

# LEASED INVESTMENT FOR SALE

1900 WRIGHT PL

CARLSBAD, CA

±34,423 SF | FREESTANDING OFFICE



Colliers



PROPERTY DETAILS

SF	±34,423 SF
YEAR BUILT	2001   Renovated 2023
LOT SIZE	3.13 Acres
PARKING RATIO	4.00/1,000 SF   224 spaces
APN	212-091-25
LEASE DETAILS	Leased through Dec. 2030
PURCHASE PRICE	\$15,200,000
CAP RATE	6.15%
INVESTMENT HIGHLIGHTS	<ul style="list-style-type: none"><li>• Strong corporate Tenant</li><li>• Excellent location</li><li>• Brand new lease (7 years)</li><li>• NNN Lease Structure</li><li>• Recent significant Tenant Improvements</li></ul>



# TENANT OVERVIEW



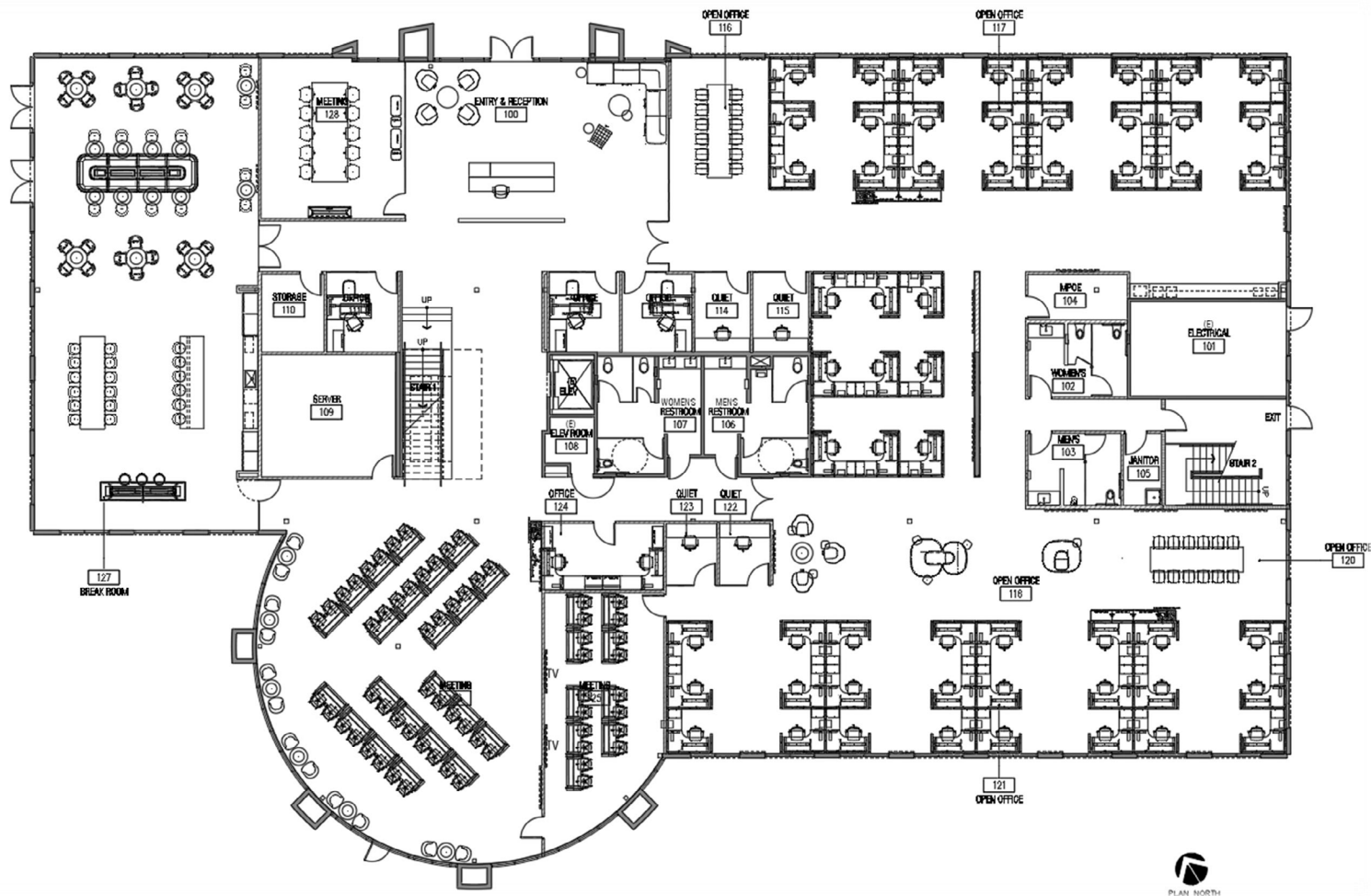
A member of the Magnate Worldwide family of brands, TrumpCard specializes in the transportation of domestic heavyweight shipments in the time sensitive, high value and mission critical arenas. TrumpCard is committed to providing the highest level of customer service and operational excellence. These commitments are centered around their core values of proactive communication, a sense of urgency with fast and responsive support, flexibility, industry-leading technology and around-the-clock availability, 24 hours a day, 7 days a week.

In 2020, Magnate Worldwide was recognized as number 1283 on Inc. magazine's annual Inc. 5000 list, the most prestigious ranking of the nations fastest-growing private companies. The list represents a unique look at the most successful companies within the American economy's most dynamic segments independent small businesses. Intuit, Zappos, Under Armour, Microsoft, Patagonia, and many other well-known names gained their first national exposure as honorees on the Inc. 5000.



# FLOOR PLANS

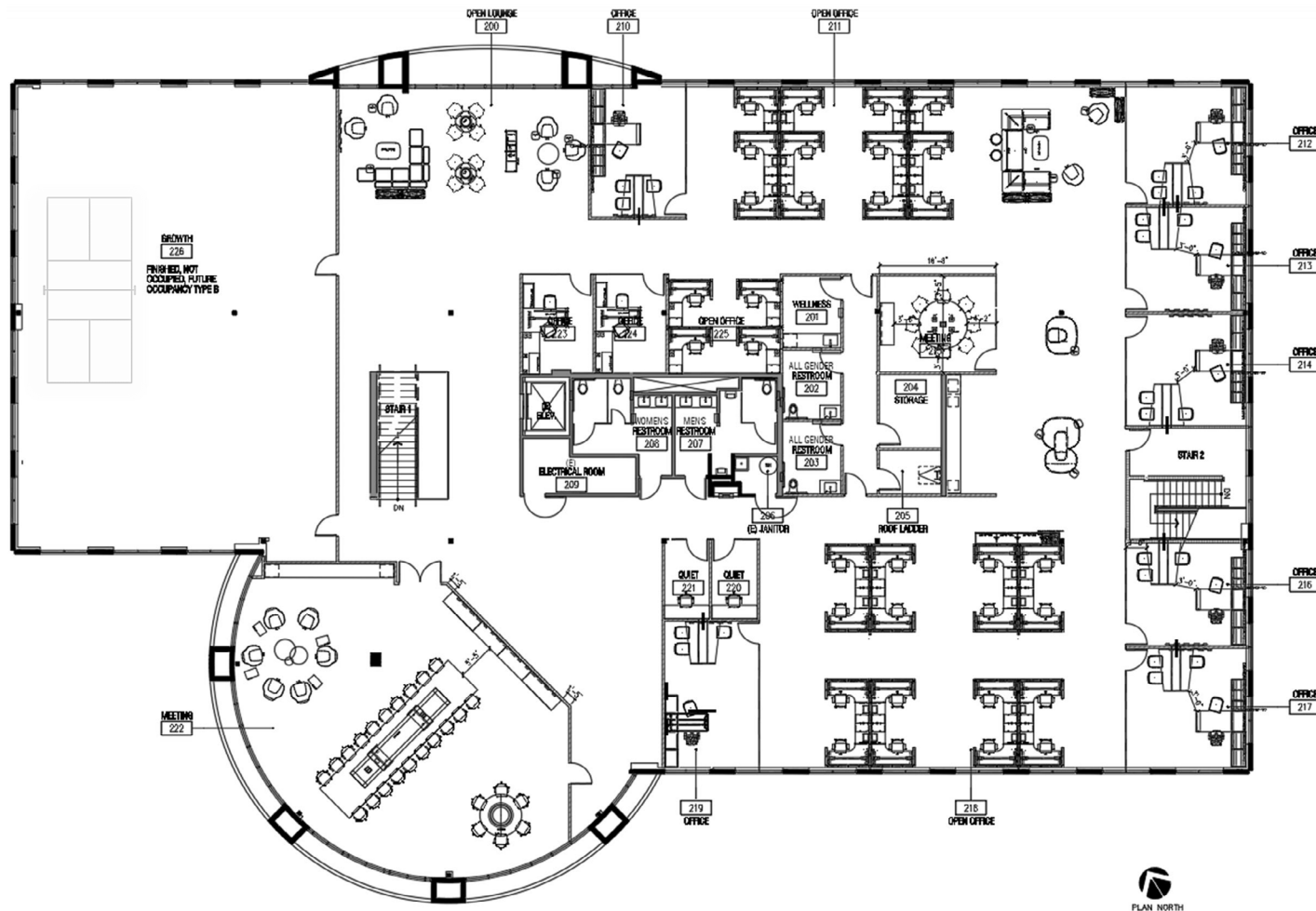
## FIRST FLOOR





# FLOOR PLANS

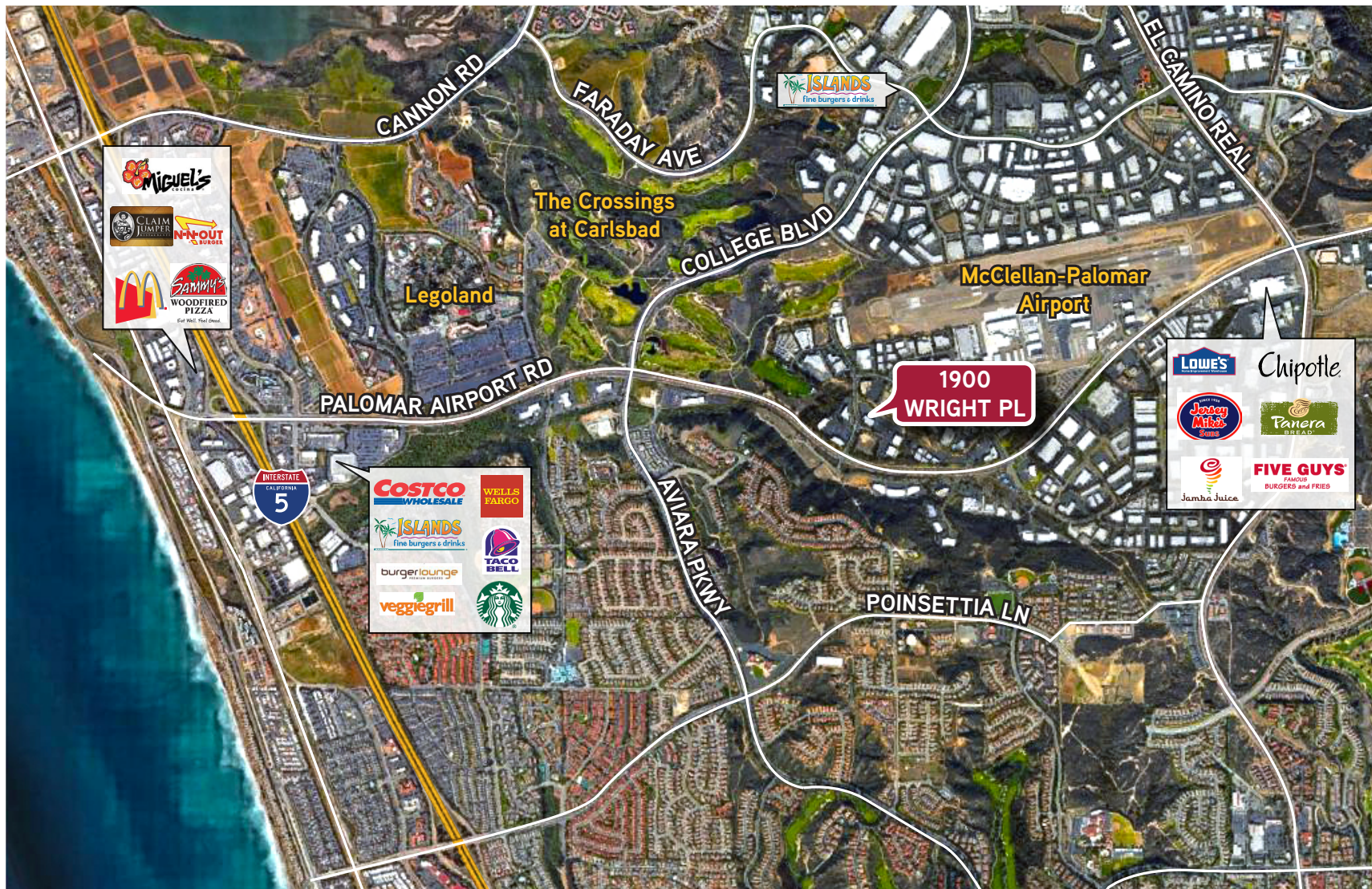
## SECOND FLOOR





1900 WRIGHT PLACE

# PROPERTY LOCATION





# 1900 WRIGHT PL

CARLSBAD, CA

**FOR SALE**

**FULLY LEASED**

**±34,423 SF | FREESTANDING OFFICE**



## CONTACT

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