



2 2 6 1
COSMOS COURT
CARLSBAD 92011

FOR LEASE | 27,272 SF
FREESTANDING INDUSTRIAL/FLEX BUILDING



LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WR WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

**NEW
IMPROVEMENTS
PLANNED**

PROPERTY FEATURES

BUILDING SIZE:	27,272 SF
LOT SIZE:	2.19 Acres (95,396 SF)
OFFICE SIZE:	11,915 SF (±44%)
DOCK HIGH DOORS:	1 (10' x 10')
GRADE LEVEL DOORS:	2 (12' x 14'); 1 (12' x 12')
CLEAR HEIGHT:	24'
POWER:	800a, 277/480v
PARKING:	3.15/1,000 SF (86 spaces)
YEAR BUILT:	1983
ZONING:	P-M, Planned Industrial
ASKING RATE:	Contact Broker

PLANNED IMPROVEMENTS

- New Roof
- New Exterior Paint Job
- Reslurry and Stripe Parking Lot
- Refurbish Lobby Area
- Polished Concrete in Warehouse
- Freshly Painted Warehouse Walls
- Demo of Partitioning Walls for an Open Warehouse
- New 1st and 2nd Floor Office Improvements Including:
 - Ceiling Tiles
 - Carpet
 - Paint





HIGHLIGHTS



Single Tenant Building
freestanding industrial/flex facility



Heavy Parking Ratio
3.15/1,000 SF



Renovations Planned
Opening of warehouse & office improvements



High 24' Warehouse
clear height



Prime Coastal Carlsbad
location



Large 2.19 Acre Corner Lot
with outdoor seating areas



Ideal Corporate Headquarters
facility



Dock & Grade Level Loading
1 dock door & 3 grade level doors



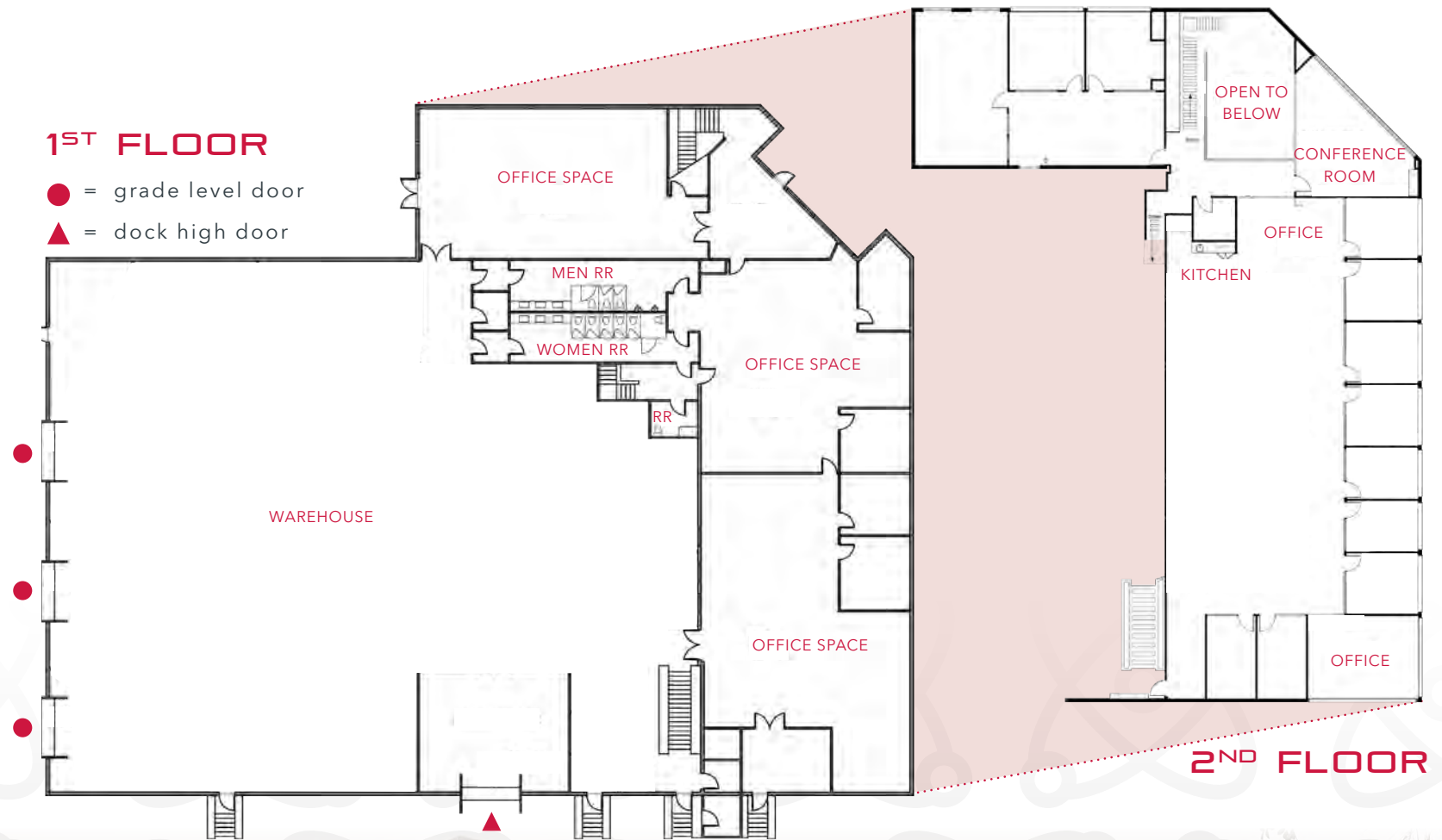
±44% Office
with high quality improvements



Ample Power
800amps - 277/480 volts



CONCEPTUAL FLOOR PLAN





Live the *California Lifestyle*



- › Walk to the gym after work
- › Go surfing on your lunch break
- › Soak in the sun at The Flower Fields
- › Visit local craft breweries and restaurants
- › Work on your swing at The Crossings in Carlsbad

NEARBY RETAIL & AMENITIES



2261
COSMOS COURT
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1 THE ISLANDS AT CARLSBAD

ANYTIME FITNESS | Sourdough & Co | slice Pizza by the Oven | LITTLE TIGERS | JUICE STOP | PUNJABI TANDOOR | Jose's TACO | J'BOX | Hacienda de Vega | AFC FRENCH DINER | Deconstructed | Croutons

2 PALOMAR COMMONS

Jarvis Milk | Lowe's | CRUNCH FITNESS | Jamba Juice | kabob lounge | Panera BREAD | CHIPOTLE MEXICAN GRILL | noodles company | FIVE GUYS FAMOUS BURGERS and FRIES

3 BRESSI RANCH

Rubio's FRESH MEXICAN GRILL | TRADER JOE'S | SPROUTS FARMERS MARKET | CASERO | CHASE | PETCO | Eureka | BevMo! | MISSION FEDERAL CREDIT UNION | PICK UP STIX | RICHARD WALKERS | Peets Coffee & Tea | STARBUCKS | MENDOCINO FARMS sandwich market | usbank | CVS pharmacy

Carlsbad

where corporate meets the beach

LIFE SCIENCES



Abbott **MERCK** **PHILIPS** **ThermoFisher**
Healthcare SCIENTIFIC

MEDICAL DEVICE MANUFACTURER



Medtronic **HENRY SCHEIN** **GENOPTIX** **atec** **BREG**
Spine Approach Technologies

BIOTECH & PHARMACEUTICALS



IONIS **NAVIGATE** **OPTUMRx** **BECKMAN**
PHARMACEUTICALS BIOPHARMA COULTER

ACTION SPORTS



SKLZ **Callaway** **TaylorMade** **cobra**

COMMUNICATIONS



Viasat **L3** **MAXLINEAR** **Laird**
Technologies TECHNOLOGIES

7 miles of
Pacific Ocean
Coastline



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