

LIONSHEAD LANDING

FOR LEASE | 26,821 SF



FOR MORE INFORMATION:

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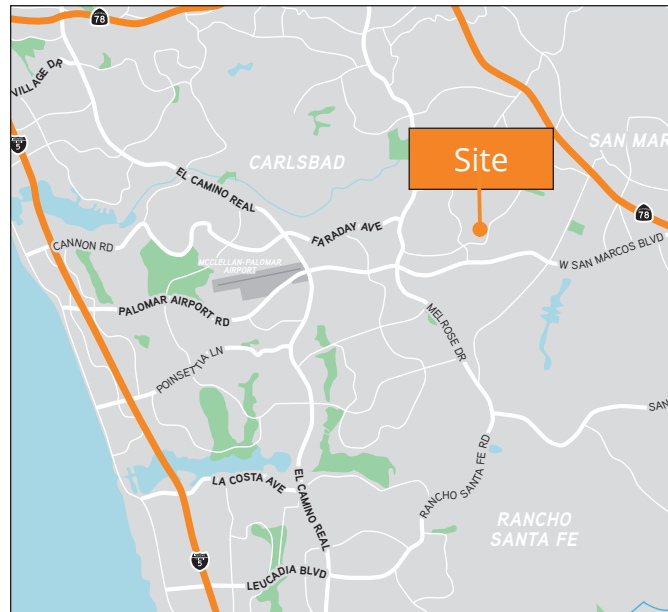


This information is intended to be used as a general guide only and is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

PROPERTY FEATURES

1491 POINSETTIA AVE, SUITE 138

- » 4 Grade Level Doors and 2 Dock High Doors
- » Heavy Power: 800 Amp Panel // 277/480V Available
- » Warehouse: ~25'-27' Clear Height, 14' Grade Level Doors
- » Drive Around Access with 2 Position Dock Well
- » Clean Room and Climate Controlled Production Space
- » Prominent Building Identity with Ample Window Line
- » Walking Distance to Numerous Amenities
- » Strategically Located On The Border Of Vista and Carlsbad



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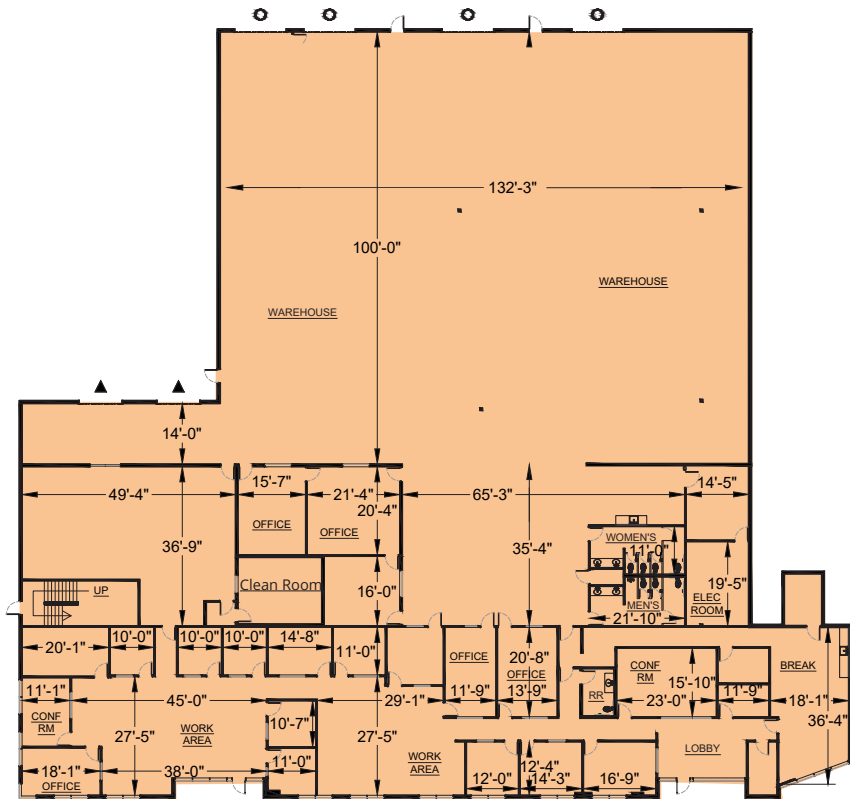
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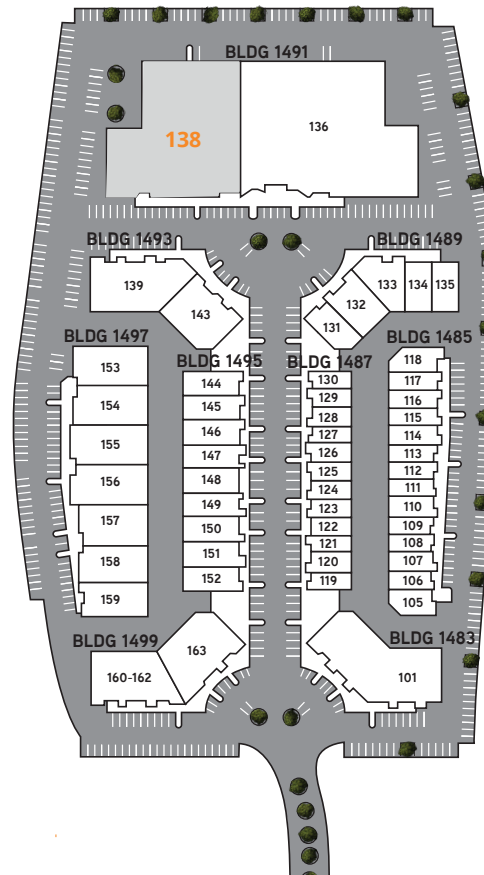


FLOOR PLAN



*Proposed Demo Depicted

SITE KEY PLAN



BLDG. 1491 // SUITE 138

- 26,821 RSF
- \$1.35/SF + Est. NNN*
- Clean Room
- Drive Around Access
- 4 Grade Level Doors
- 2 Dock High Doors with Dock Well
- 25'-27' Clear Height
- Heavy Power: 800 Amp Panel // 277/480V Available

*Est. NNN: \$0.44/SF



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CORPORATE NEIGHBORS



1491 Ste. 138

PODS
HUSALT

UNITE
PROFESSIONAL
SALES SYSTEM

BOOTHCRAFTERS INC.

BACHEM

AMI

DR. BRONNER'S
ALL-ONE!

WatkinsWellness

US
FOODS

WIREWOKS-INC

BELCHING
BEAVER

HATCH
OUTDOORS

COX
CONSTRUCTION

leidos

RAYZIST

CS
ILLUMINATION

exagen
DIAGNOSTICS
Patient Focused. Discovery Driven.

PRIMARCH
MANUFACTURING

ADS
GOLF

roomors

BATTLEMAGE
BREWING COMPANY

THE WALL
FIREWORKS

target

Sullivan
Moving & Storage

2.6 miles

THE SQUARE
at BRESSI RANCH
SQ

JON RENAU
EASHAIR

TESLA

amazon

2.1 miles

Bressi Ranch
Village Center

Lionshead
Landing

THE WALL
FIREWORKS

LOCAL
ROOTS
KOMBUCHA



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