

FOR LEASE

5,778 Square Feet

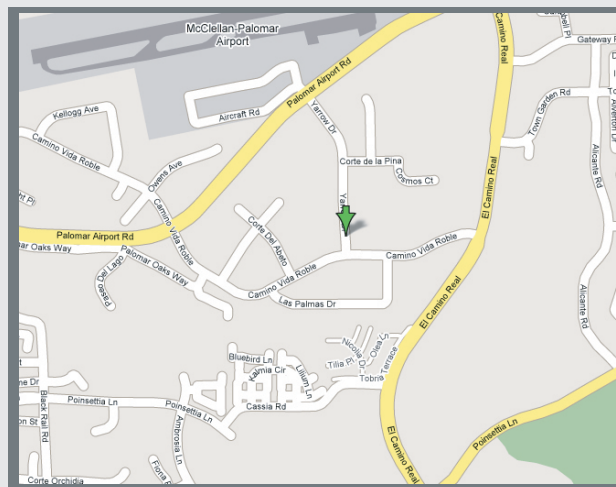
Industrial/Manufacturing Suite



6351 Yarrow Drive, Suite E, Carlsbad, CA 92011

Property Features:

- ± 1,029 S. F. of HVAC Office
- ± 4,749 S. F. of 24' Ceiling Height Warehouse
- One 20' x 10' Dock-Hi Truck Door
- Natural Gas Available
- Power: 480 Volt, 3-Phase
- Great Parking and Truck Circulation
- Fire Sprinklers
- Zoned: Light Industrial
- \$.12 / Sq. Ft. CAM for Water Sewer and Landscaping



\$1.49 / Mod. Gross

For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr.

Lic#01277355

kdjr@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



Lic# 01385958

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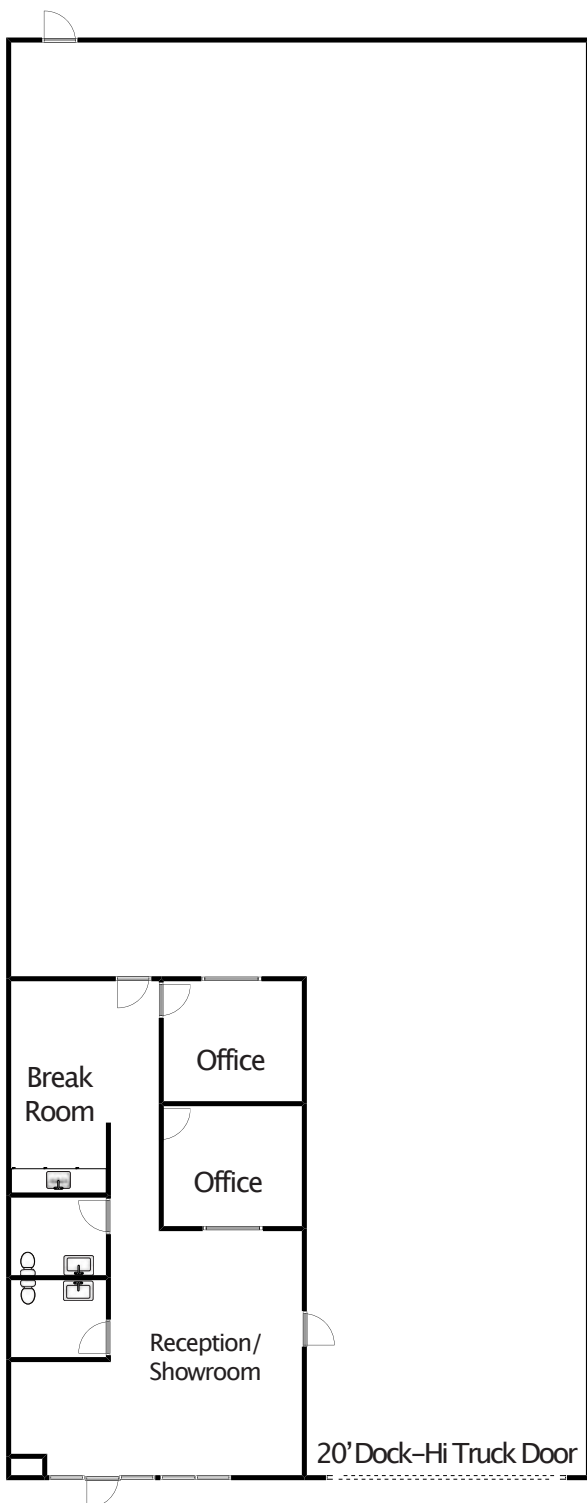
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Property Features:

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- Natural Gas Available
- Power: 100 amps of 480 Volt, 3-Phase
- Great Parking and Truck Circulation
- Fire Sprinklers
- Zoned: Light Industrial
- \$.12 / Sq. Ft. CAM for Water Sewer and Landscaping



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