

FOR SALE OR LEASE

21,743 SF SINGLE TENANT FLEX/R&D FACILITY

2261 RUTHERFORD RD - CARLSBAD, CA 92008



NEW BUILDING IMPROVEMENTS UNDERWAY

BROKER CONTACTS

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 **LITTLE DRAGOVIC TEAM**
78 Corridor Industrial Advisors

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PHOTO SHOWS CONCEPTUAL EXTERIOR FINISHES

EXECUTIVE SUMMARY

THE OPPORTUNITY

Located in the prestigious Carlsbad Research Center, 2261 Rutherford Rd is a unique, freestanding industrial facility built and designed for specialized manufacturing, research & development purposes. Key features include 100% HVAC ducting throughout, open office and lab areas, warehouse space with two (2) grade-level doors, and 2,000 amps of 277/480-volt power, providing infrastructure capable of supporting sophisticated operational requirements.

BUILDING IMPROVEMENTS UNDERWAY

Ownership is completing a series of upgrades to the facility with the goal of improving functionality for future occupancy.

Improvements include:

- Select demolition of existing improvements to optimize layout
- Warehouse area opened up to create a larger, more efficient manufacturing and distribution space.
- Warehouse lighting being raised to improve clear height.
- New interior paint throughout the entire premises.
- Select exterior paint improvements.
- Overall refresh to deliver a clean, move-in ready environment.



AT A GLANCE

PROPERTY HIGHLIGHTS



21,743 Square Feet
Single Tenant Building



Building Layout
50% Warehouse
50% Office/R&D



Climate Controlled
100% Climate Controlled



Heavy Power
2,000 Amps 277/480V



Single Story
100% Ground Floor SF



Grade Level Loading
Two (2) Grade Level Doors



Excellent Parking
72 Stalls (3.3/1,000 SF)



Premium Corner Location
Two Access Points

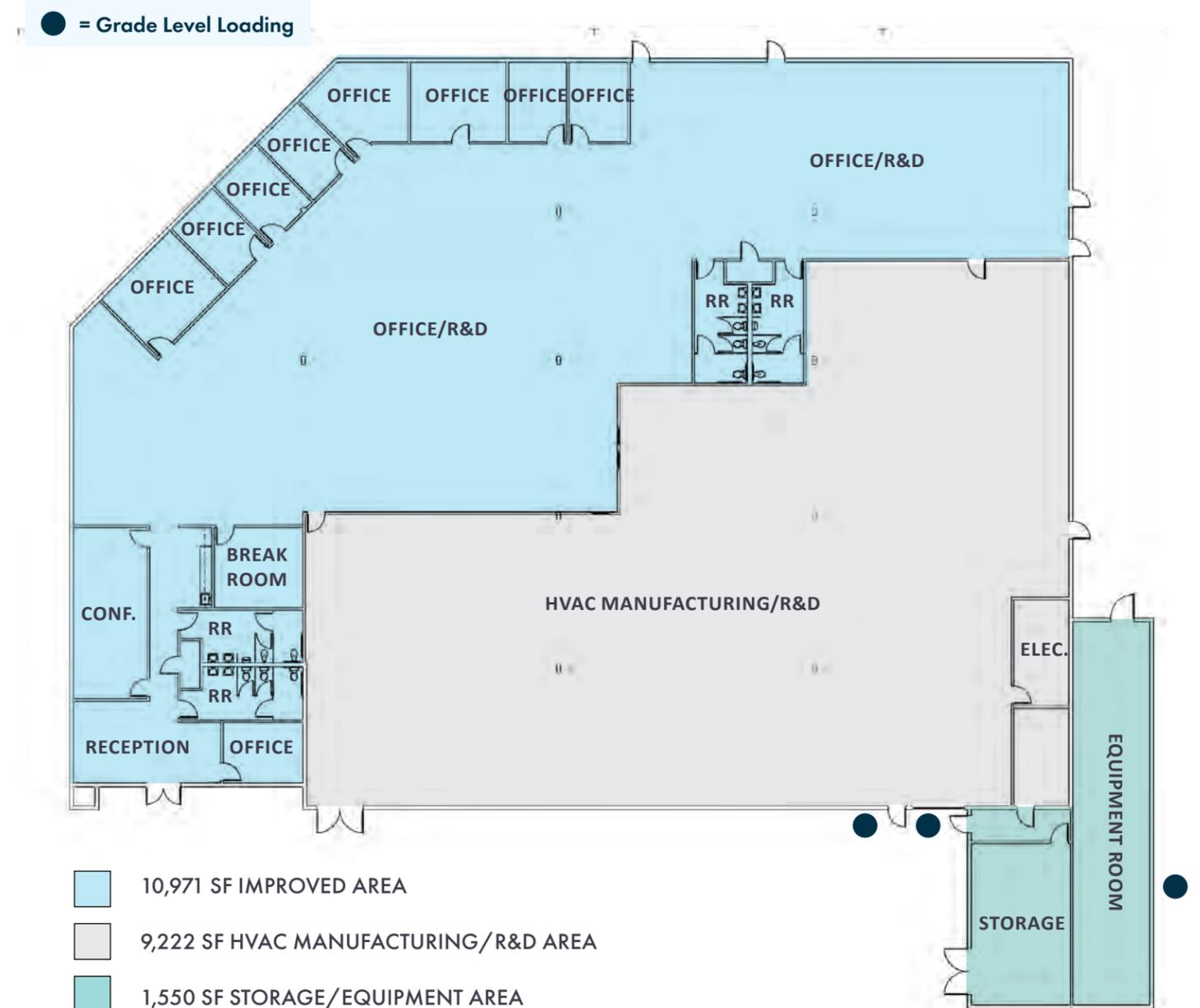
PREMISES OVERVIEW

STREET ADDRESS:	2261 Rutherford Rd, Carlsbad, CA 92008
BUILDING SIZE:	21,743 SF
# OF STORIES:	One (1) - Single Story
% OFFICE/R&D:	50%
WAREHOUSE:	50%
CONSTRUCTION TYPE:	Reinforced Concrete
LOT SIZE:	67,562 SF
PARKING RATIO:	3.3/1,000 SF (72 Stalls)
LOADING:	Two (2) Grade Level Doors
CLEAR HEIGHT:	18' Minimum
POWER:	2,000 Amps, 277/480V
FIRE SUPPRESSION:	Yes, Sprinklers
ZONING:	CM
DRIVEWAYS:	Two (2) Access Points
AVAILABILITY DATE:	Immediate
SALE PRICE:	\$6,415,000 (\$295/SF)
LEASE RATE:	\$1.45/SF NNN NNN Est. \$0.40



*Call brokers to schedule tour

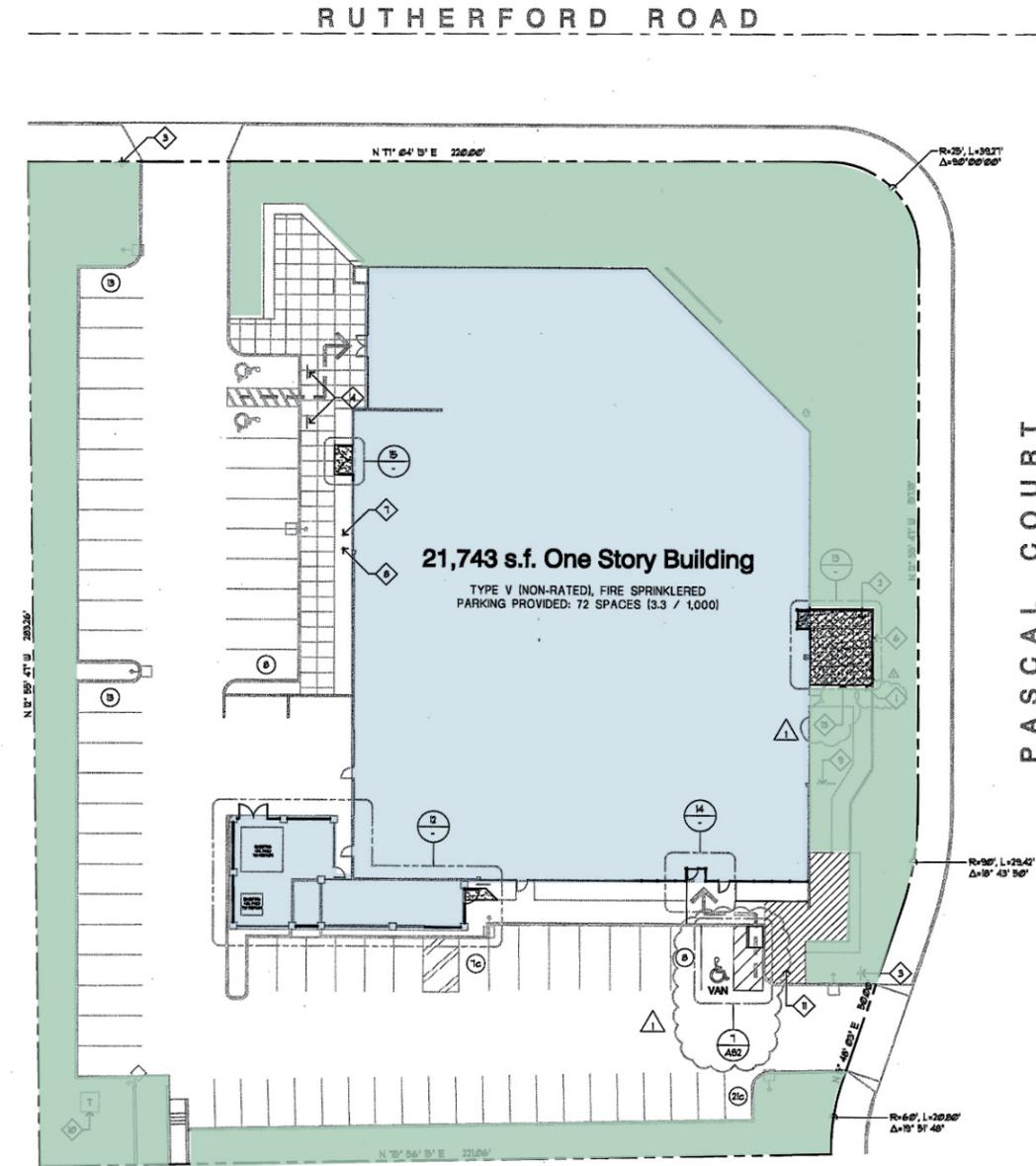
UPDATED FLOOR PLAN



OVERHEAD AERIAL



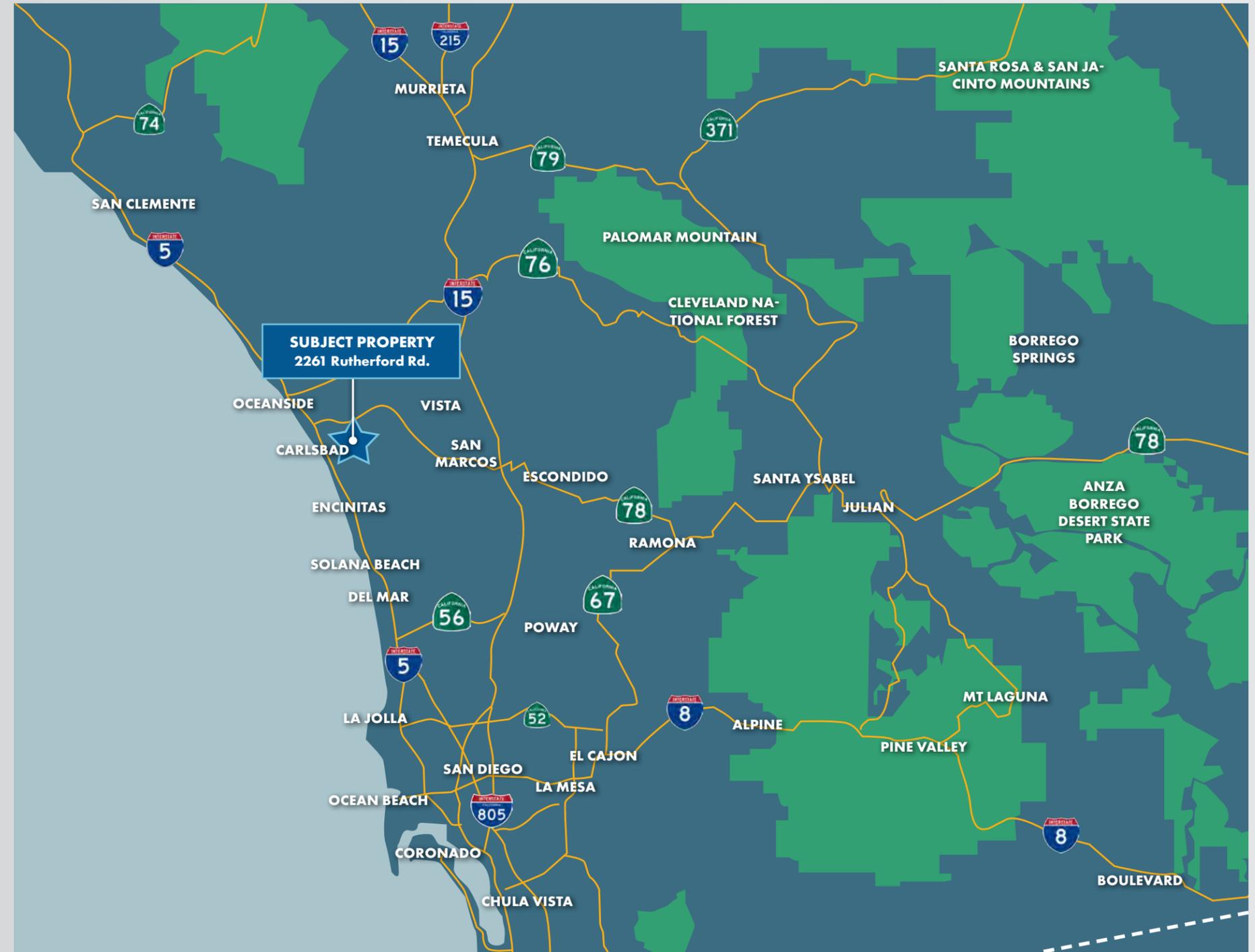
SITE PLAN



CONCEPTUAL INTERIOR PHOTO



CORPORATE NEIGHBORS AERIAL



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