

FOR LEASE

2,100 SF WAREHOUSE W/ FRONT OFFICE

2131 LAS PALMAS DRIVE, SUITE C, CARLSBAD, CA 92011



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OFFERING SUMMARY

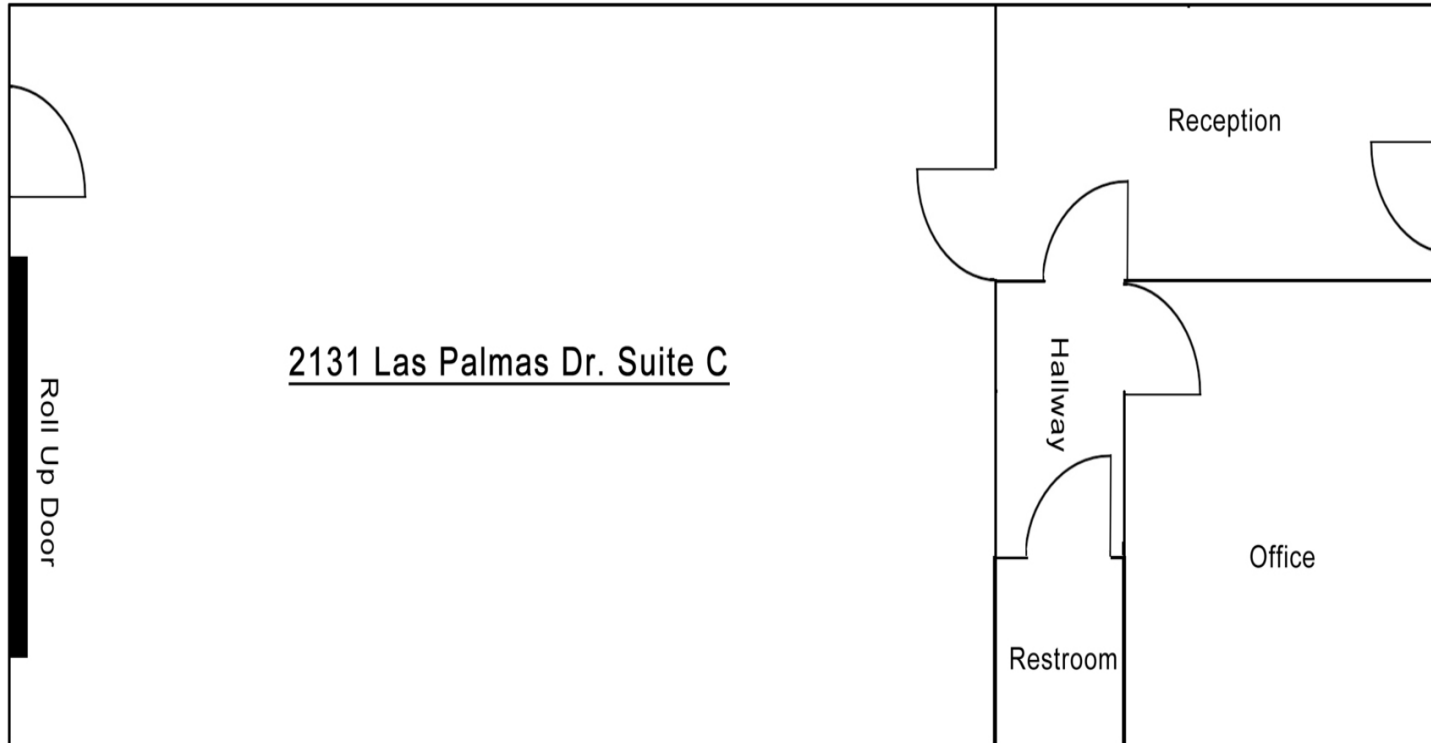
Available Space:	2131 Building Suite C
	\$2,700 Plus CAM
Available SF:	2,100
Zoning:	P-M (Planned Industrial)

PROPERTY HIGHLIGHTS

- 2,100 SF Industrial Suite
- Water and Trash included
- Store-front entry with reception area, office, and bathroom (Approx. 400 SF)
- Rear warehouse with "man door" entry and 10 foot roll-up door
- Well lit warehouse with skylight
- 12 Foot ceiling clear height
- 3 phase electrical
- Location Location Location! Near Palomar Airport road and El Camino Real, I-5 freeway, and Bressi Ranch

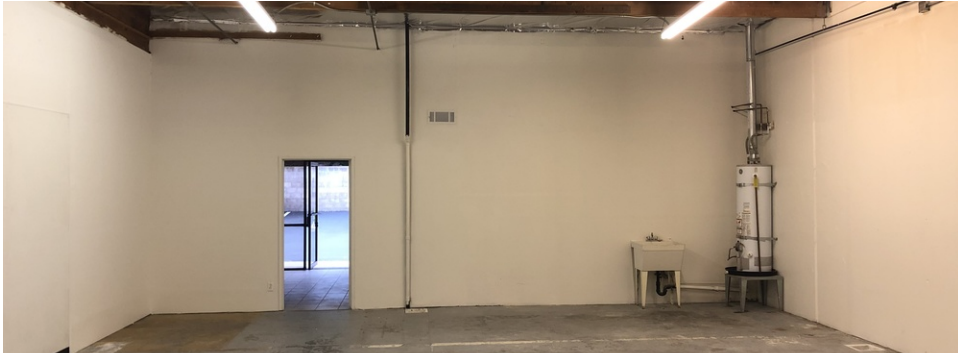
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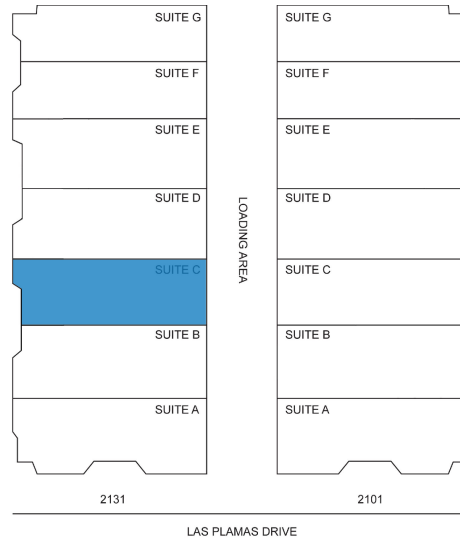
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LEGEND

Available

LEASE INFORMATION

Lease Type: MG
Total Space: 2,100 SF

Lease Term: Negotiable
Lease Rate: \$2,700 per month, plus CAM

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2131 Las Palmas Drive, Suite C	Available	2,100 SF	Modified Gross	\$2,700 per month	-

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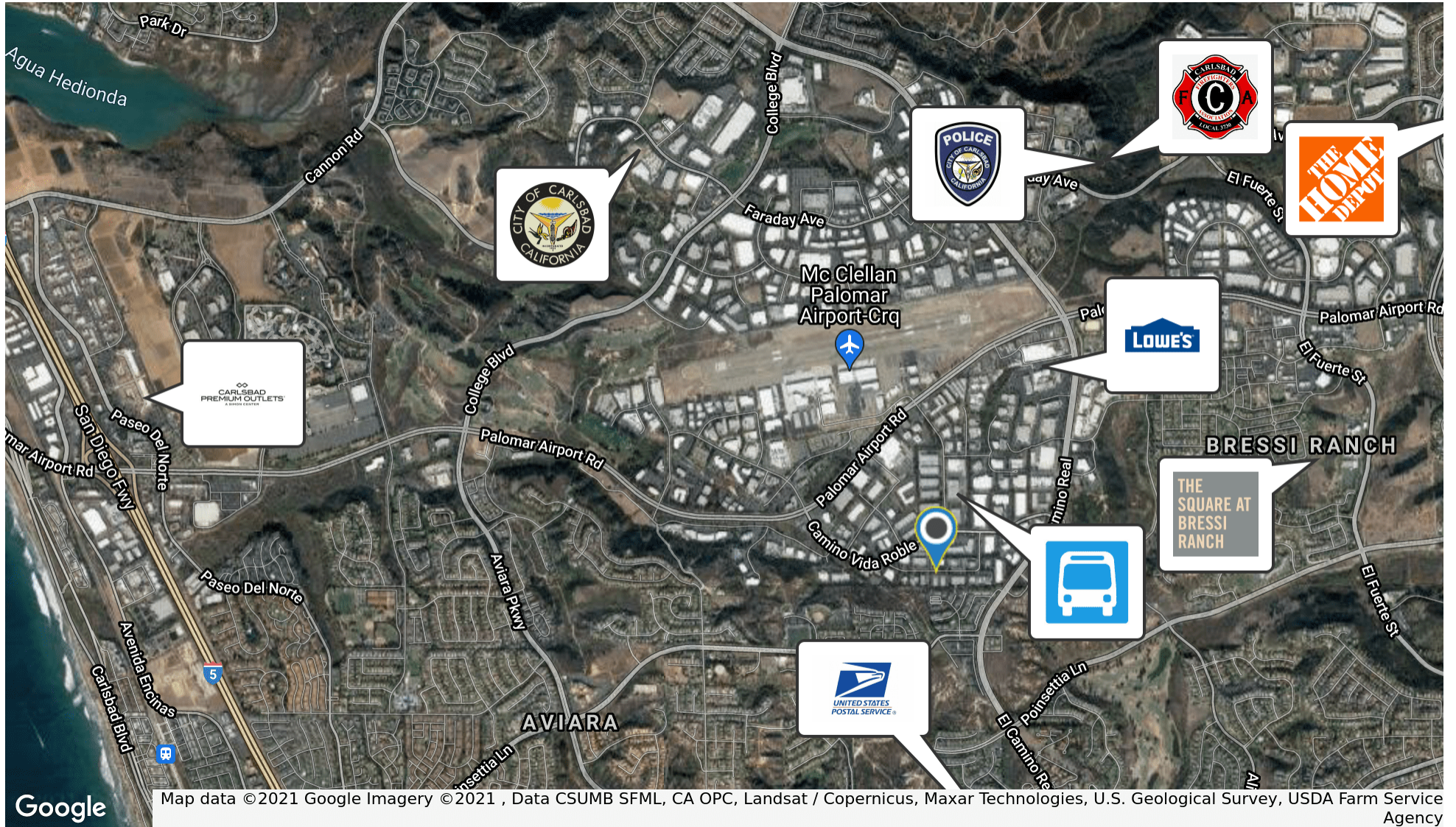
2131 Las Palmas Suite C

Google

Map data ©2021

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,265	62,173	194,126
Average age	37.0	41.0	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,949	24,480	75,556
# of persons per HH	2.7	2.5	2.6
Average HH income	\$118,897	\$117,708	\$105,631
Average house value	\$774,371	\$735,314	\$676,504

* Demographic data derived from 2010 US Census

