

2885 Loker Avenue East

Carlsbad, CA 92010

91,167 sq. ft. available for lease

INDUSTRIAL | MFG | GMP | R&D



91,167 s.f. Total Space | 16,252 s.f. Mezzanine

26'

Clear Height

6

Dock-High
Loading Doors

3

Grade-Level
Loading Doors

203

Parking Stalls
(Expandable)

Owner:

W. P. CAREY

Brokerage:



For leasing inquiries, please contact:

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Existing Plan



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Property Features

Available SF	±91,167 sf	Parking Ratio	2.24/1,000 (203/expandable)
Mezzanine SF	±16,252 sf	Slab Design	6" slab + separate concrete truck court
Land Area	5.7 acres	Fire Protection	ESFR Fire Sprinkler System
Clear Height	26'	HVAC	27 single-zoned packaged heat pump rooftop units serving the office and R&D areas.
Loading Docks	3 grade level 6 dock high	Power	2,000 AMP, 277/480 volt 3-phase 4-wire service
Dock Equipment	Dock-levelers	Utilities	1" gas service line, water & sewage City of Carlsbad, SDG&E

Site Plan



2885 Loker Ave E

Renderings



2885 Loker Ave E

Images



2885 Loker Ave E

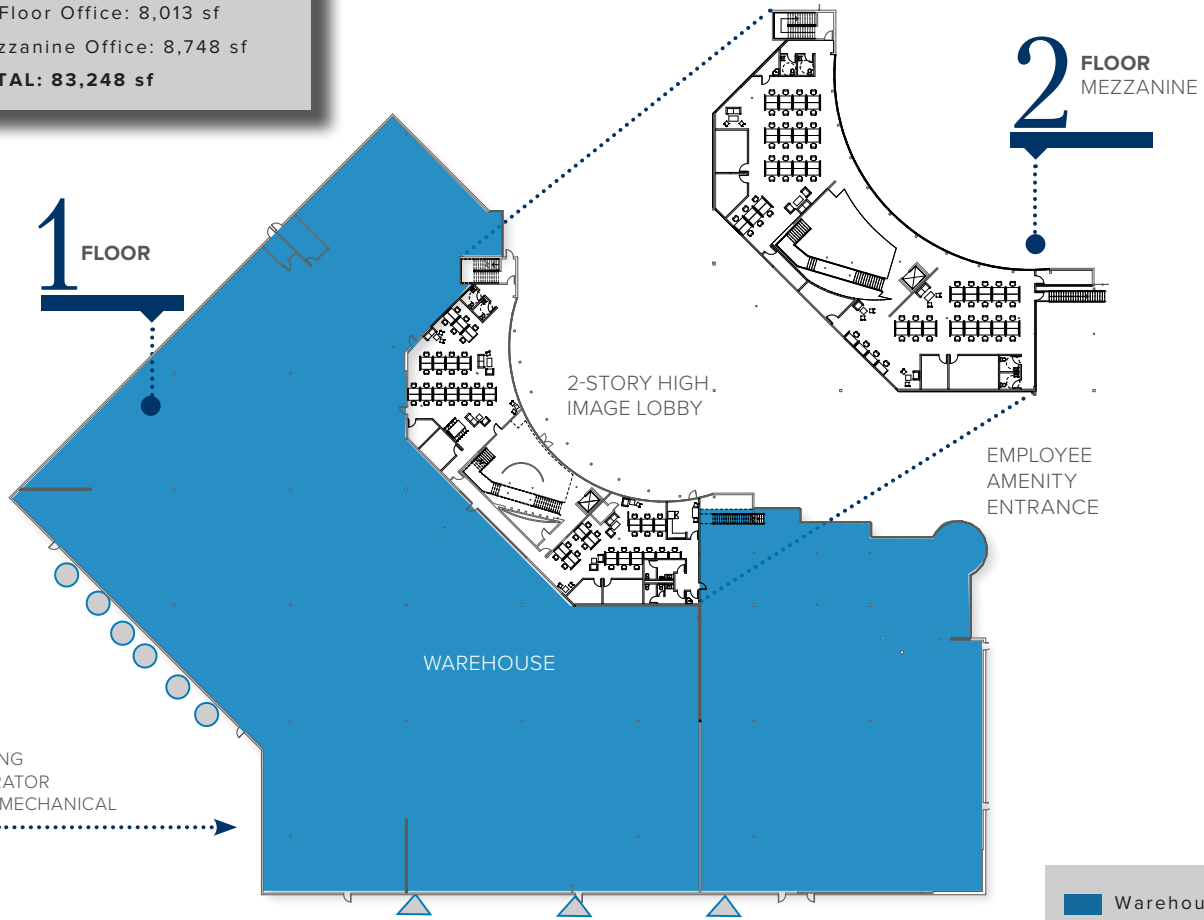
Images



Low Finish

Concept & Site Plan

Warehouse: 66,487 sf
1st Floor Office: 8,013 sf
Mezzanine Office: 8,748 sf
TOTAL: 83,248 sf



EXISTING GENERATOR PAD & MECHANICAL YARD

- Warehouse
- Office
- Dock-High Door
- Grade-Level Door



Corporate Neighbors

Amenities & Corporate Neighbors



Airports	Distance	Time
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McClellan-Palomar	1.7 miles	4 min
San Diego International Airport	34.9 miles	42 min
John Wayne Airport	60.6 miles	1 hr 5 min
Los Angeles International Airport	98.1 miles	1 hr 36 min

Ports	Distance	Time
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Port of San Diego	33.9 miles	38 min
Port of Los Angeles	90.4 miles	1 hr 34 min

2885 Loker Ave E



MCLELLAN-PALOMAR
AIRPORT

PALOMAR AIRPORT ROAD

LOKER AVE E



Area

Drive Times & Transport



Carlsbad, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought after submarket, this elevated site is conveniently located right off of Palomar Airport Road, the region's main thoroughfare, and just a couple of miles to both Interstate 5 and State Route 78.

Beyond 2885 Loker Avenue E's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shops, restaurants, and convenience options, some even within a 5 minute walk, make this the perfect live/work/play locale.

Carlsbad

STATISTICS

113,725
Population

7 Miles
of Coastline

150+
Manufacturing Plants

3.7%
Unemployment Rate

46 Miles
of Hiking Trails



W. P. CAREY

W. P. Carey (NYSE:WPC) is one of the largest net lease REITs with an enterprise value of more than \$20 billion and a history of delivering steady income and growth to investors. Our diversified portfolio of high-quality, operationally critical commercial real estate includes 1,446 net lease properties covering approximately 176 million square feet leased on a long-term basis to creditworthy tenants located primarily in the U.S. and Northern and Western Europe.

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Since our establishment in 1973, W. P. Carey has consistently provided asset-based net lease capital to publicly-traded and privately held companies, developers, private equity firms and their portfolio companies. Its recognized expertise in credit underwriting, ability to structure and close complex transactions and proactive approach to asset management distinguishes it from other net lease investors.



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