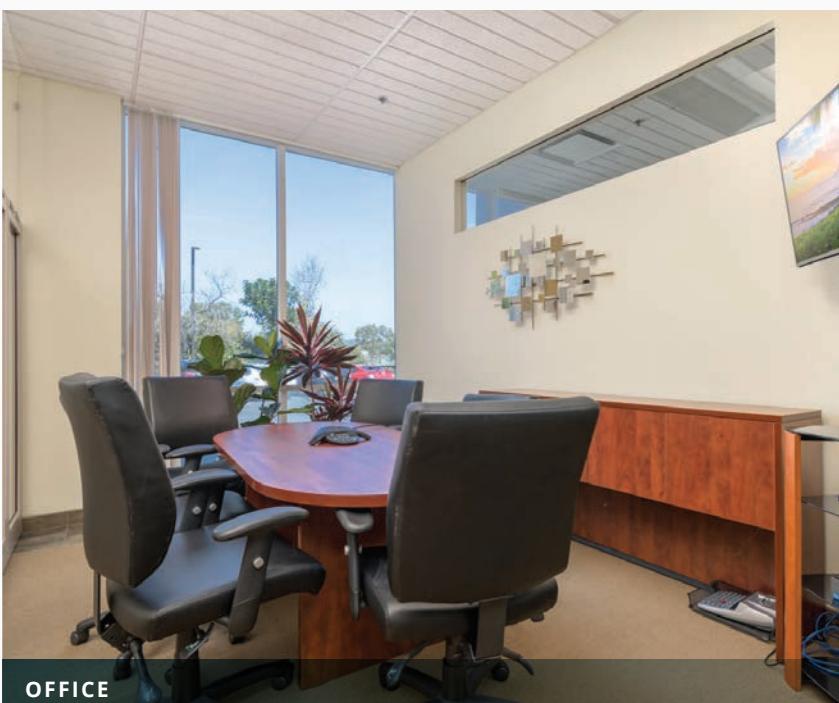
OPEN OFFICE



FRONT OF BUILDING



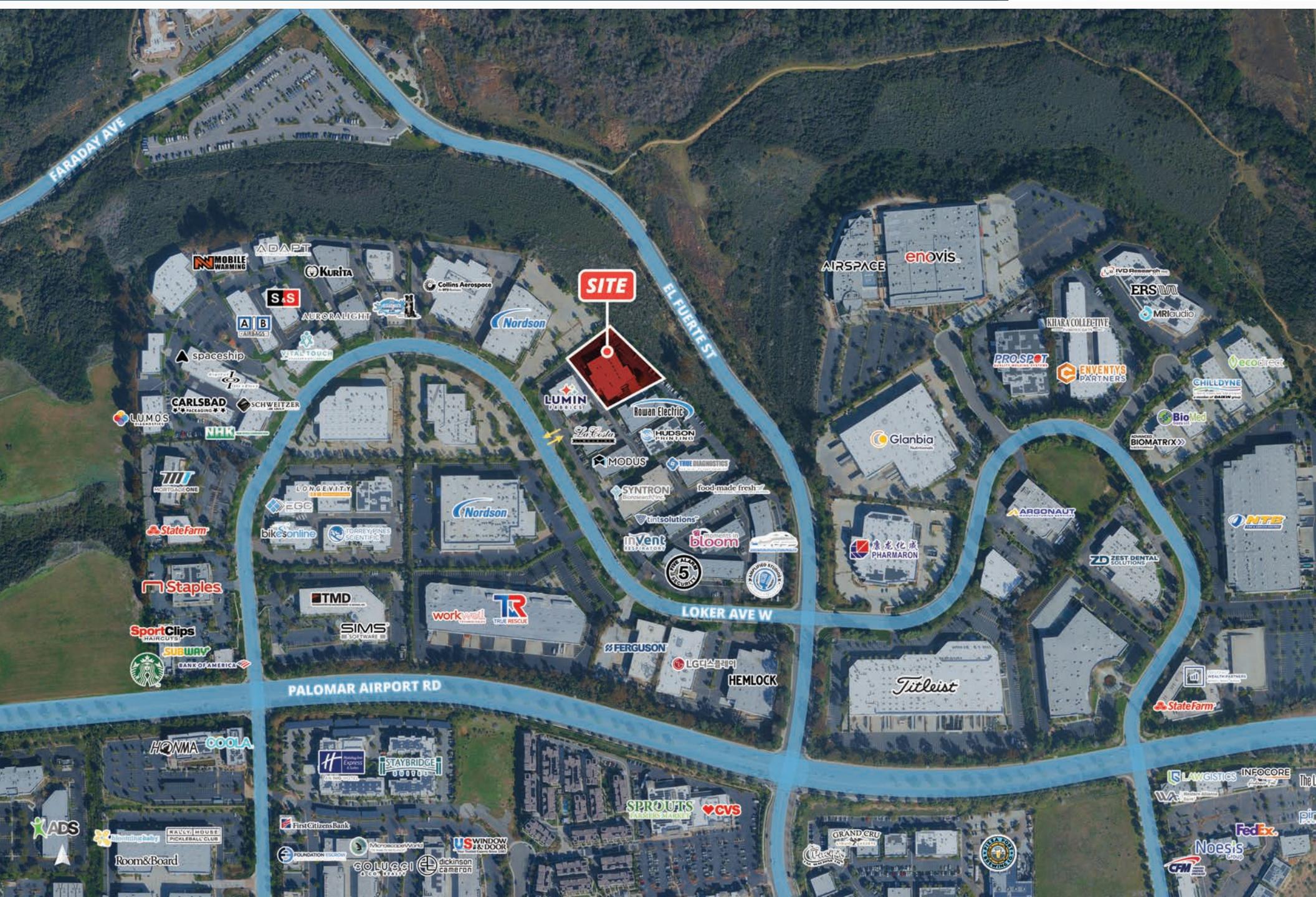
WAREHOUSE



OFFICE

Corporate Neighbors & Access

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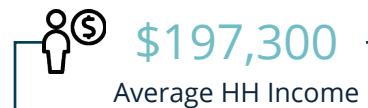


CARLSBAD

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





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