



AVAILABLE FOR SALE IN CARLSBAD

Industrial/R&D Building w/100% Climate Controlled Warehouse



PROPERTY OVERVIEW



PROJECT - Grey Hawk Business Center



ADDRESS - 3240 Grey Hawk Court, Carlsbad CA



BUILDING SIZE - ±10,755 SF



LAND SIZE - .68 acres



PARKING - 3.0/1,000 SF



ZONING - P-M (Planned Industrial)



LOADING - One (1) 12x12 grade level loading door (motorized)



POWER - 800 amps 120/208volt



WAREHOUSE CLEAR HEIGHT - 20'



SALE PRICE - \$3,485,000 (\$324/sf)

Parties to independently verify the electrical power servicing the property. Seller and Broker make no representations or claims that the information is accurate.

Contact broker to coordinate tour. Please do not disturb current tenant



GALLERY



GALLERY



GALLERY



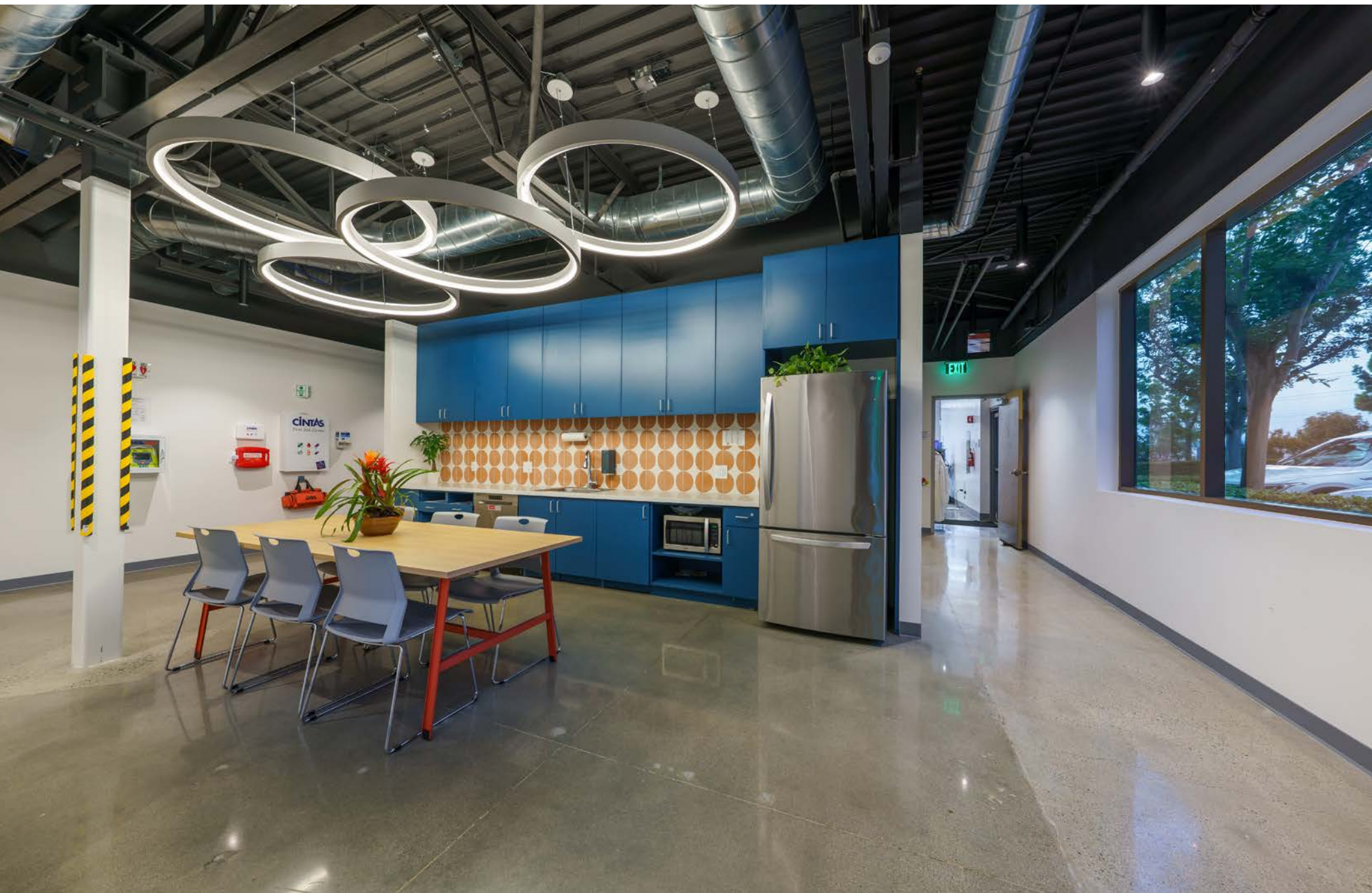
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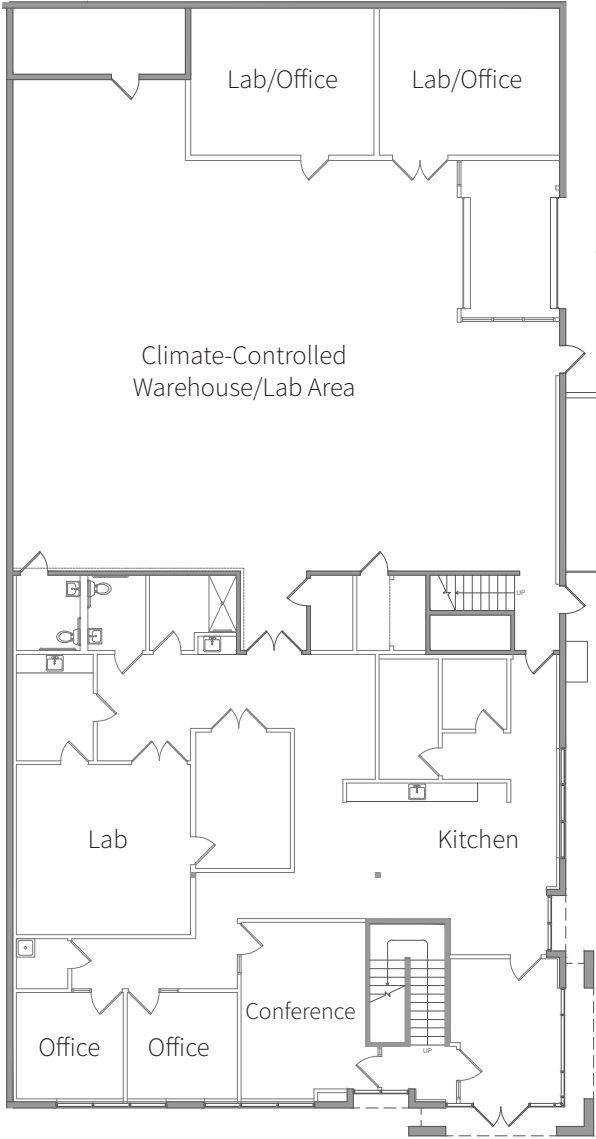
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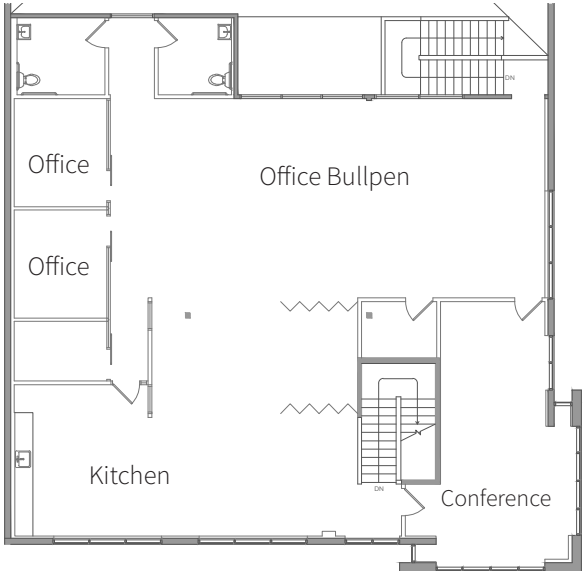


FLOOR PLAN



FIRST FLOOR

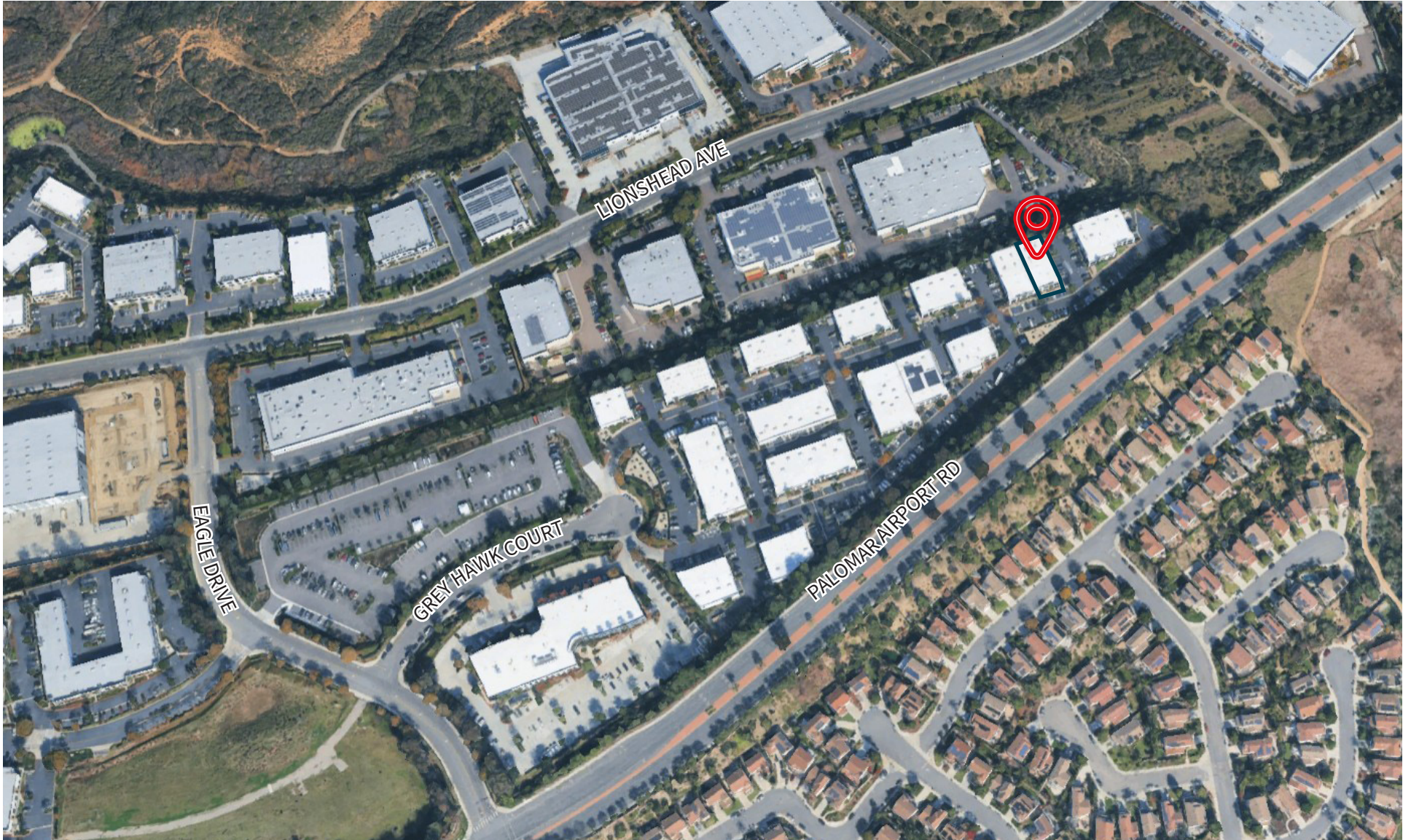
GL = Grade Level Loading



SECOND FLOOR



AERIAL



LOCATION OVERVIEW

- **5 Minutes**

Bressi Ranch

- **10-15 Minutes**

I-5 + Coastal Carlsbad via
Palomar Airport Rd
Hwy 78 via Sycamore Ave

- **20-25 Minutes**

Del Mar
I-15 via Hwy 78

- **25-35 Minutes**

Sorrento Valley
Torrey Pines
UTC

- **35-45 Minutes**

Downtown San Diego
San Diego International Airport
South Orange County





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