

Lease Availability Report

2081 Faraday Ave

Carlsbad, CA 92008 - Carlsbad Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1997
RBA:	152,000 SF
Floors:	1
Typical Floor:	152,000 SF
Ceiling Ht:	22'-26'
Columns:	48'w x 40'd

AVAILABILITY

Min Divisible:	152,000 SF
Max Contig:	152,000 SF
Total Available:	152,000 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.69 (2021)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	152,000	152,000	152,000	Withheld	60 Days	Negotiable

SALE

Last Sale:	Sold on Jul 25, 2014 for \$21,000,000 (\$138.16/SF) at 6.10% Cap
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LOADING

Docks:	9 ext	Drive Ins:	4 tot./12'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	4,000a/277-480v 3p 4w Heavy
Utilities:	Gas - Natural, Sewer - City, Water - City

FEATURES

Fenced Lot, Skylights

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LAND

Land Area: **9.00 AC**

Zoning: **7, Carlsbad**

Parcel **212-120-26**

TRANSPORTATION

Parking: 332 Surface Spaces are available; Ratio of 2.21/1,000 SF

Commuter Rail: 9 minute drive to Carlsbad Poinsettia Commuter Rail (Coaster)

Airport: 7 minute drive to McClellan-Palomar Airport

KEY TENANTS

Gnarlywood LLC	136,140 SF	Exos	15,860 SF
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