

FOR LEASE > 17,952 SF

# Industrial Space - Suite 100

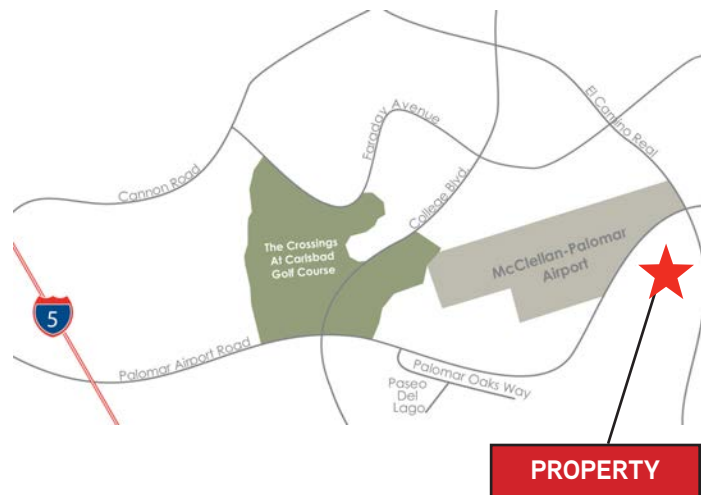
2270 Cosmos Court, Carlsbad, CA 92011



## PROPERTY HIGHLIGHTS

- » Available 12/1/2020
- » Approximately 30% office
- » .33/3,000 sprinklers
- » Dock and ramp-up grade loading
- » Fiber optic cable to building
- » Corner location
- » Easy access to Interstate 5 via Palomar Airport Road
- » Close proximity to restaurants, shopping and housing

**LEASE RATE: \$1.10/SF Gross**



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## FLOOR PLAN - SUITE 100

Size	Lease Rate	Office	Loading	Parking	Power
17,952 SF	\$1.10/SF Gross	5,640 SF	1 grade level door 1 dock high door	45 Spaces	400 amps 277/480 volt



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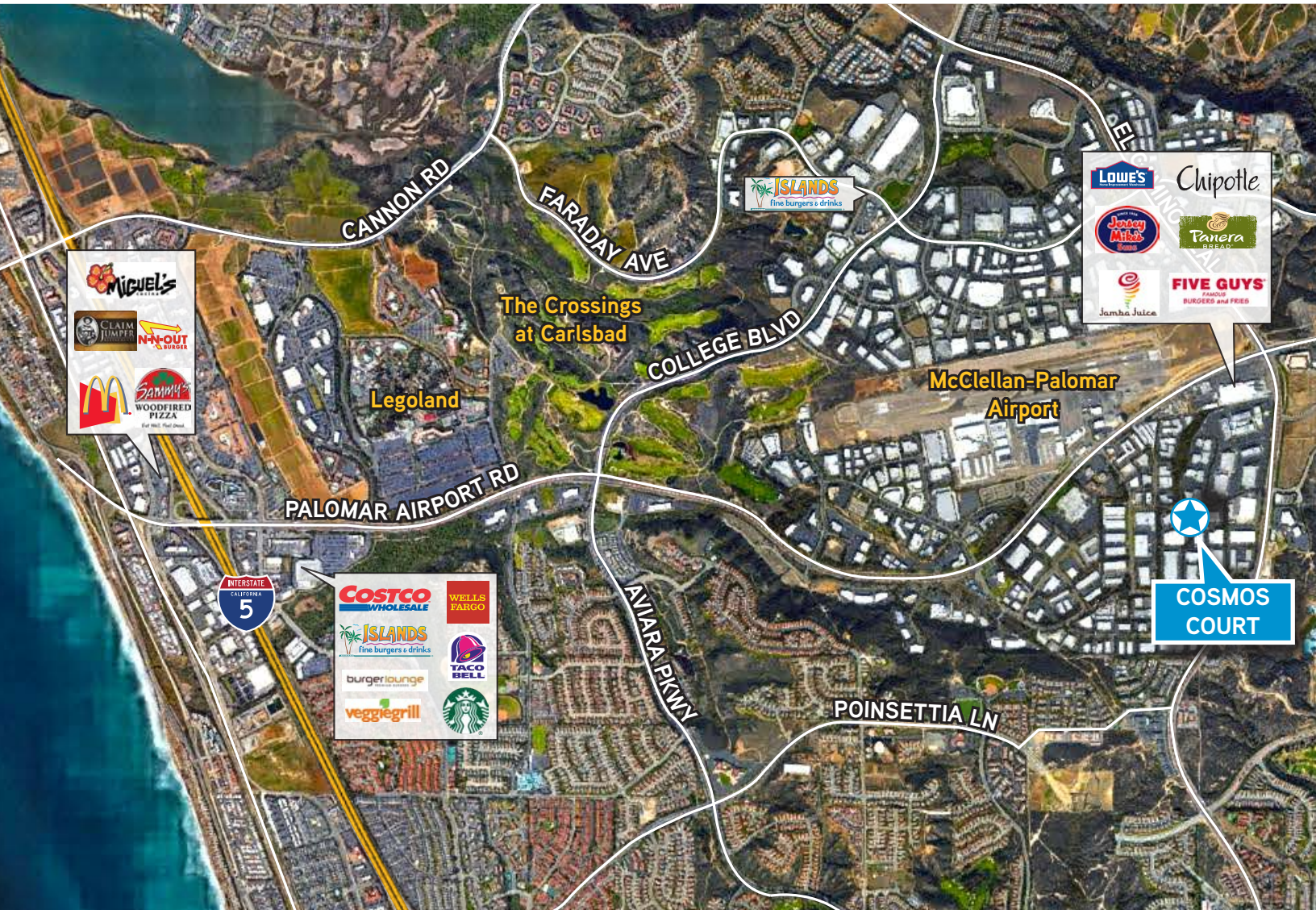
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