

FOR LEASE

2042
CORTE
DEL NOGAL
SUITE C

CARLSBAD, CA 92011

A ±12,704 SF INDUSTRIAL UNIT



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HIGHLIGHTS

A ±47,744 SF multi-tenant industrial building in Carlsbad. Located west of El Camino Real and just off of Palomar Airport Rd, with close proximity to Interstate 5.



±12,704 SF Unit



Grade-Level Loading & Common Area Dock Well



Clear Height: 17'-19'



Fully Sprinklered



Drive-Around Access



400 Amps



Natural Gas Potentially Available



Lease Rate:
\$1.35/SF + \$0.36/SF NNN



- › Convenient access to Interstate 5 and Highway 78
- › Easy access to beautiful beaches, parks, and recreation areas
- › Located near good transportation options and excellent community amenities

FLOORPLAN



SQUARE FEET

±12,704



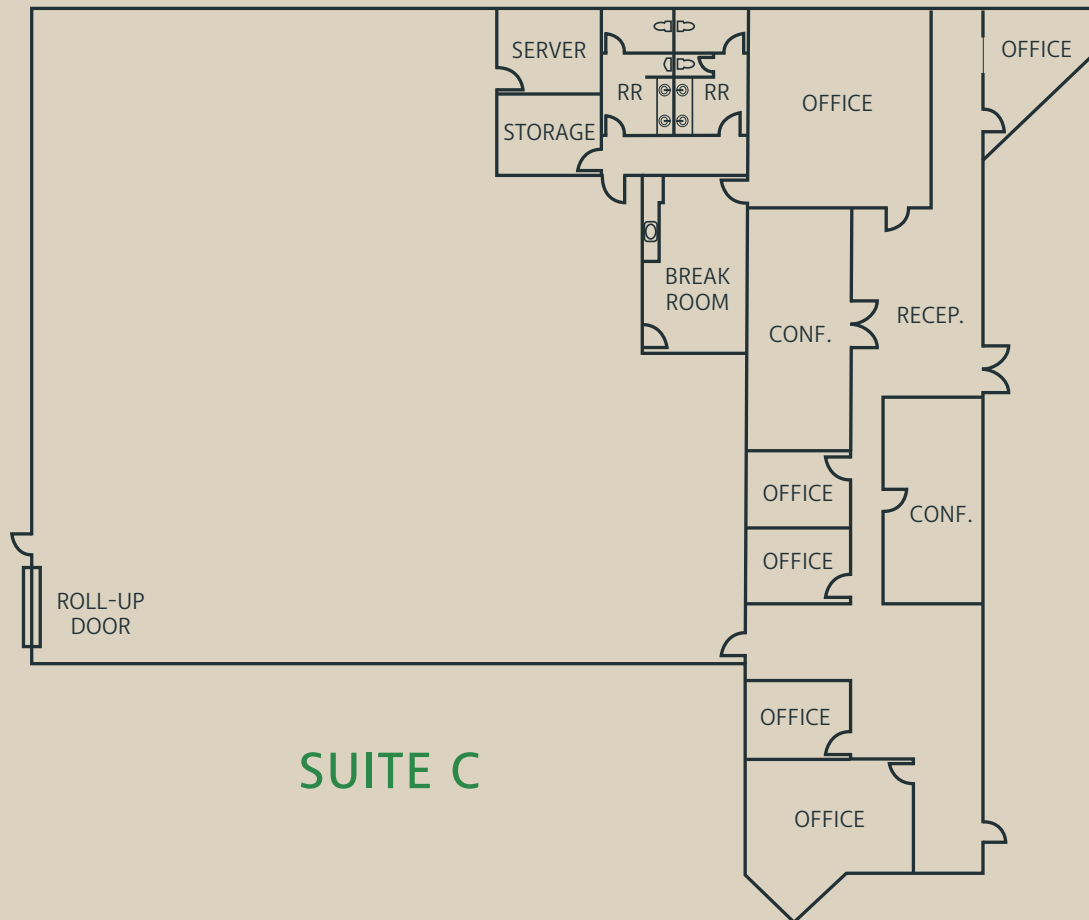
LEASE RATE

\$1.35/SF
+\$0.36/SF NNN



AVAILABLE

NOW



SUITE C



THE LOCATION



AVG. HOUSEHOLD
INCOME

\$201,601



POPULATION

27,566



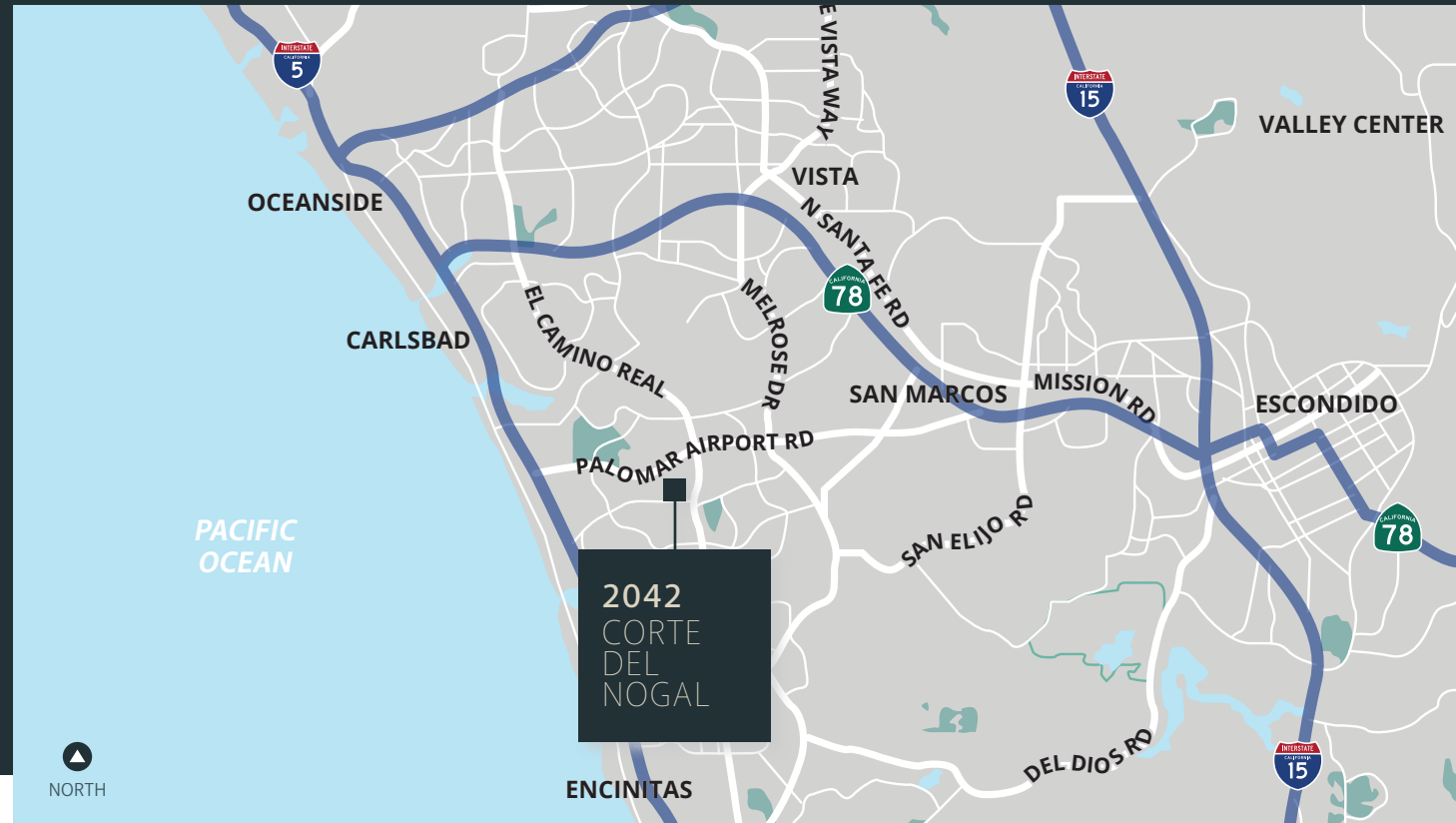
MEDIAN
AGE

40

*PER A 2 MILE RADIUS

Carlsbad, California, is a coastal gem in San Diego County, known for its pristine beaches and laid-back lifestyle. The city boasts some of Southern California's most scenic stretches of shoreline, where visitors can enjoy sunsets, surfing, and long walks along the coast. Carlsbad is also famous for its flower fields, particularly the Carlsbad Flower Fields, which burst into vibrant color with rows of blooming ranunculus flowers each spring, creating a stunning floral spectacle.

Aside from its natural beauty, Carlsbad is home to a thriving arts and culture scene, with numerous art galleries, theaters, and music venues to explore. Whether you're seeking outdoor adventures or cultural experiences, Carlsbad offers a perfect blend of coastal charm and cultural vibrancy.



Carlsbad, California, features a diverse industrial scene that includes a significant presence of biotechnology and life sciences companies, benefiting from its proximity to research institutions and a skilled workforce. Additionally, the city has a robust manufacturing sector, with a focus on electronics and medical devices, contributing to its reputation as a thriving industrial hub in Southern California.



BEACHES

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FOR LEASE IN CARLSBAD, CALIFORNIA

