



## FOR SALE OR LEASE > 4,060 SF INDUSTRIAL SUITE

# THE LANDING

6084 Corte del Cedro, Suite 105, Carlsbad, CA 92011

### PROPERTY HIGHLIGHTS

- » Approximately 4,060 square feet
- » Approximately 2,700 square feet vacant and available to occupy
- » Suite 105: Reception, 4 private offices, manufacturing room, 1 restroom, coffee bar, 100% HVAC warehouse
- » Loading: 1 roll up door
- » Great location near Palomar Airport
- » On JX-130 Lock Box
- » **SALE PRICE FOR ENTIRE SUITE \$600,000**



**John Witherall**  
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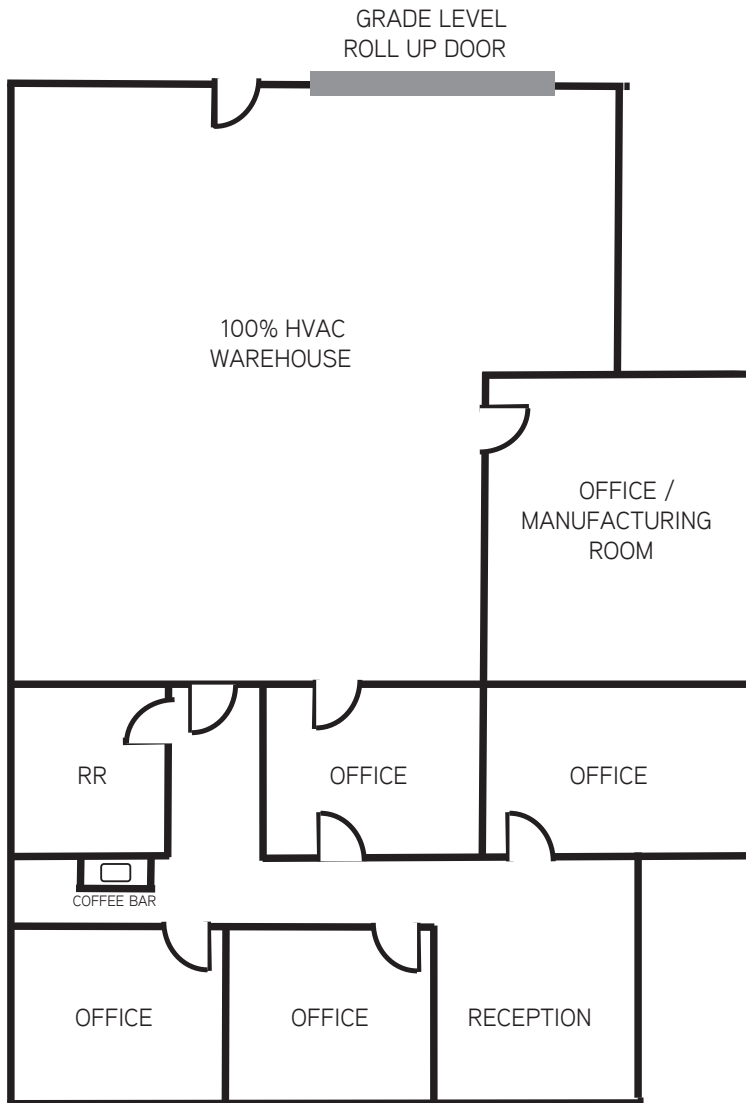
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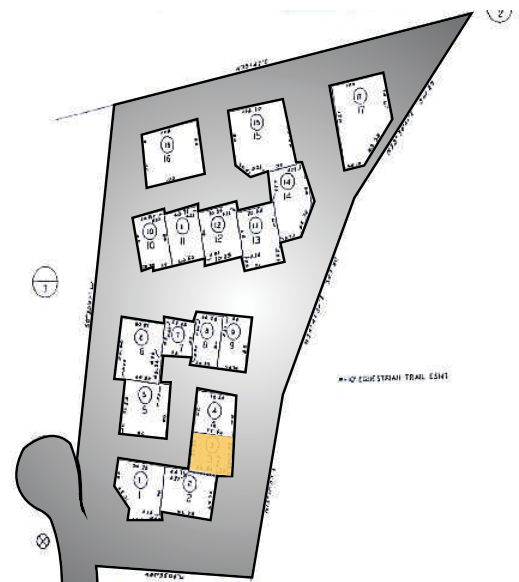
## SUITE 105 - FLOOR PLAN

### SPACE FEATURES

Availability for Lease	Total Available	Lease Rate
Now	2,700 SF	\$0.89/SF Gross



(NOT DRAWN TO SCALE)



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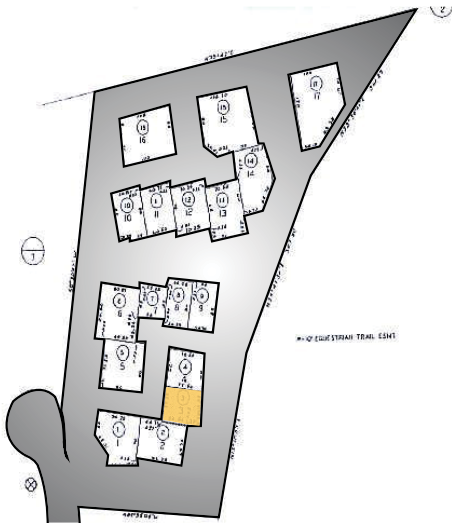
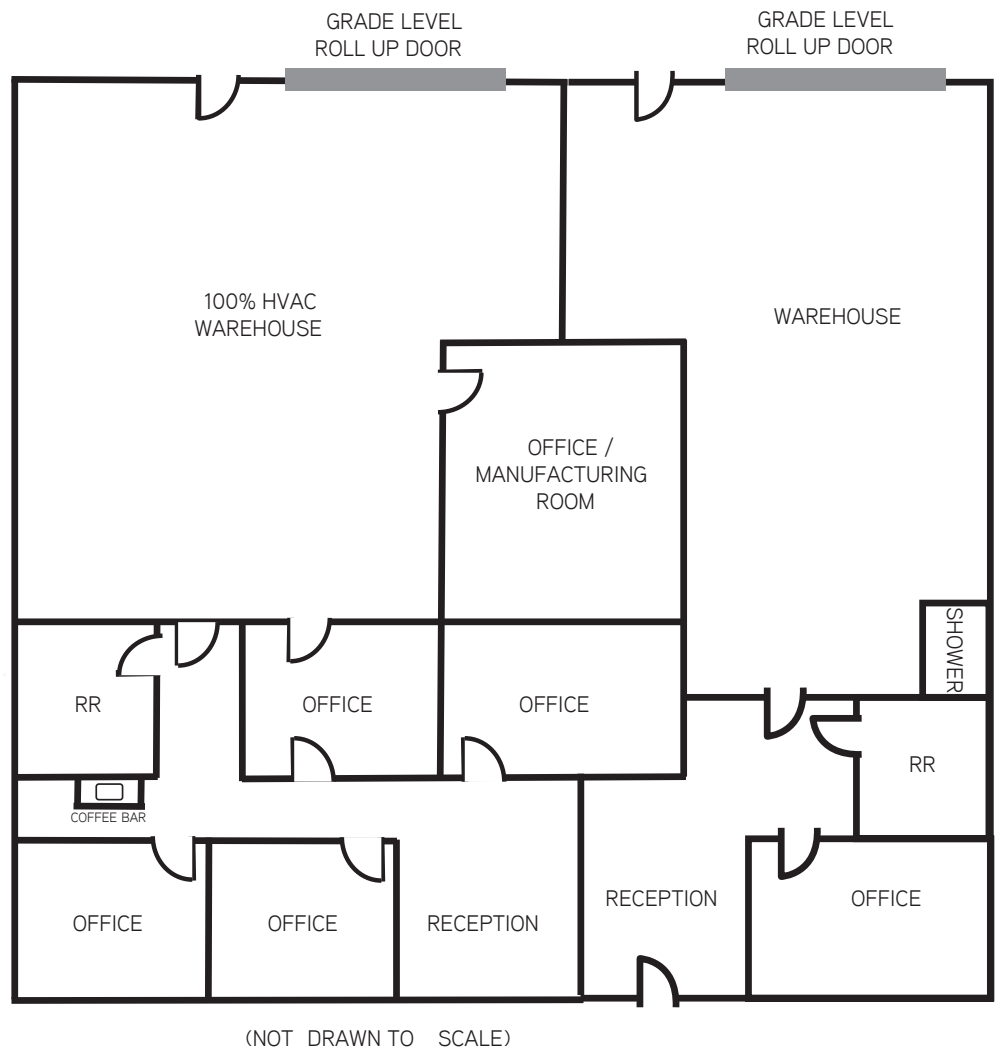
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## ENTIRE SUITE- FLOOR PLAN

### SPACE FEATURES

Availability for Sale	Total Available	Sale Price
Now	4,060 SF	\$600,000



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