

2875 Whiptail Loop E.

Carlsbad Oaks North Business Park | Carlsbad, CA 92010

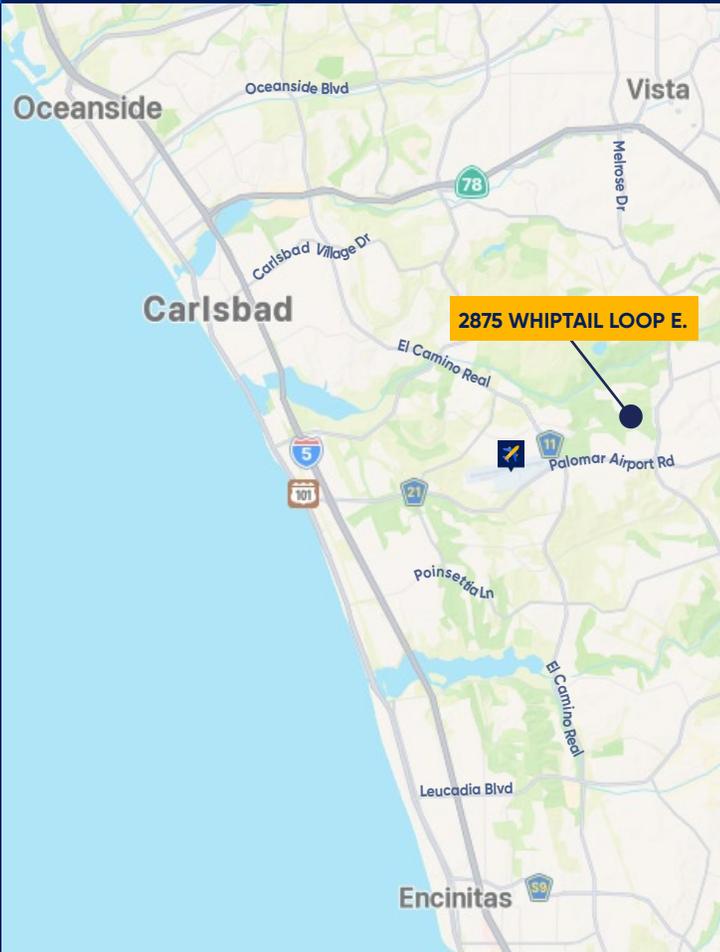


LEASE OPPORTUNITY | 70,000 - 82,895 Square Feet | Industrial Flex Facility

Lease Opportunity

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Property Overview

-  **Building Size**
82,895 SF Total, Including Approx. 16,000 SF Office (Expandable)
-  **Building Type**
Industrial Flex
-  **Year Built**
2018
-  **Land Area**
7.57 Acres
-  **Parking**
2.41/1,000
-  **Loading**
Dock High Doors: 6 Total (3 Covered)
Grade Level Doors: 3 Total (12' x 14')
-  **Clear Height**
28'
-  **Power**
800 Amps, 277/480 Volt, 3-Phase
-  **Asking Lease Rate**
\$1.40 / SF / Month NNN
\$0.35 / SF / Month OpEx



Facility Features

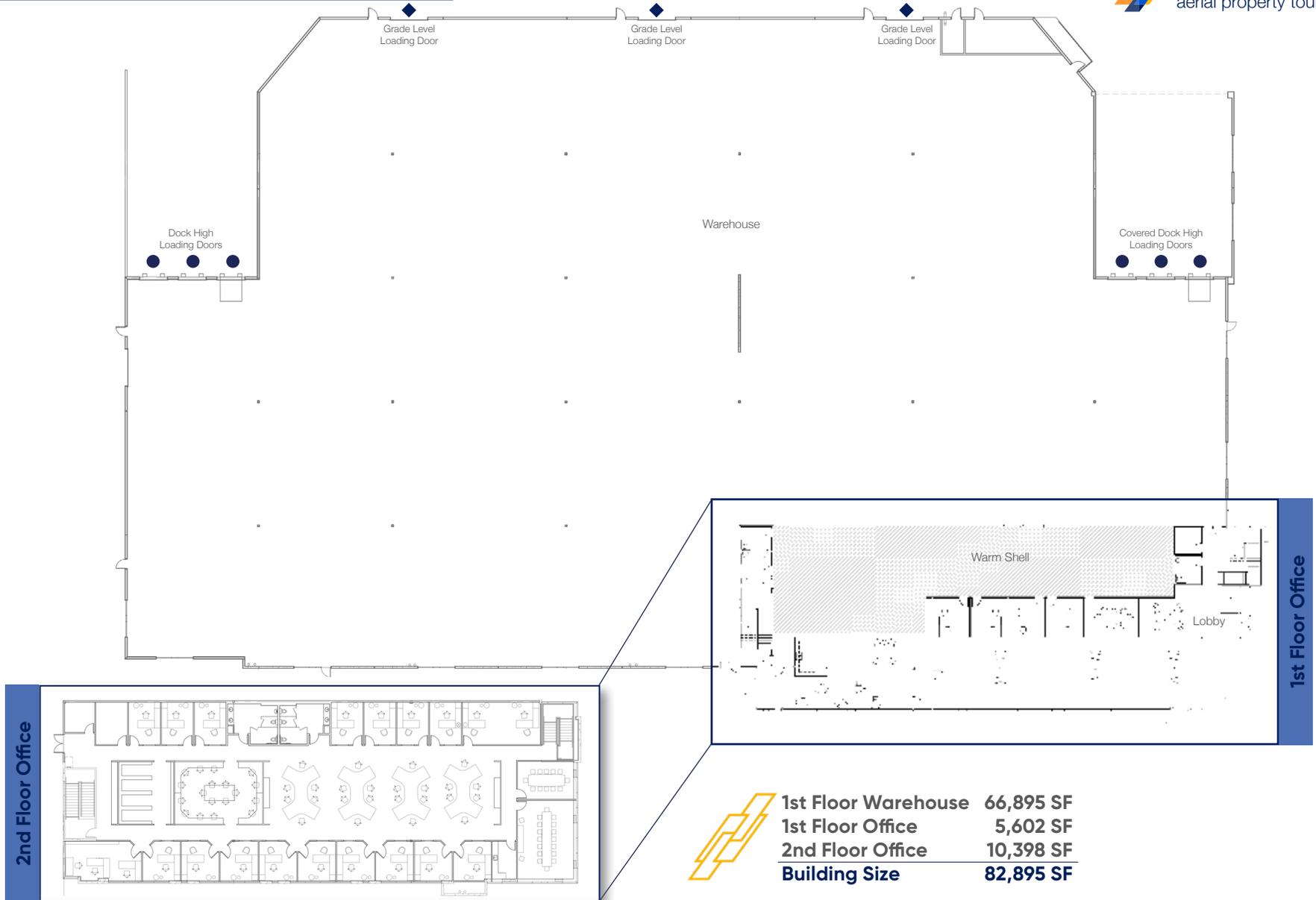
- ❖ Premier location, with elevated coastal appeal
- ❖ Ocean views
- ❖ Outdoor patios
- ❖ Ground floor: 72,497 SF | Mezzanine: 10,398 SF
- ❖ Carlsbad Oaks North is easily accessed from Interstate 5 and Highway 78.
- ❖ The 600-acre master-planned community includes existing industrial buildings between 20,000 and 200,000 square feet, as well as additional land for development.



Lease Opportunity

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 [CLICK TO VIEW](#)
aerial property tour



| | | |
|---|----------------------------|------------------|
|  | 1st Floor Warehouse | 66,895 SF |
| | 1st Floor Office | 5,602 SF |
| | 2nd Floor Office | 10,398 SF |
| | Building Size | 82,895 SF |

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