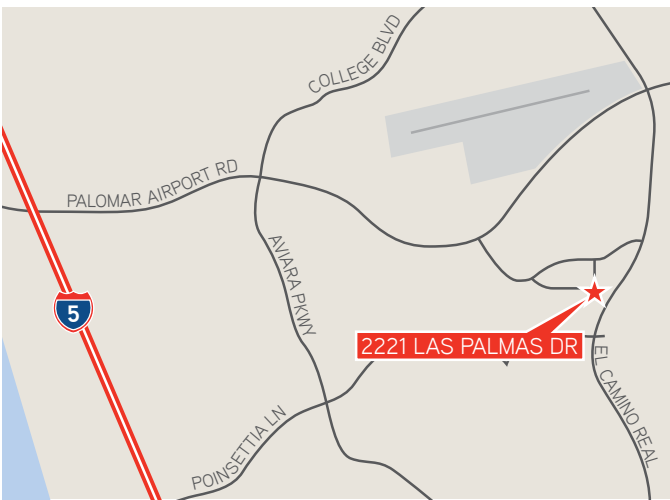


FOR SALE OR LEASE > 4,042 SF INDUSTRIAL/R&D CONDO

# 2221 LAS PALMAS

Suite H, Carlsbad, CA 92011



## PROPERTY FEATURES

- » Industrial/R&D unit - 4,042 SF
- » Approximately 40% office
- » Approximately 2,400 SF warehouse area
- » Reception, 4 offices, large bullpen area, shower, 2 restrooms, large kitchen area
- » Low association fees (approximately \$0.08/SF)
- » Roll-up door
- » Drive around access

**LEASE RATE: \$0.90/SF MODIFIED GROSS**

**SALE PRICE: \$634,594.00**

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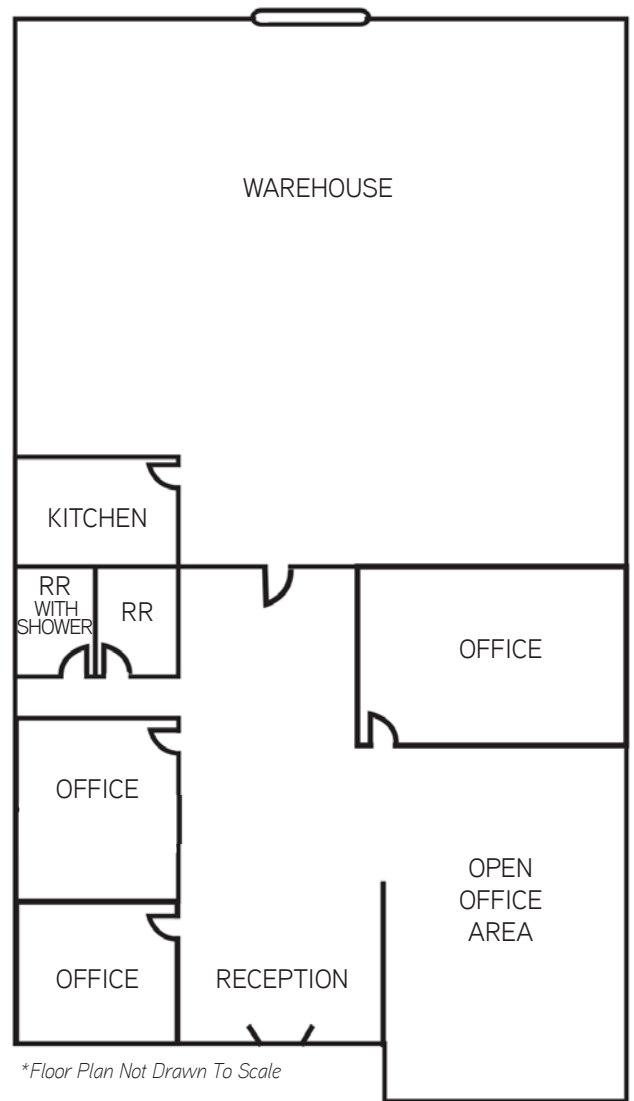
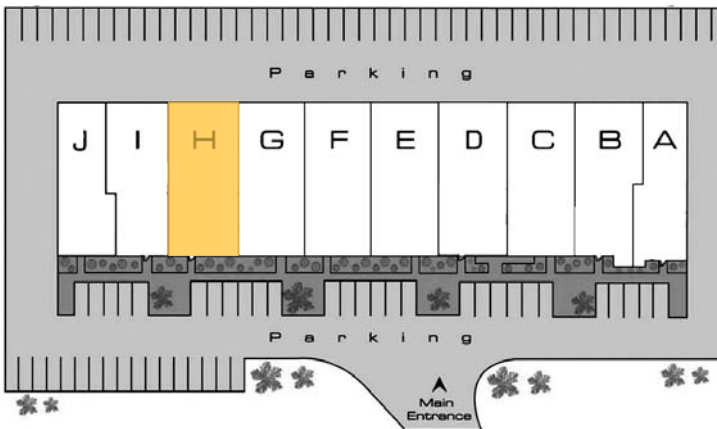
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## SITE PLAN & SUITE H FLOOR PLAN



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