

2840

LOKER AVE EAST

CARLSBAD, CA

SINGLE-TENANT NNN INDUSTRIAL HQ IN CARLSBAD TECHNOLOGY CENTER

■ 100% NET LEASED TO GLANBIA NUTRITIONALS (NA), INC. THROUGH MARCH 2029



CBRE

**NATIONAL
PARTNERS**

THE OFFERING

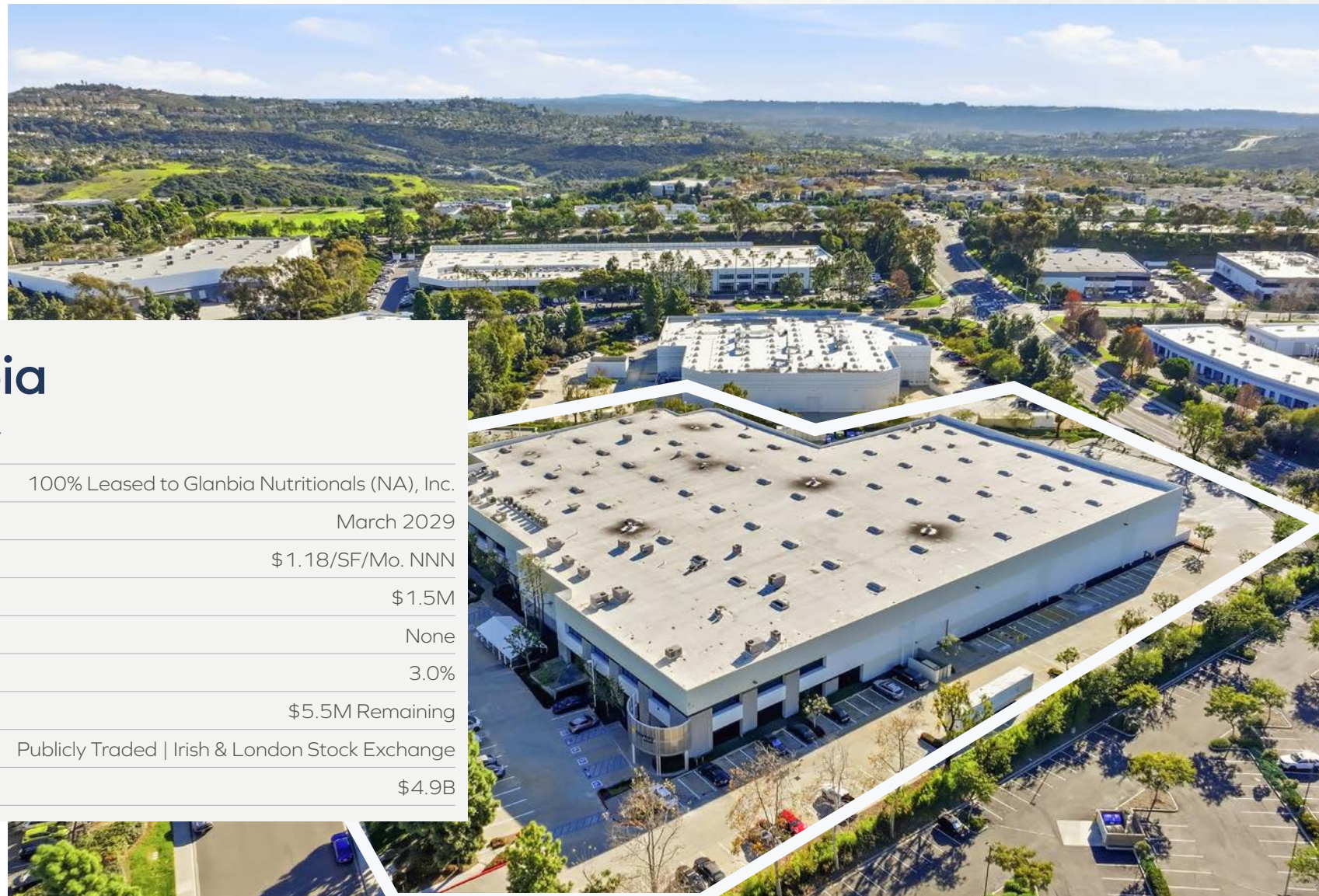
CBRE, as exclusive advisor, is pleased to present **2840 Loker Ave East** (the "Property" or "2840 Loker"), a high-quality, single-tenant industrial asset located in the Carlsbad Technology Center. This property offers investors a prime North County San Diego location, flexible building design, and stable cash flow through the long-term tenancy.

The building totals 104,298 SF and is fully leased to Glanbia Nutritional (NA), Inc., a global leader in nutritional and performance products, who has occupied the facility since 2001. The NNN lease runs through March 2029 with 3.0% annual increases. Features of the property include 13 dock-high doors, 2 grade-level doors, and wraparound parking and truck access. The design provides future flexibility with easy divisibility to multitenant in the future if needed and appeals to both low and high-finish tenants.

Investors benefit from an attractive acquisition basis and strong mark-to-market potential, supported by critical infrastructure and rare heavy power capacity. 2840 Loker is a compelling opportunity to acquire a high-quality industrial asset in a supply-constrained market, anchored by a longstanding credit tenant and positioned for future growth.

2840 Loker is offered for sale without an asking price and no debt to assume.

The offering could be combined with other assets within the portfolio. Contact the CBRE Team for additional information.

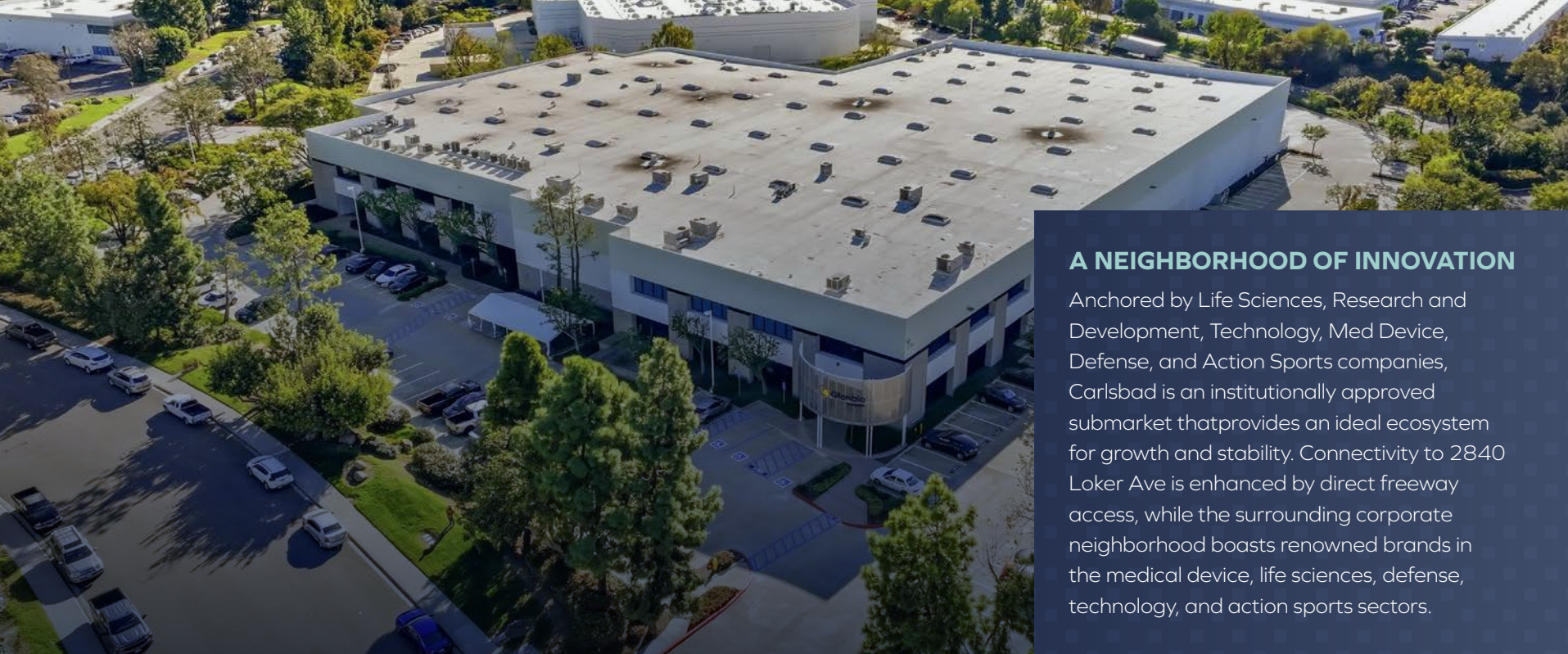


TENANT SUMMARY

Tenancy	100% Leased to Glanbia Nutritional (NA), Inc.
Lease Expiration	March 2029
Current Rent	\$1.18/SF/Mo. NNN
Year 1 NOI	\$1.5M
Renewal Options	None
Annual Increases	3.0%
Contractual Base Rent	\$5.5M Remaining
Company Profile	Publicly Traded Irish & London Stock Exchange
Market Cap	\$4.9B

ASSET OVERVIEW

Property Type	Industrial Light Manufacturing
Address	2840 Loker Avenue East
Region Submarket	North County San Diego Carlsbad
Building Size	104,298 SF
Power	4,000 AMPS – 480/277 volts
APN	209-082-08
Built	1998
Clear Height	24'
Land Area	6.24 Acres
Parking	2.53 / 1,000 SF
Zoning	P-M; Planned Industrial

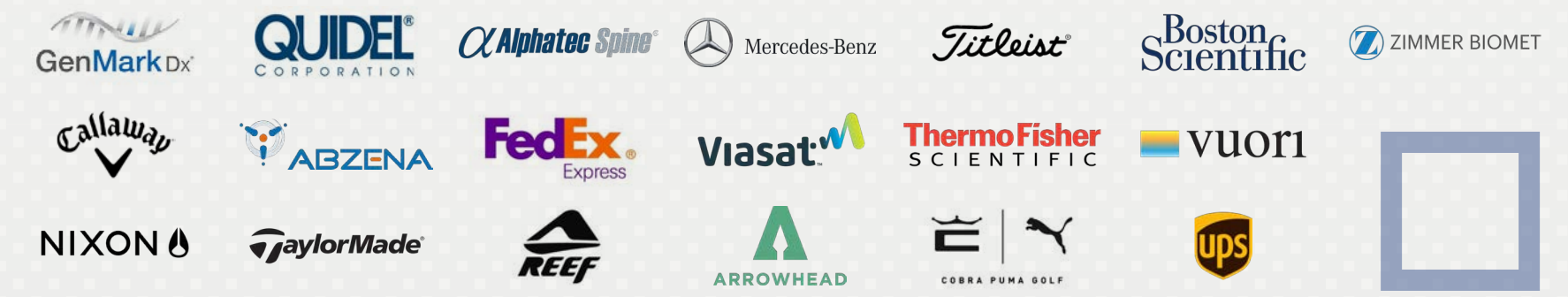


A NEIGHBORHOOD OF INNOVATION

Anchored by Life Sciences, Research and Development, Technology, Med Device, Defense, and Action Sports companies, Carlsbad is an institutionally approved submarket that provides an ideal ecosystem for growth and stability. Connectivity to 2840 Loker Ave is enhanced by direct freeway access, while the surrounding corporate neighborhood boasts renowned brands in the medical device, life sciences, defense, technology, and action sports sectors.



CORPORATE NEIGHBORHOOD



SAN DIEGO & REGIONAL DRIVE TIMES

- 30 MINS | LA JOLLA/UTC
- 40 MINS | SAN DIEGO INT'L AIRPORT
- 45 MINS | TEMECULA
- 1 HR | US-MEXICO BORDER
- 1 HR | ORANGE COUNTY
- 1 HR 45 MINS | LOS ANGELES

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