

# 1340 SPECIALTY DRIVE

FLEXIBLE SUBLEASE TERM OR DIRECT DEAL AVAILABLE



High-image office and restroom improvements



Oversized 14' high grade level loading door



Approximately 20% office / 80% industrial



\$1.15/SF industrial gross



Approximately 18' clear height



Abundant natural lighting



Well located, single story corner unit



Office furniture negotiable



3,675 SF

**SUBJECT PROPERTY**



**TYLER STEMLEY**  
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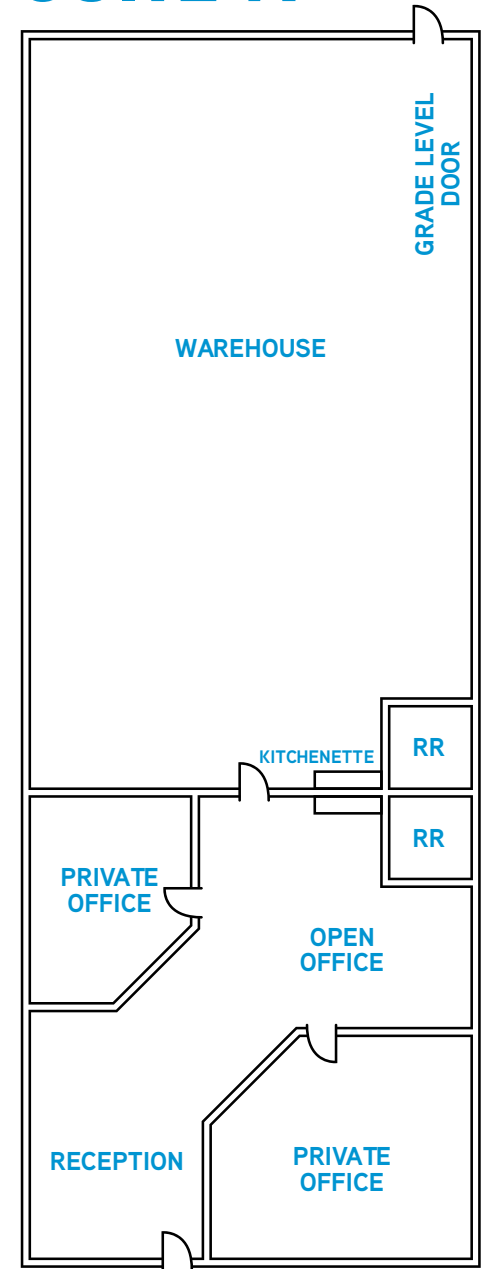


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## SUITE A



5901 PRIESTLY DRIVE, SUITE 100  
Carlsbad, CA 92008  
1.760.438.8950  
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