

# 2885 Loker Avenue East

Carlsbad, CA 92010

## 91,167 sq. ft. available for lease

INDUSTRIAL | MFG | GMP | R&D



91,167 s.f. Total Space | 16,252 s.f. Mezzanine

26'

Clear Height

6

Dock-High  
Loading Doors

3

Grade-Level  
Loading Doors

203

Parking Stalls  
(Expandable)

Owner:

W. P. CAREY

For leasing inquiries, please contact:

Brokerage:



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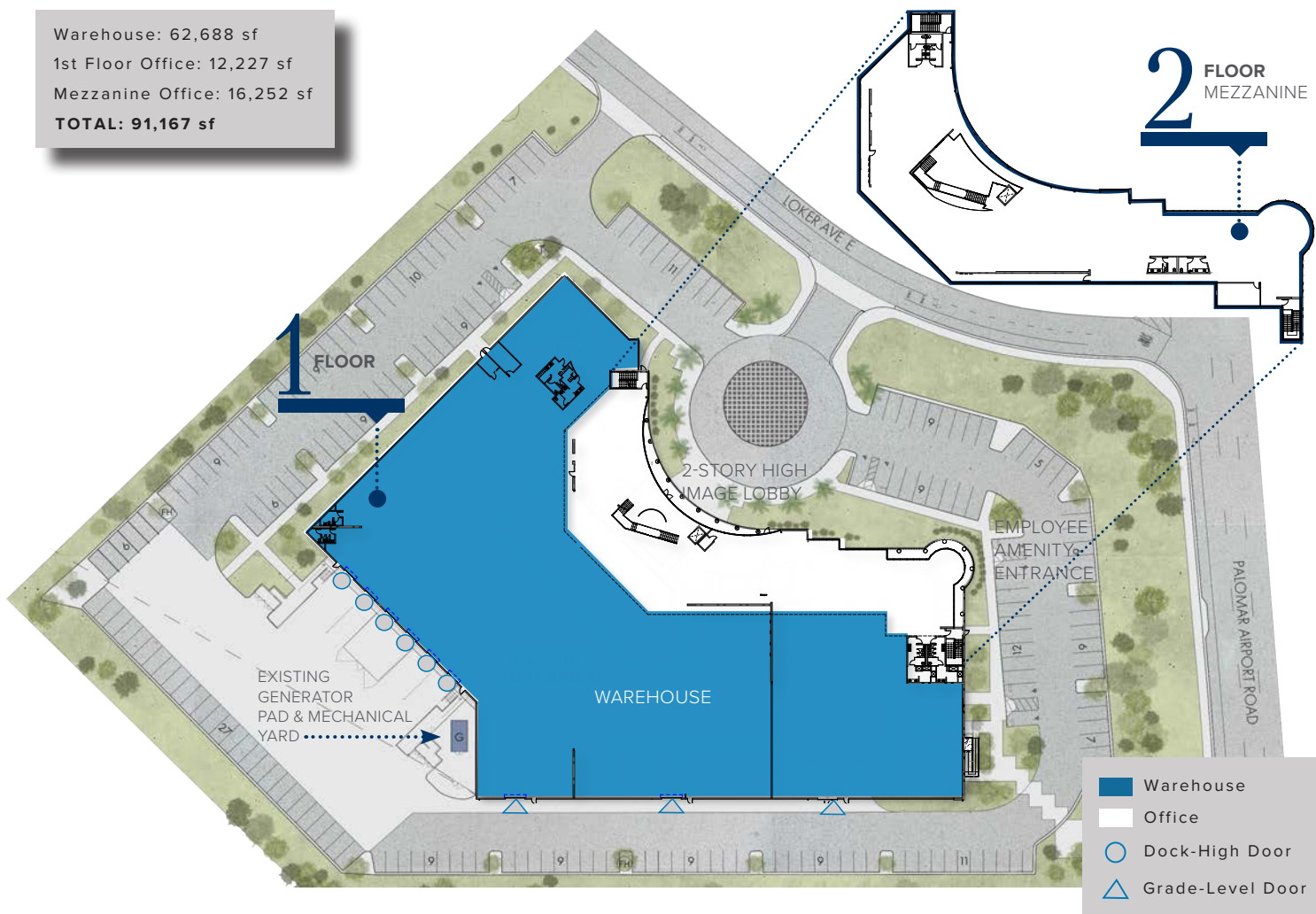
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# Existing Plans

## & Property Features

Warehouse: 62,688 sf  
 1st Floor Office: 12,227 sf  
 Mezzanine Office: 16,252 sf  
**TOTAL: 91,167 sf**



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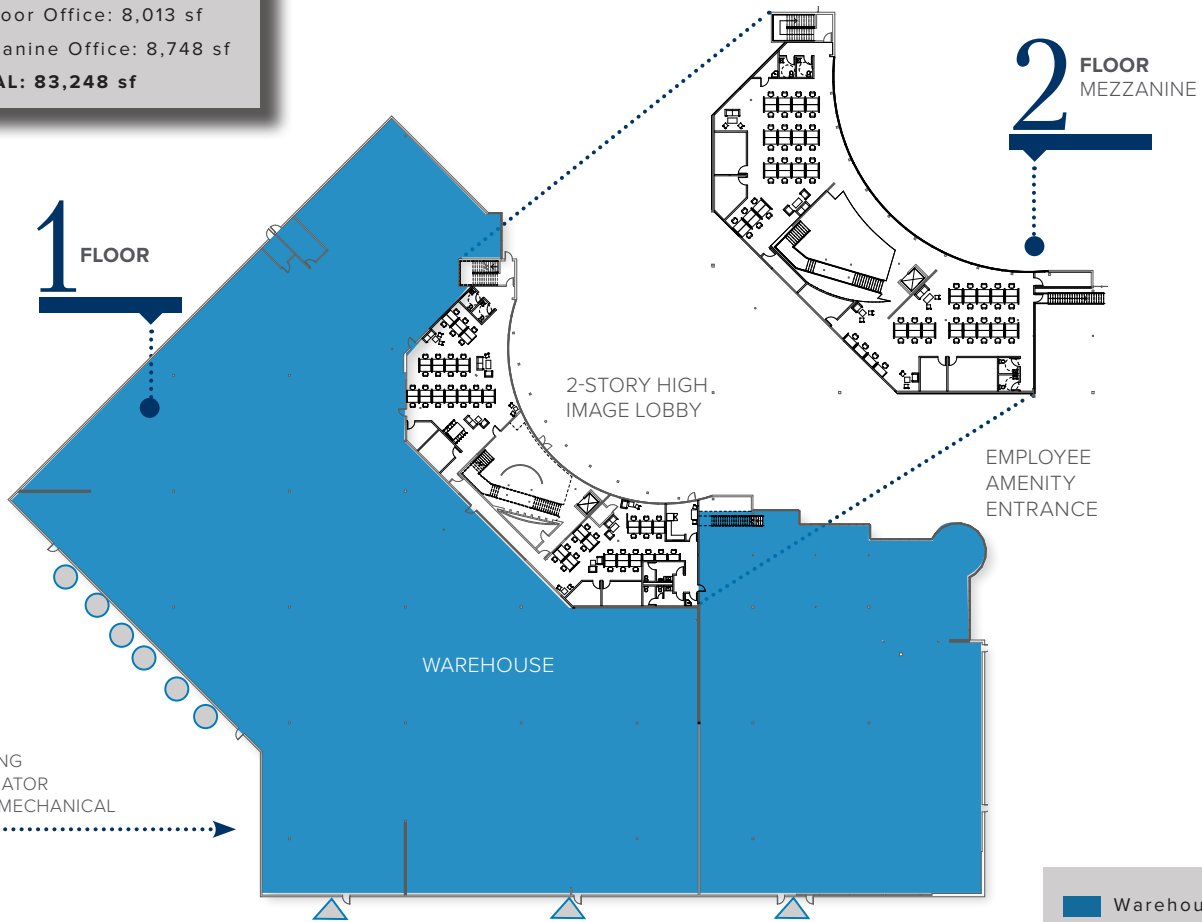
### Property Features

<b>Available SF</b>	±91,167 sf	<b>Parking Ratio</b>	2.24/1,000 (203/expandable)
<b>Mezzanine SF</b>	±16,252 sf	<b>Slab Design</b>	6" slab + separate concrete truck court
<b>Land Area</b>	5.7 acres	<b>Fire Protection</b>	ESFR Fire Sprinkler System
<b>Clear Height</b>	26'	<b>HVAC</b>	27 single-zoned packaged heat pump rooftop units serving the office and R&D areas.
<b>Loading Docks</b>	3 grade level 6 dock high	<b>Power</b>	2,000 AMP, 277/480 volt 3-phase 4-wire service
<b>Dock Equipment</b>	Dock-levelers	<b>Utilities</b>	1" gas service line, water & sewage City of Carlsbad, SDG&E

# Low Finish

Concept & Site Plan

Warehouse: 66,487 sf  
1st Floor Office: 8,013 sf  
Mezzanine Office: 8,748 sf  
**TOTAL: 83,248 sf**

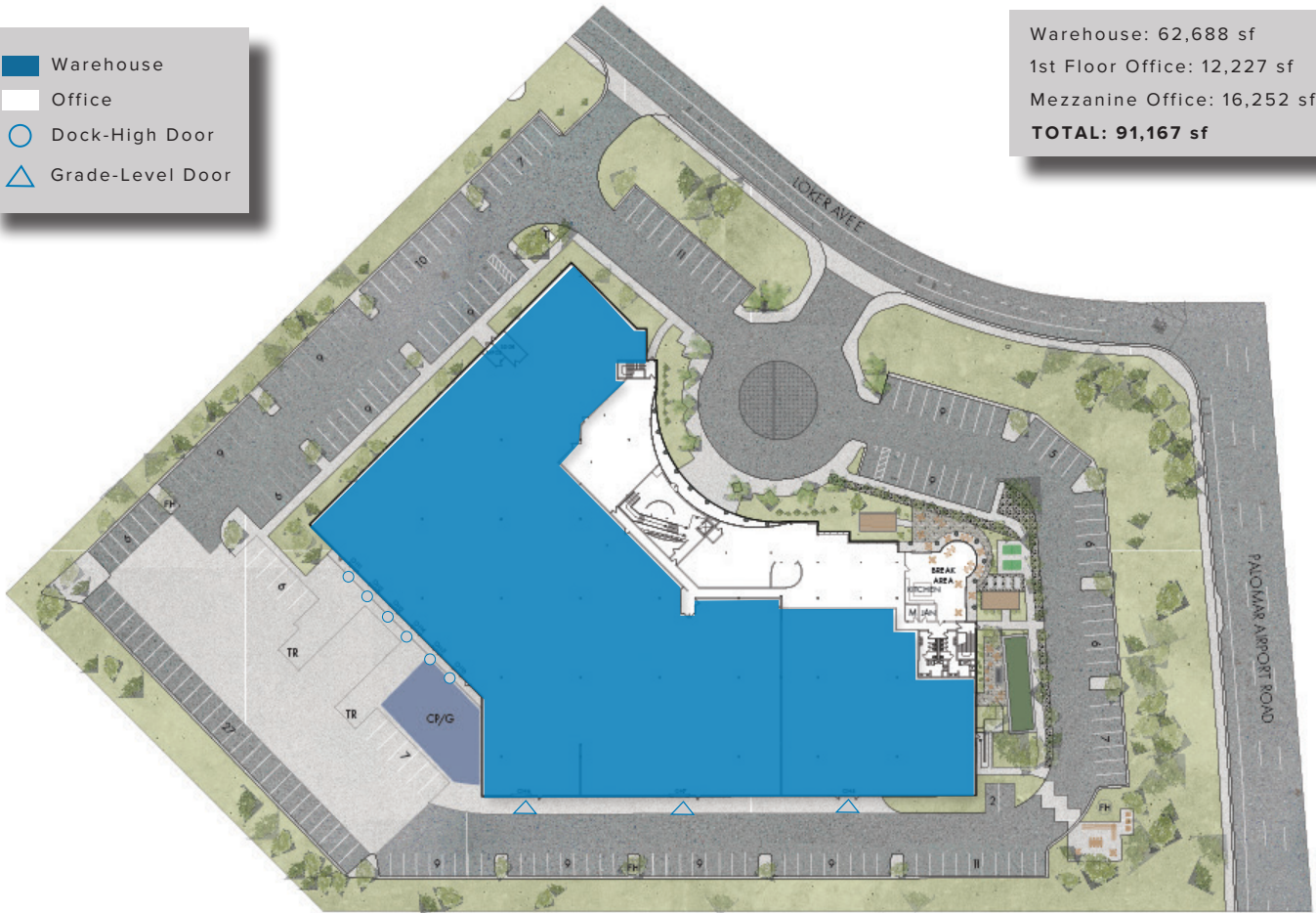


# R&D Plans

& Renderings

- Warehouse
- Office
- Dock-High Door
- Grade-Level Door

Warehouse: 62,688 sf  
1st Floor Office: 12,227 sf  
Mezzanine Office: 16,252 sf  
**TOTAL: 91,167 sf**



# Outdoor Amenity

For R&D Users



# 2885 Loker Ave E

Images



2885 Loker Ave E

Images



# Corporate Neighbors

Amenities & Corporate Neighbors



Airports	Distance	Time
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McClellan-Palomar	1.7 miles	4 min
San Diego International Airport	34.9 miles	42 min
John Wayne Airport	60.6 miles	1 hr 5 min
Los Angeles International Airport	98.1 miles	1 hr 36 min

Ports	Distance	Time
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Port of San Diego	33.9 miles	38 min
Port of Los Angeles	90.4 miles	1 hr 34 min



# 2885 Loker Ave E



**MCLELLAN-PALOMAR  
AIRPORT**

**PALOMAR AIRPORT ROAD**

**LOKER AVE E**

# Area

Drive Times & Transport



## Carlsbad, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought after submarket, this elevated site is conveniently located right off of Palomar Airport Road, the region's main thoroughfare, and just a couple of miles to both Interstate 5 and State Route 78.

Beyond 2885 Loker Avenue E's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shops, restaurants, and convenience options, some even within a 5 minute walk, make this the perfect live/work/play locale.

# Carlsbad

STATISTICS

113,725  
Population

7 Miles  
of Coastline

150+  
Manufacturing Plants

3.7%  
Unemployment Rate

46 Miles  
of Hiking Trails



## W. P. CAREY

**W. P. Carey (NYSE:WPC)** is one of the largest net lease REITs with an enterprise value of more than \$20 billion and a history of delivering steady income and growth to investors. Our diversified portfolio of high-quality, operationally critical commercial real estate includes 1,446 net lease properties covering approximately 176 million square feet leased on a long-term basis to creditworthy tenants located primarily in the U.S. and Northern and Western Europe.

[wpcarey.com](http://wpcarey.com)

Since our establishment in 1973, W. P. Carey has consistently provided asset-based net lease capital to publicly-traded and privately held companies, developers, private equity firms and their portfolio companies. Its recognized expertise in credit underwriting, ability to structure and close complex transactions and proactive approach to asset management distinguishes it from other net lease investors.



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# Parking Plans

## Parking Plan Options

<b>Parking Ratio:</b>	2.64-2.77 (240/91ksf)
<b>Existing Parking Spaces:</b>	203
<b>New Parking Spaces:</b>	37-48
<b>Total Parking Spaces:</b>	240-252

