

For Sale or Lease |  $\pm$  19,287 SF

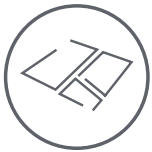


**2776**  
LOKER AVE W  
CARLSBAD, CA 92010

***Freestanding Industrial Flex Building***  
*Adjacent to Bressi Ranch*  
\$6,750,450 (\$350/SF) | \$1.50/SF NNN



## PROPERTY OVERVIEW



0.95 Acres



±19,287 SF



21'  
Clear Height



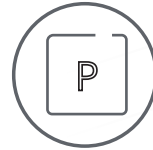
Lease Rate: \$1.50/SF NNN  
Sale Price: \$350/SF



Ample Power



2 Grade-Level  
1 Dock-High



53 Parking Spaces



Canyon Views

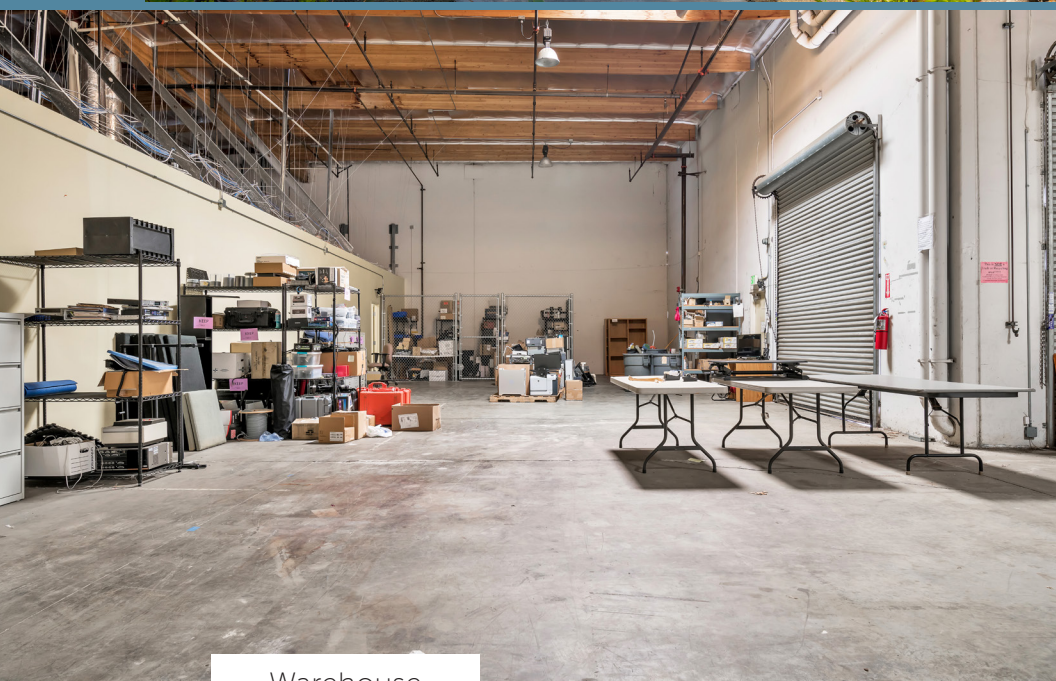




Front of Building



Open Office



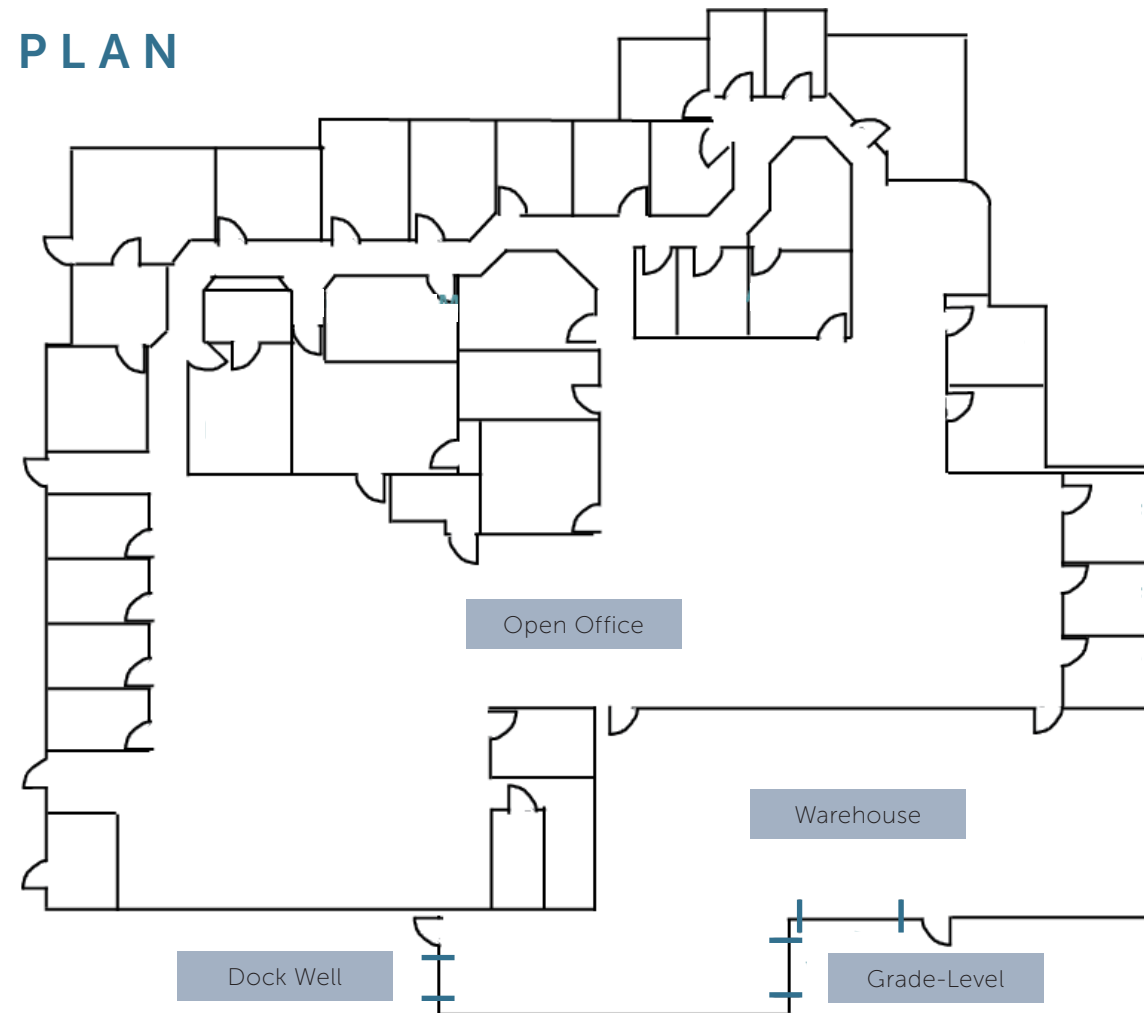
Warehouse



Office

## SITE PLAN | $\pm 19,287$ SF

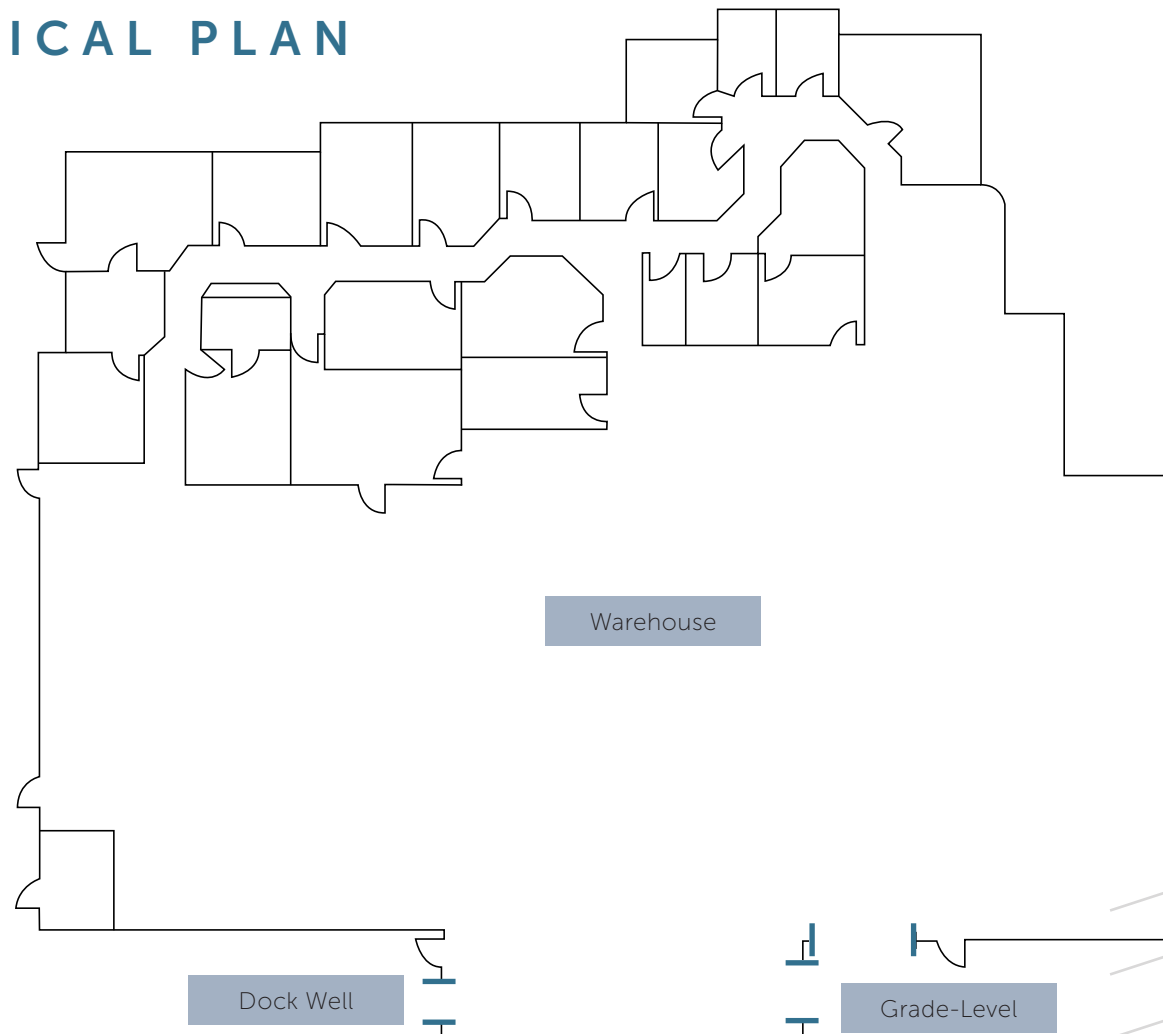
### AS-BUILT PLAN





## SITE PLAN | $\pm 19,287$ SF

### HYPOTHETICAL PLAN





# CARLSBAD

Located in the heart of southern California in North County San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

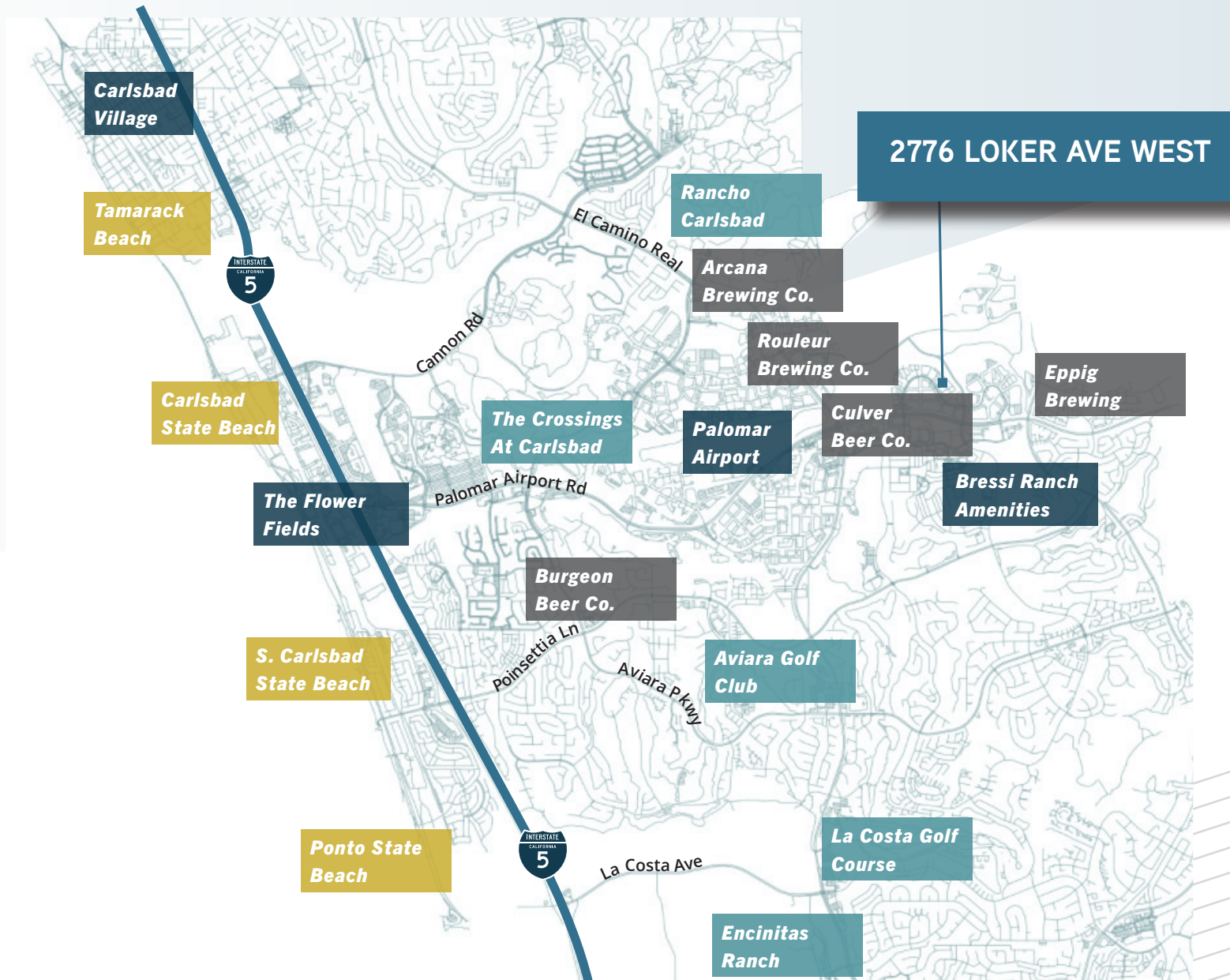


The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.





# CARLSBAD NEIGHBORS & LOCATIONS





2776  
LOKER AVENUE W  
CARLSBAD, CA 92010

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