

EL FUERTE BUSINESS PARK

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



EL FUERTE BUSINESS PARK

FOR LEASE

CIP REAL ESTATE

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