

FOR LEASE

2070  
LAS PALMAS DR



Colliers

INLAND PACIFIC

**32,000 SF** FREESTANDING  
INDUSTRIAL WAREHOUSE

CARLSBAD, CA 92011



# PROPERTY HIGHLIGHTS



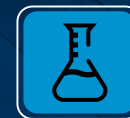
Please inquire with brokers for **pricing details**



Abundant **parking**



**Air conditioned** warehouse



**Modular clean rooms**



# PROPERTY DETAILS



±32,000 SF on approximately 2.12 acres



±12,000 SF creative office  
±20,000 SF newly renovated warehouse



1,000 amp, 208/220v



New roof



Abundant on-site and street parking available



Grade-level doors and dock-well loading



2 - story lobby, new restrooms, large downstairs kitchen,  
upstairs kitchenette and dry bar/coffee area



Excellent curb appeal with tall glass lines and lush landscaping



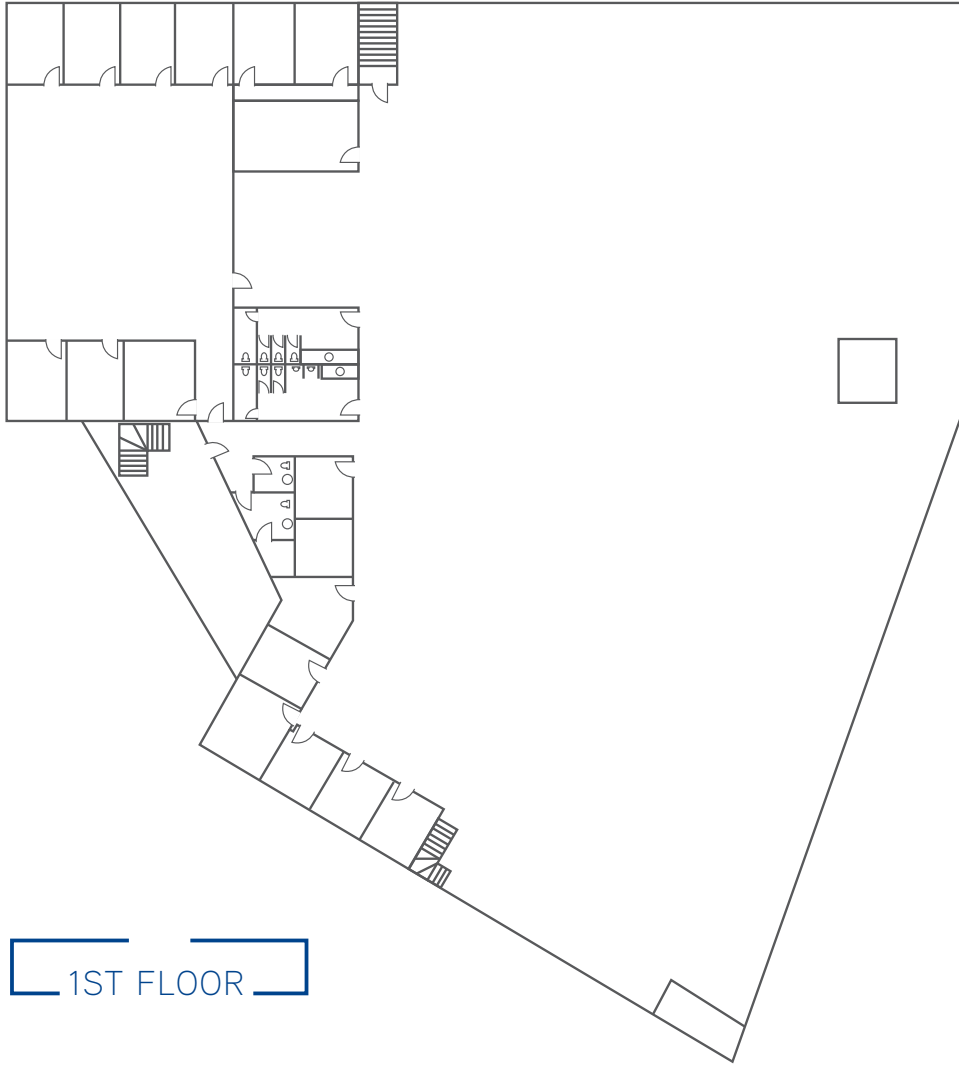
Conveniently located with quick access to I-5 and Highway 78  
via Palomar Airport Road and El Camino Real



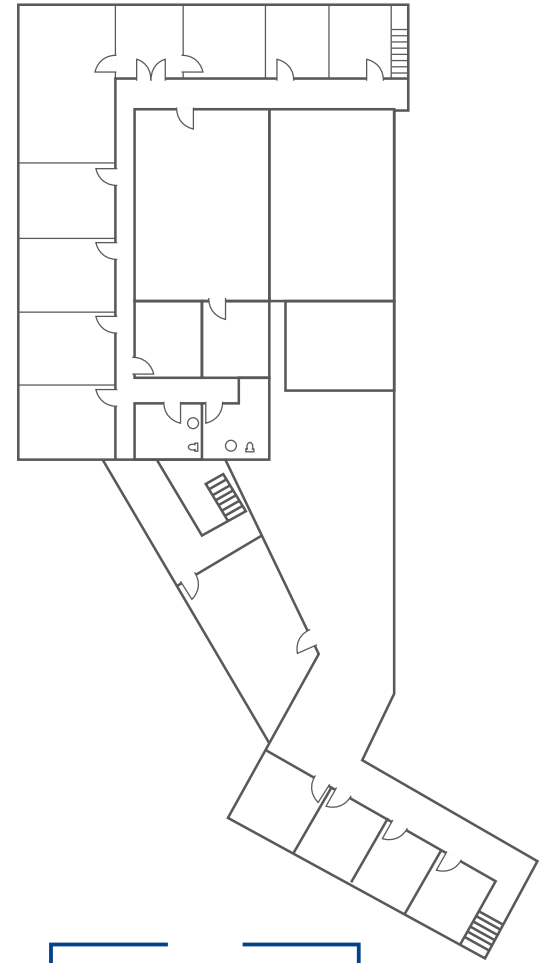
Possible plug and play



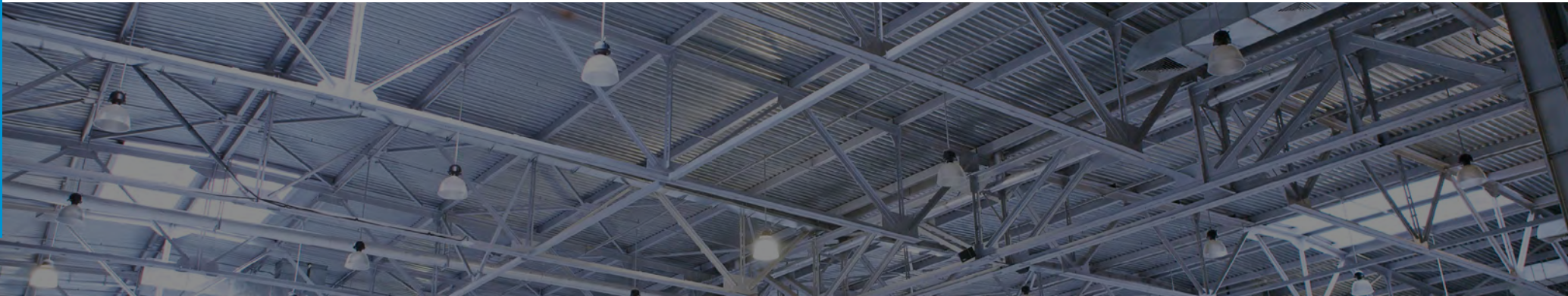
# FLOOR PLAN



1ST FLOOR



2ND FLOOR









# LOCATION

PALOMAR AIRPORT ROAD

CAMINO VIDA ROBLE

14 MINUTES  
HIGHWAY 78

LAS PALMAS DR

EL CAMINO REAL

5 MINUTES  
I-5

Located between Palomar Airport Road & El Camino Real, close to both I-15 and HWY-78 with convenient access to all of San Diego County.



# DRIVE TIMES



**28 MINUTES**  
ORANGE COUNTY



**20 MINUTES**  
I-5



**14 MINUTES**  
HIGHWAY 78



**5 MINUTES**  
I-15



**50 MINUTES**  
MEXICO BORDER



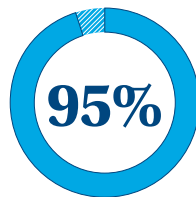
**30 MINUTES**  
DOWNTOWN SD



## MARKET DRIVERS



of residents approve of carlsbad's quality of life



of businesses think carlsbad offers the highest quality of life



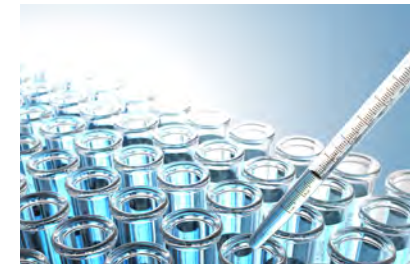
### CLEANTECH

Sustainable companies are leading the promise of a better tomorrow in Carlsbad and the world.



### TECHNOLOGY

Google named Carlsbad an eCity, the digital capital of California, leading the state with the strongest online business community.



### LIFE SCIENCES

A major driver of the innovative local economy, Carlsbad is at the center of the second largest life sciences cluster in the United States.



### MEDICAL DEVICES

This industry is the convergence of both life sciences and technology cluster companies providing noteworthy medical device activity, accounting for one in every 20 jobs in the city.



### ACTION SPORTS

Be where the action is created! Carlsbad is home to dozens of action sports companies- over half the action sports jobs in San Diego County are in Carlsbad.



### ROBOTICS

The nation is recognizing advanced manufacturing as a linchpin to bringing high level production back to the United States, and robotics is a key industry at the convergence of manufacturing and technology.

## KEY COMPANIES





# FOR LEASE

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