

2261 COSMOS CT - INDUSTRIAL FOR RENT

Carlsbad, CA 92011 | 27,272 SF

[REQUEST INFO](#)[VIEW MAP](#)[GET DIRECTIONS](#)

OVERVIEW

Single Tenant Industrial/Flex facility located in a prime coastal Carlsbad location. The space has renovations planned to open the warehouse and improve the office area. Located on a large 2.19 acre corner lot with outdoor seating areas and ample power (800amps - 277/480 volts). Planned Improvements: - New Roof - New Exterior Paint Job - Reslurry and Stripe Parking Lot - Refurbish Lobby Area - Polished Concrete in Warehouse - Polished Concrete in Warehouse - Freshly Painted Warehouse Walls - Demo of Partitioning Walls for an Open Warehouse - New 1st and 2nd Floor Office Improvements Including Ceiling Tiles, Carpet, and Paint

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RENTAL DETAILS

SPACE AVAILABLE	27,272 SF	RENT RATE (YR)	\$16.20/SF/yr
# OF SPACES	1	LEASE TYPE	Triple Net
RENT/MONTH	\$36,817/mo	LEASE LENGTH	Negotiable
RENT RATE (MO)	\$1.35/SF/mo	AVAILABLE	Jun 01, 2022

BUILDING DETAILS

PROPERTY TYPE	Industrial	CLEAR CEILING HT	24 Ft
PROPERTY SUBTYPE	Showroom	DOCKS	3
TOTAL BUILDING SIZE	27,272 SF	DRIVE INS	1
YEAR BUILT	1981	PARKING SPACES	86
UTILITIES	-		

LAND DETAILS

LAND ACRES	2.18999 AC	LAND SF	95,396 SF
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