

FOR LEASE

2081 FARADAY

CARLSBAD | CALIFORNIA
157,973 SF

CORPORATE HQ | MANUFACTURING | DISTRIBUTION

For more information, please contact:

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**CUSHMAN &
WAKEFIELD**

CARLSBAD | CALIFORNIA

157,973 SF

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2081 Faraday is prominently located in the heart of the Carlsbad Research Center amongst some of the nation's most prominent manufacturing & technology companies.



LOCATION:
2081 Faraday Ave. Carlsbad, CA 92008



BUILDING INFO:
157,973 SF



PARKING:
2/ 1,000 (Expandable)



LOADING:
4 Grade Level, 9 Dock Level (Expandable)



CLEAR HEIGHT:
26'



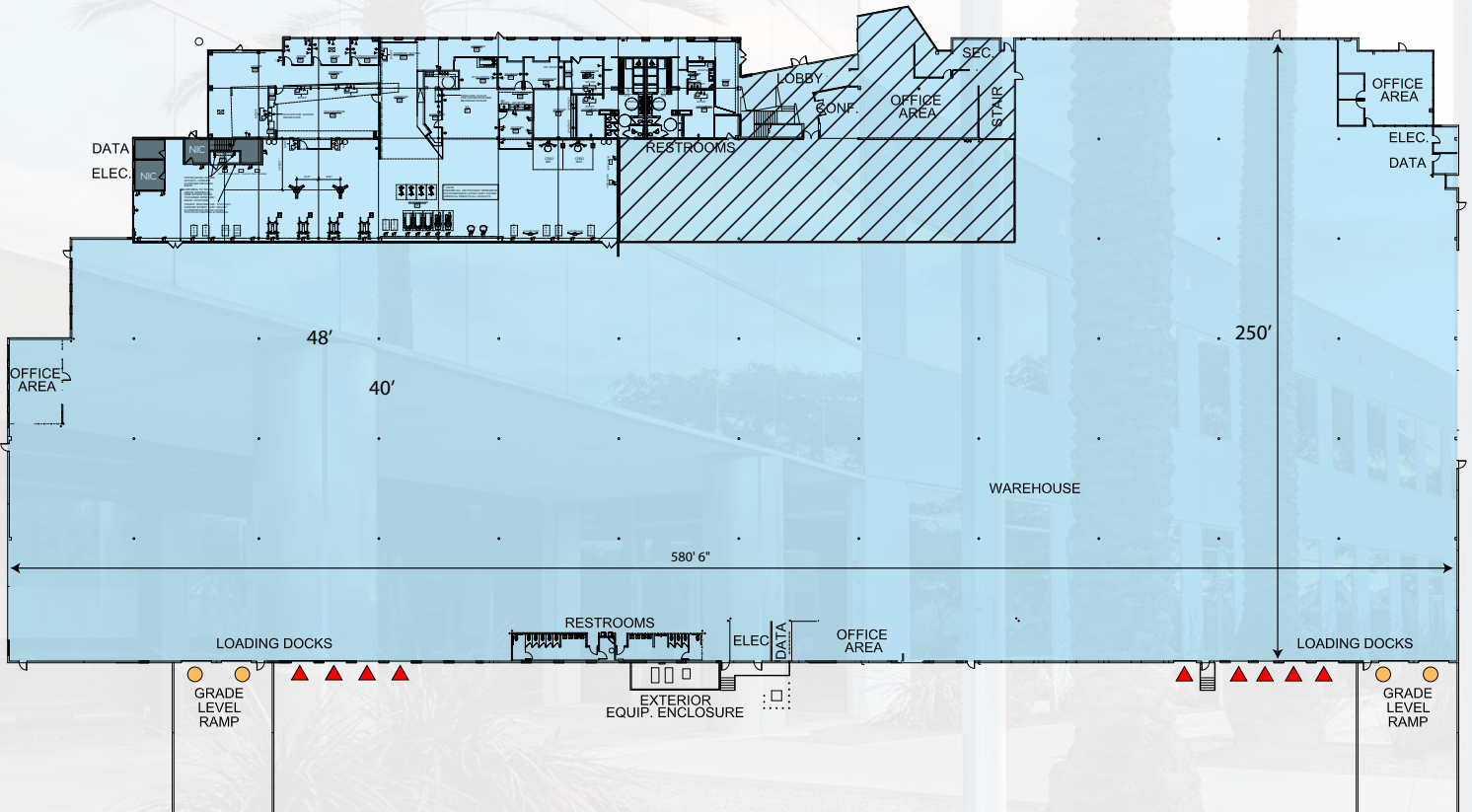
POWER:
4,000 AMPS - 277-480 3 Phase 4 wire

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EXISTING FLOOR PLAN



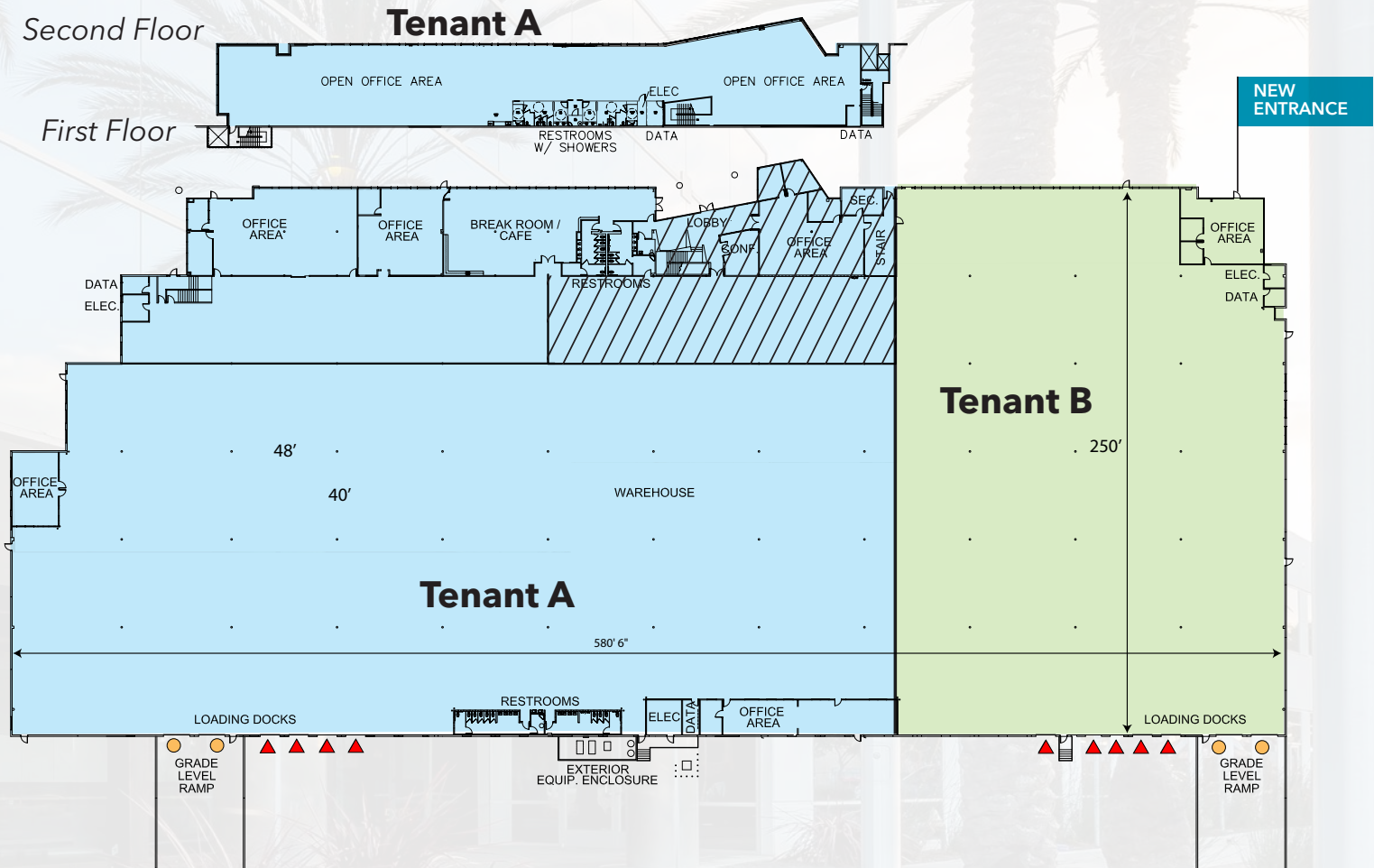
First Floor



- ▨ HVAC Improved
- Grade Level Doors
- ▲ Dock High Doors

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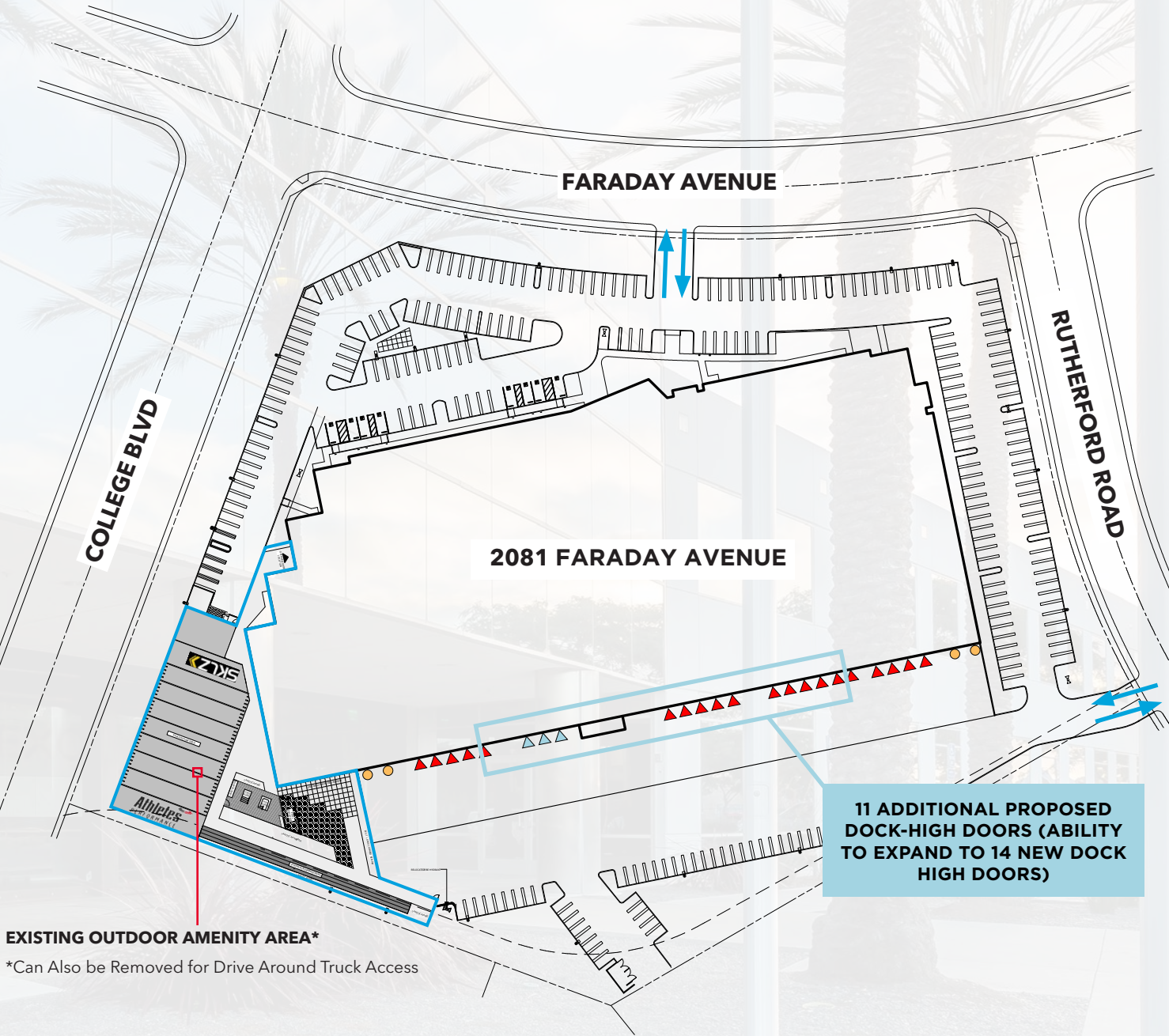
MULTI-TENANT DEMISING PLAN



- Tenant A
- Tenant B
- ▨ HVAC Improved
- Grade Level Doors
- ▲ Dock High Doors

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SITE PLAN



EXISTING OUTDOOR AMENITY AREA*

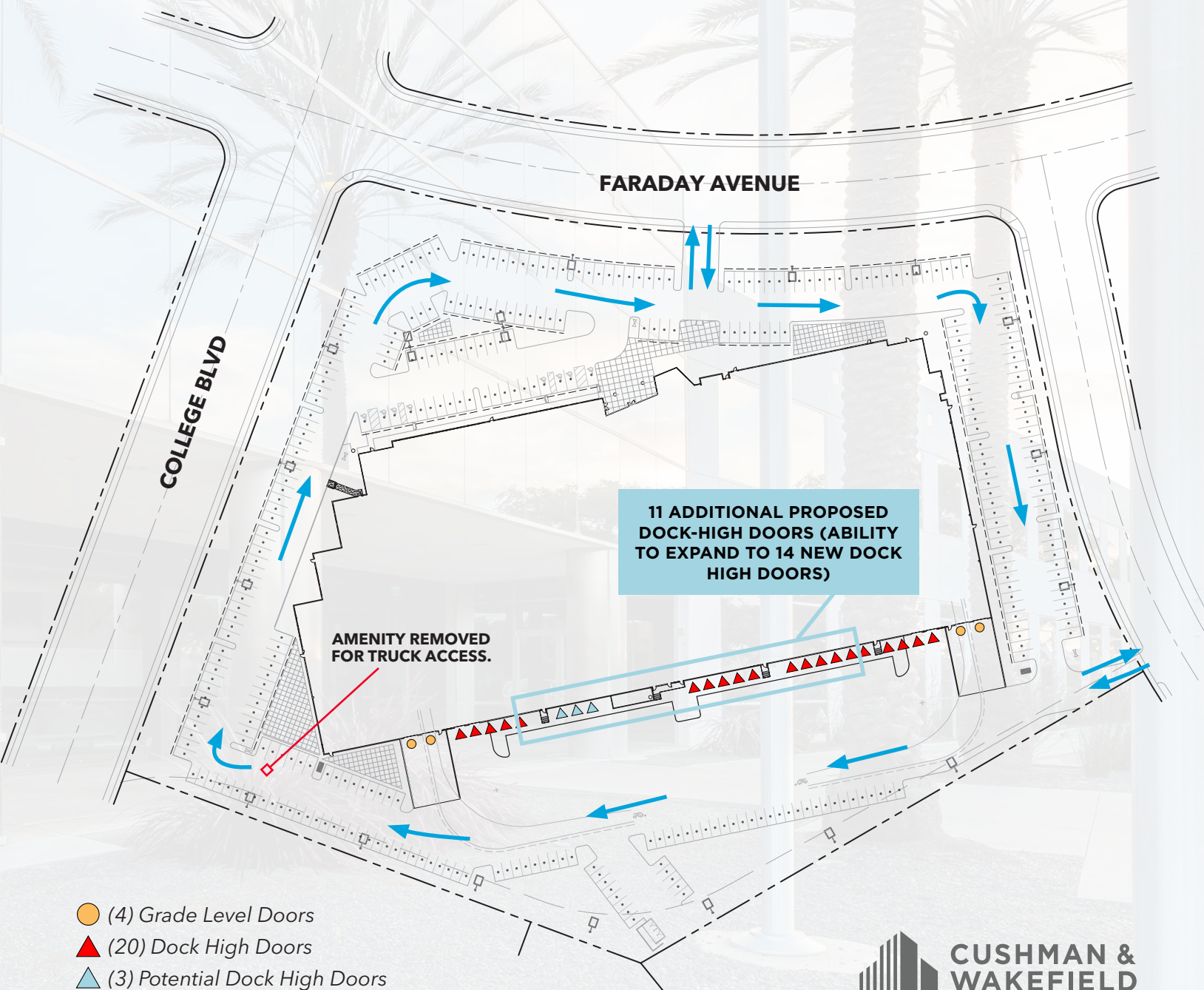
*Can Also be Removed for Drive Around Truck Access

- (4) Grade Level Doors
- ▲ (20) Dock High Doors
- ▲ (3) Potential Dock High Doors

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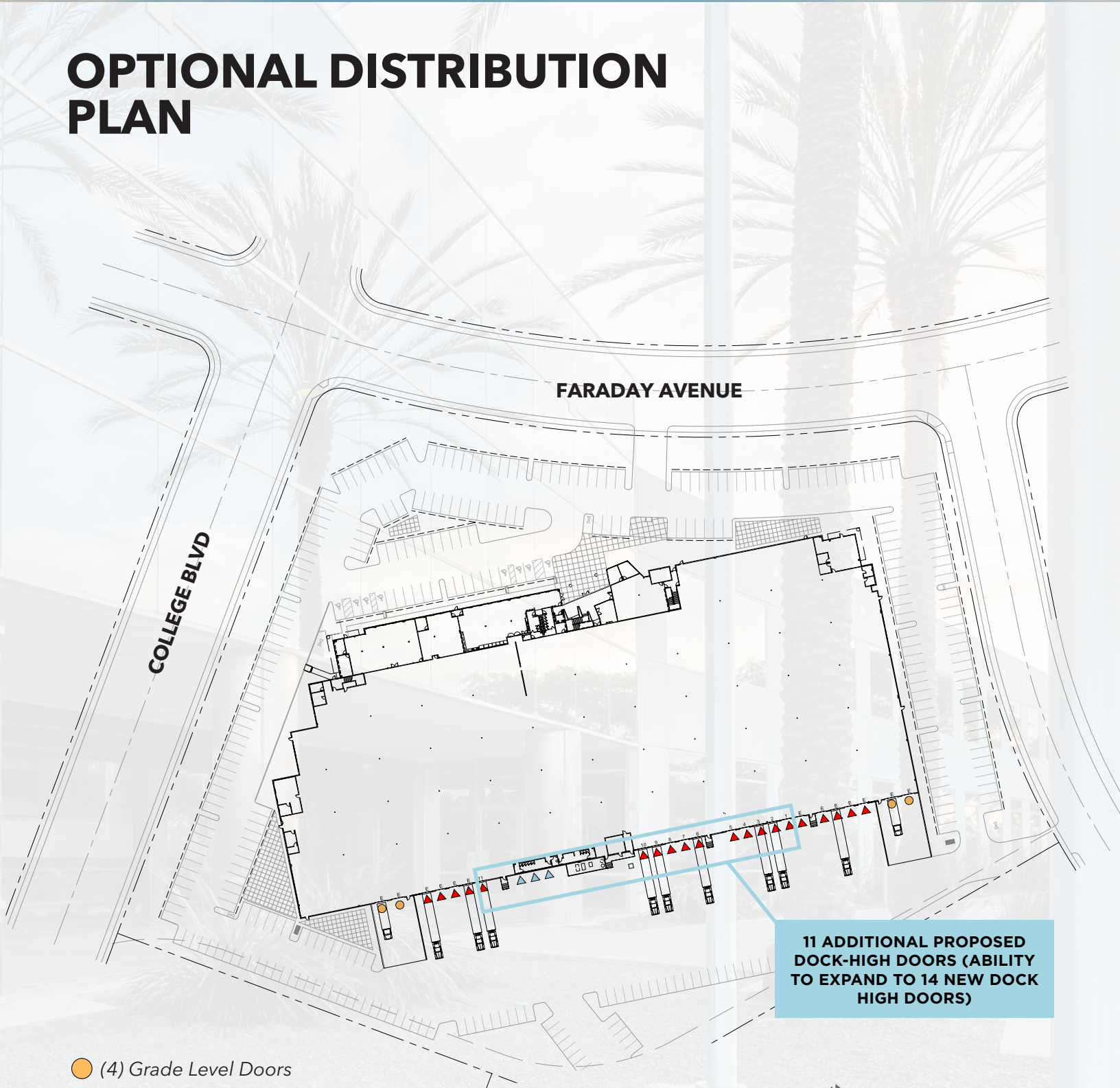
PROPOSED SITE PLAN

(With Drive Around Truck Access)



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OPTIONAL DISTRIBUTION PLAN



- (4) Grade Level Doors
- ▲ (20) Dock High Doors
- ▲ (3) Potential Dock High Doors

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PROPOSED EXPANDED PARKING PLAN

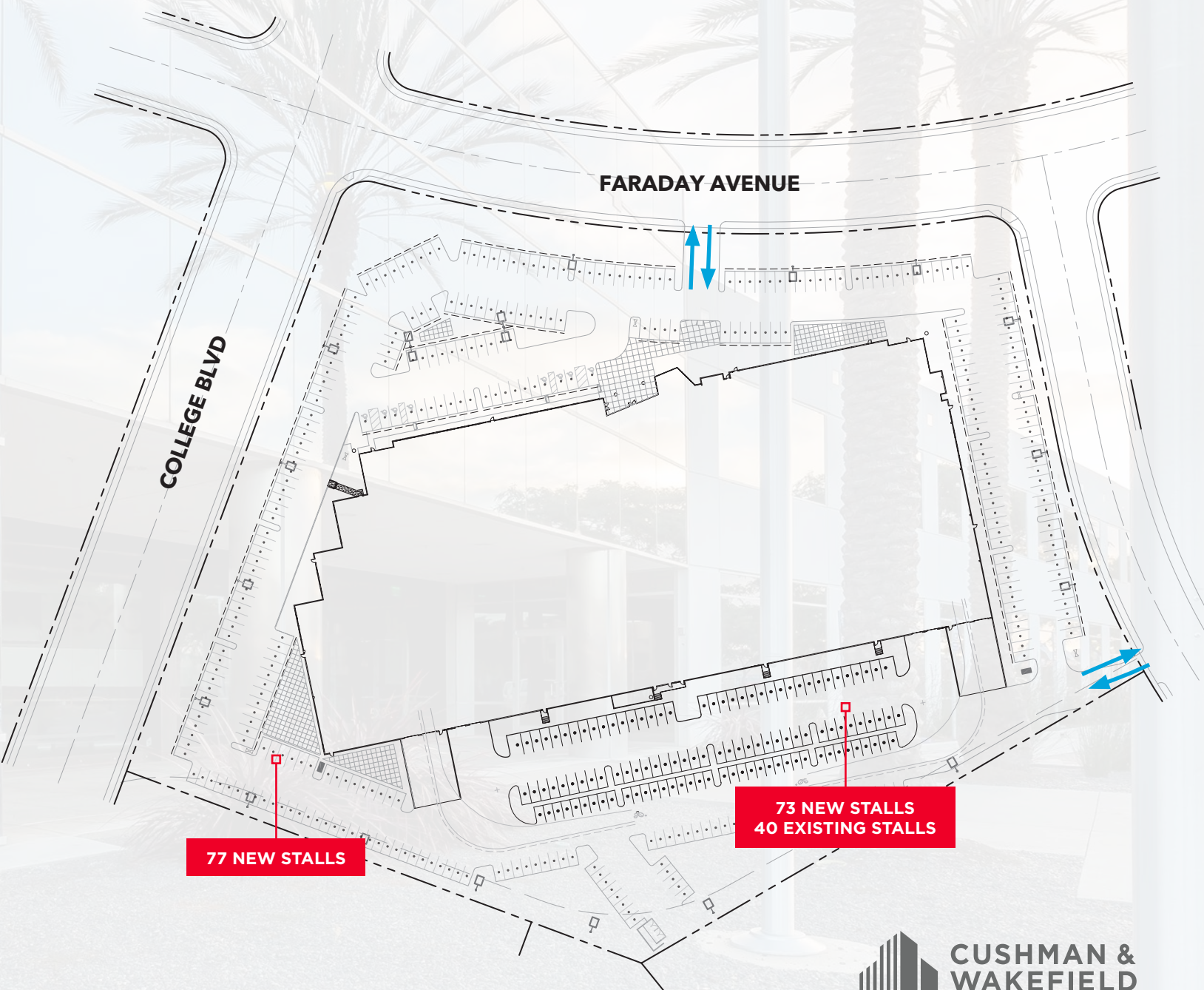
(To Accomodate High-Finishes Uses)

EXISTING PARKING:

304 STALLS (2.02/1,000)

NEW PARKING:

454 STALLS (3.02/1,000)



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PROPERTY PHOTOS

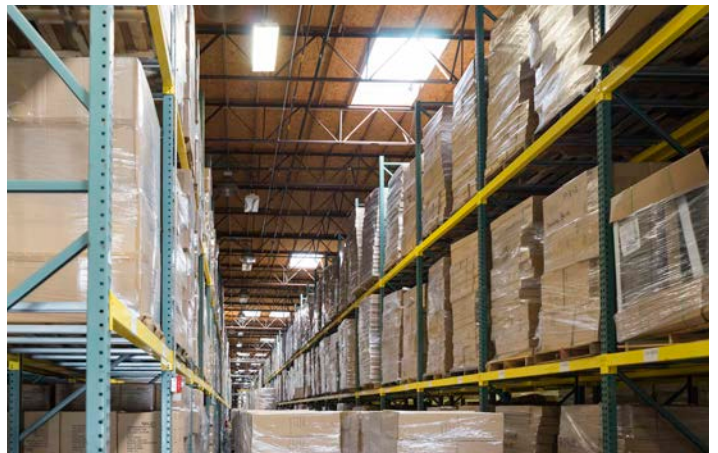
Exterior



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PROPERTY PHOTOS

Interior



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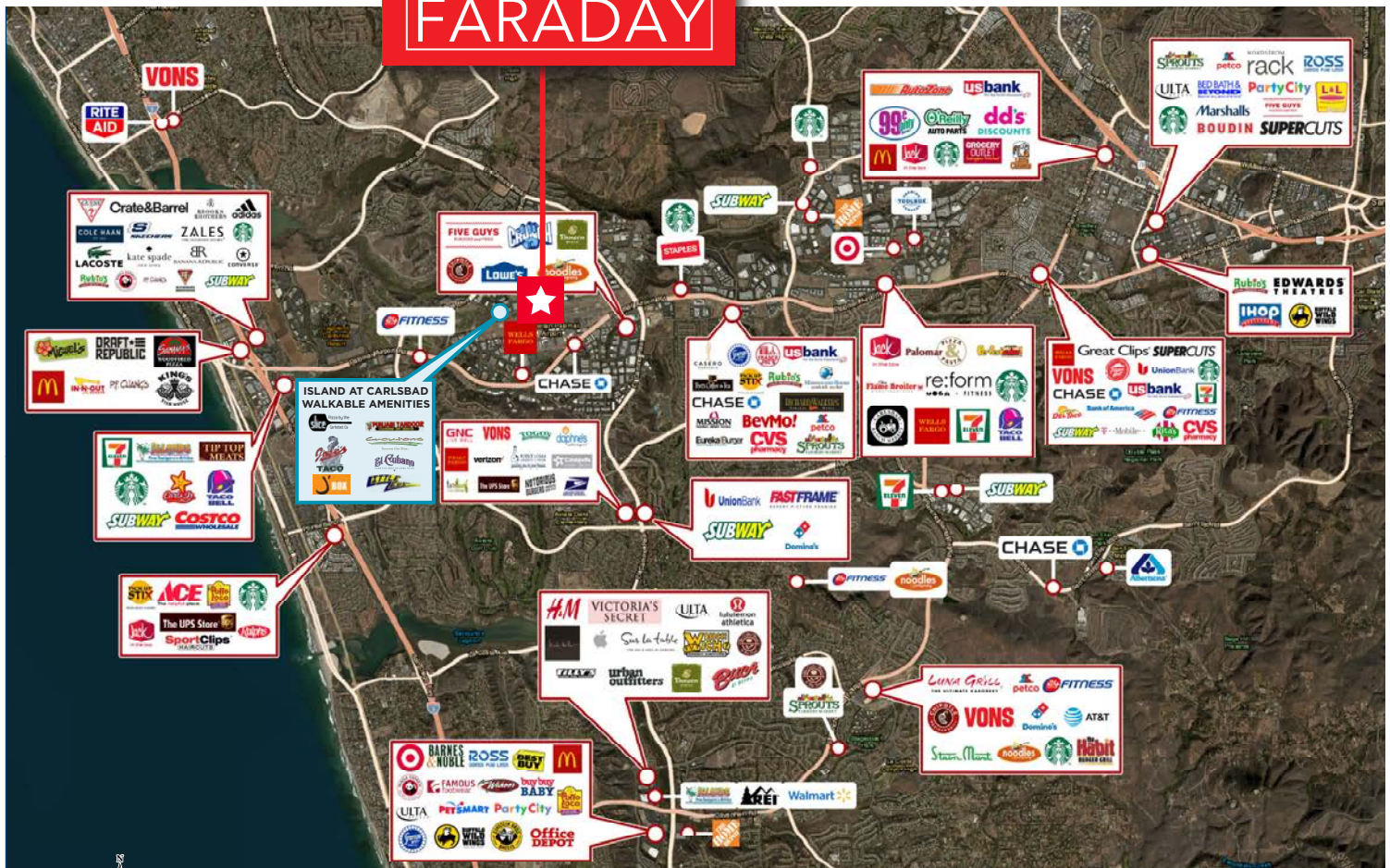
CORPORATE NEIGHBORS



2081 FARADAY

RETAIL AMENITIES

2081 FARADAY



PACIFIC OCEAN



5 MINUTES
TO OCEAN

55 MINUTES
TO U.S. - MEXICO BORDER

5 MINUTES
INTERSTATE 5

35 MINUTES
TO ORANGE COUNTY

40 MINUTES
TO DOWNTOWN

5 MINUTES
TO PALOMAR AIRPORT



**MCCLELLAN
PALOMAR
AIRPORT**

**2081
FARADAY**

20 MINUTES
TO INTERSTATE 15

15 MINUTES
TO HIGHWAY 78



RUTHERFORD ROAD

COLLEGE BLVD

FARADAY AVENUE



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