EL FUERTE BUSINESS PARK

CIP REAL ESTATE

2788, 2790, 2792, 2794, 2796 Loker Avenue Carlsbad, CA 92010



FOR LEASE

INDUSTRIAL BUSINESS PARK

±1,766 - ±2,290 SF AVAILABLE



PROPERTY HIGHLIGHTS







Clear Height: 16'-18'



Flex and Industrial Suites



Gas Potentially Available



Exterior Improvements Underway



Grade-Level Loading



Central North County Location



Sprinklered Suites



Close Proximity to Palomar-McClellan Airport, Shopping, Restaurants, and Housing



On-Site Deli

AVAILABILITIES

		INDUSTRIAL		
UNIT	SIZE	DESCRIPTION	LEASE RATE	AVAILABILITY
2796 Loker Avenue / Suite 105	2,290 SF	Reception, Private Office, Restroom, Warehouse, and 1 Grade Level Roll-Up Door	\$1.65/SF + *Est. NNN	Now
2796 Loker Avenue / Suite 109	1,766 SF	Reception, Private Office, Restroom, Warehouse, and 1 Grade Level Roll-Up Door	\$1.65/SF + *Est. NNN	Now

*Est. NNN: \$0.65/SF



FLOOR PLAN

2796 LOKER AVENUE

105

SUITE AVAILABLE

2,290

TOTAL SQUARE FEET

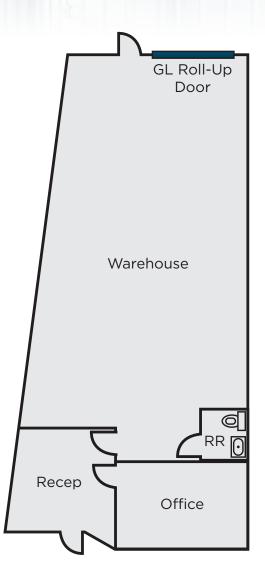
\$1.65/ SF NNN

LEASE RATE + *Est. NNN: \$0.65/SF

Now

DATE AVAILABLE





FLOOR PLAN

2796 LOKER AVENUE

109

SUITE AVAILABLE

1,766

TOTAL SQUARE FEET

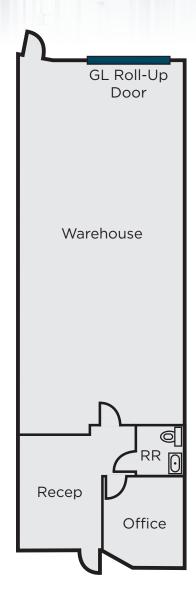
\$1.65/ SF NNN

LEASE RATE + *Est. NNN: \$0.65/SF

Now

DATE AVAILABLE





PHOTOS





LOCATION





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