

1945 Kellogg Ave - Carlsbad, CA 92008



# 1945 Kellogg Ave - Carlsbad, CA 92008

## PROPERTY FEATURES:

- 25,066 SF Freestanding Building
- 1.68 Acre Lot
- Built in 1985
- 22' clear height
- 2,600 Amps 277/480 Volt
- 56 parking spaces
- 3 grade level doors
- Concrete Driveway
- **Lease Rate \$1.10 NNN (NNN=\$.15/SF)**

*Existing Tenant moves out Dec 31, 2015*

***Please call broker to tour***

FLOOR PLAN



1945 Kellogg Ave - Carlsbad, CA 92008



Warehouse



Kitchen



Reception Area



Bull Pen



Office Space

# 1945 Kellogg Ave - Carlsbad, CA 92008

