

CARLSBAD OAKS BUSINESS PARK

2793 Loker Avenue West, Carlsbad, California 92008



FOR LEASE - 42,268 SF

EXCLUSIVELY OFFERED BY



FOR LEASE

CARLSBAD OAKS BUSINESS PARK

2793 Loker Avenue West, Carlsbad, California 92008

For More Information
Please Contact:

DENNIS VISSER

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cushmanwakefield.com



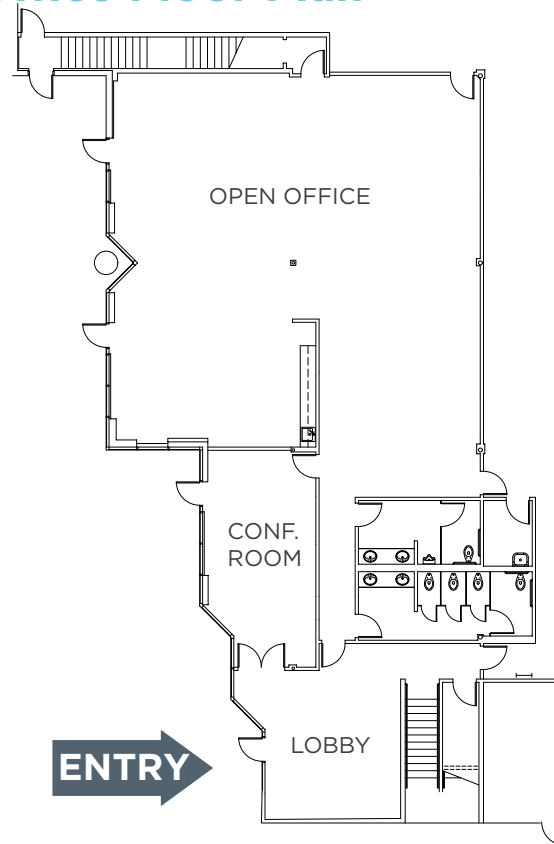


Property Highlights

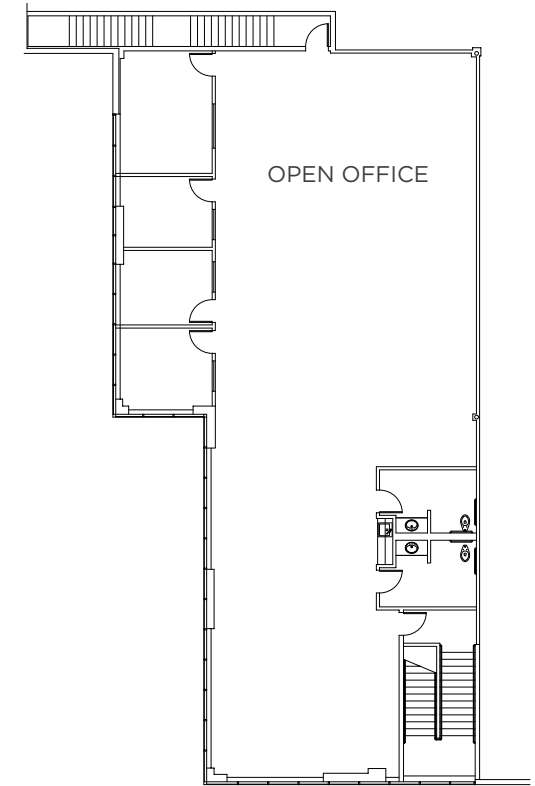
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- **SIZE:** 42,268 SF
Includes ±8,350 SF office
- **CLEAR HEIGHT:** 24' to 26' min clear height
- **LOADING:** Four (4) dock-high doors
Three (3) grade-level doors
- **POWER:** 1,200 amps, 277/480v
(Expandable)
- **PARKING:** 73 parking stalls (1.73/1,000)
(Expandable)
- **CONNECTIVITY:** Telepacific
- **LEASE RATE:** \$0.95 NNN
- **AVAILABLE:** Now
- **ACCESS:** Contact Broker to arrange access/tour

Office Floor Plan



Ground Floor



Second Floor

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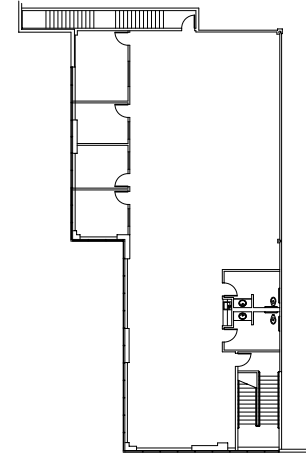
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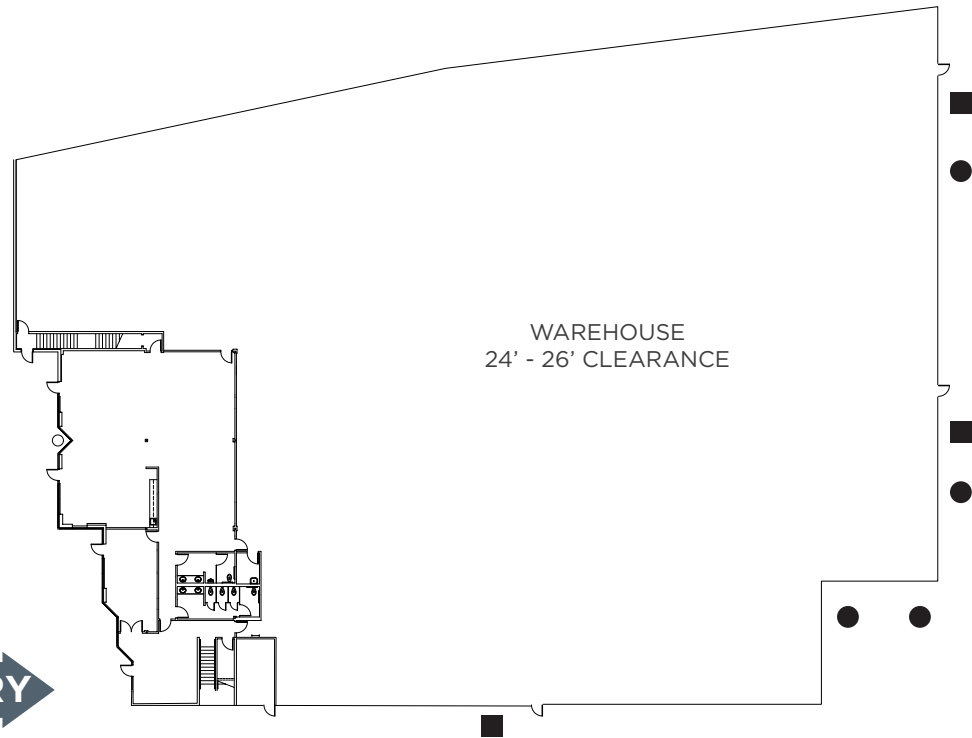


Premises



Second Floor
±(4,345)

- Dock Loading
- Grade Level Loading



Ground Floor
±(37,923)

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[VIEW SITE SPECIFIC COVID-19
PREVENTION PLAN](#)



Site Plan



- Dock Loading
- Grade Level Loading