

# 2777 Loker Avenue West

Carlsbad, CA



FOR LEASE

22,058-48,911 SF High Image High Bay/  
Distribution/Manufacturing Space Available

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## Building Features

High image distribution/manufacturing building for lease

Suite sizes of 22,058, 26,853 and 48,911 SF available

Newly renovated office improvements

Multiple dock high and grade level doors in each suite

Outdoor lunch/break area with tables

Direct access to Interstate 5 via Palomar Airport Road

Natural gas service to building

24' minimum clear height

Fenced/secured loading area

Sprinklers: 0.45 GPM/3,000 SF

Zoned: P-M, Planned Industrial

Fiber optics in place (Cox)

Parking ratio: approximately 2.34/1,000 SF (expandable)

Walking distance to abundant retail amenities

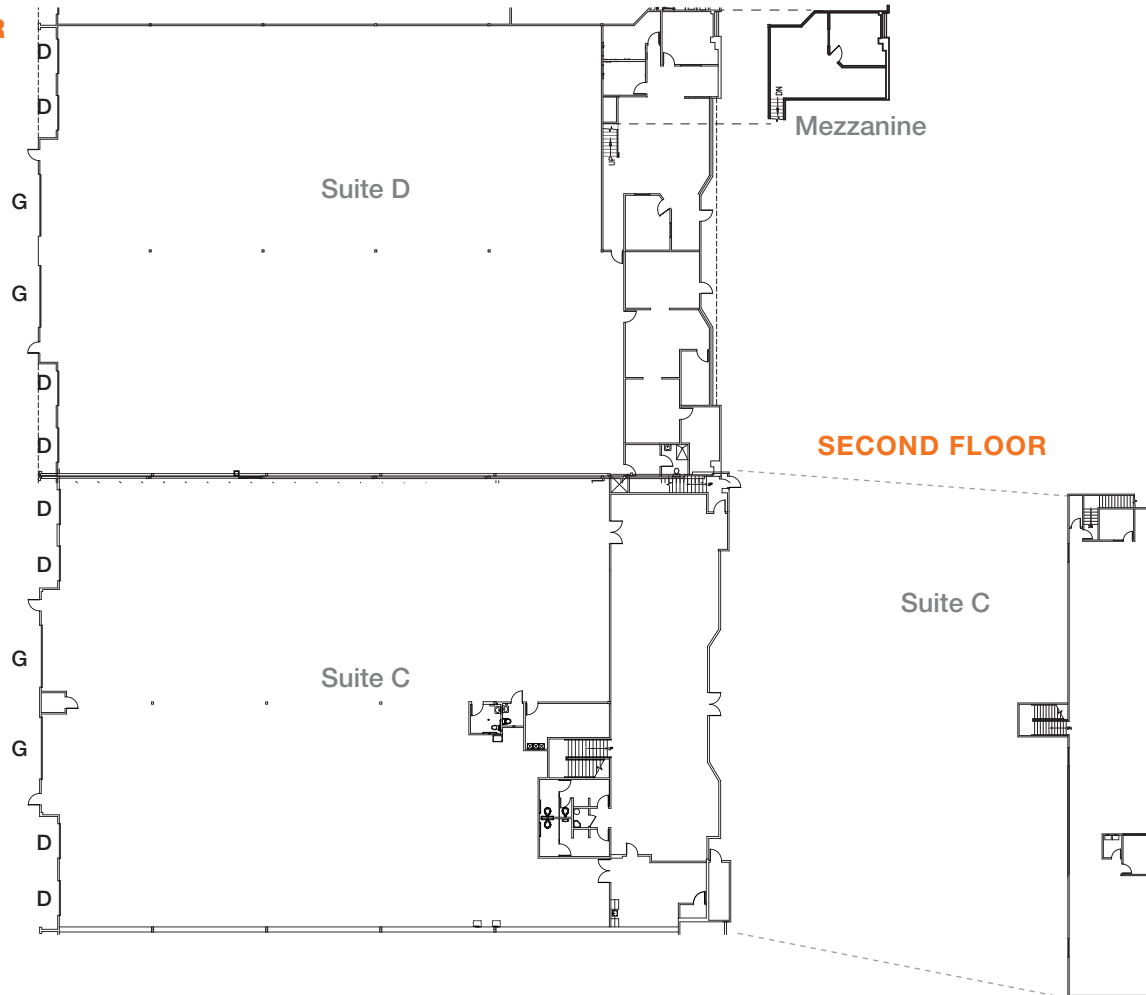


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## Suite C & D Floor Plan - 48,911 SF

### FIRST FLOOR



### FEATURES

Approximately 23% office and 77% warehouse/production

8 dock high doors and 4 oversized (16'W x 14' H) ground level doors

Suite C: Available now

Suite D: Available with 60 days notice

Lease rate: \$1.00 NNN

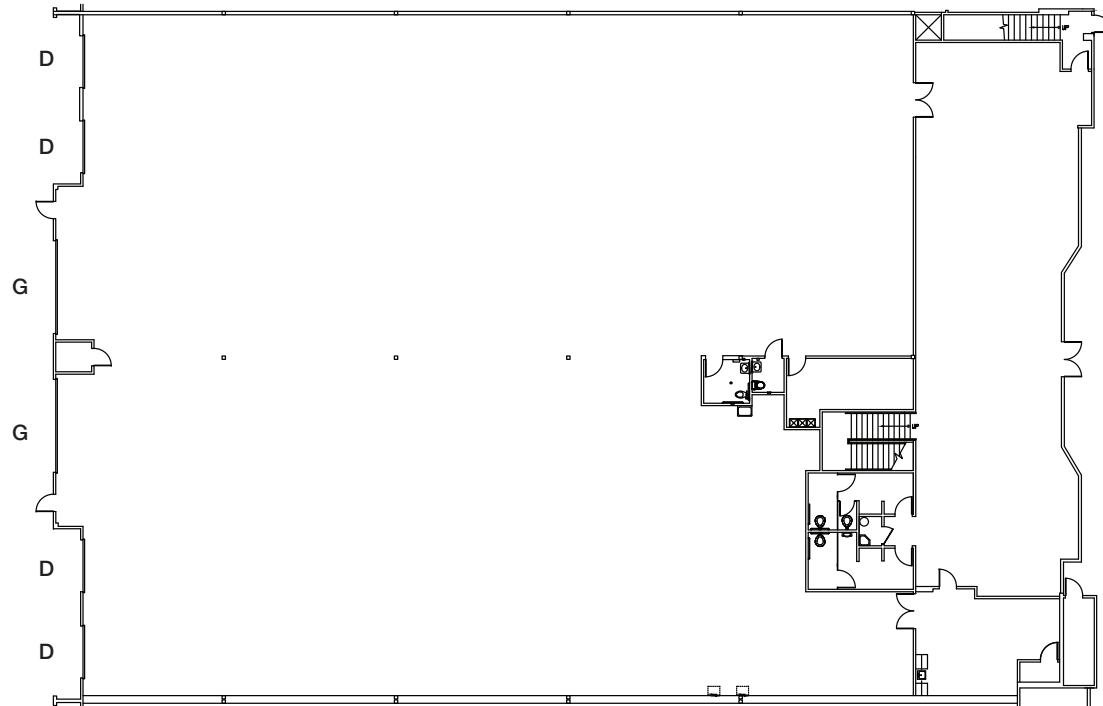
D - Dock Loading Door  
G - Oversized Grade Level Door

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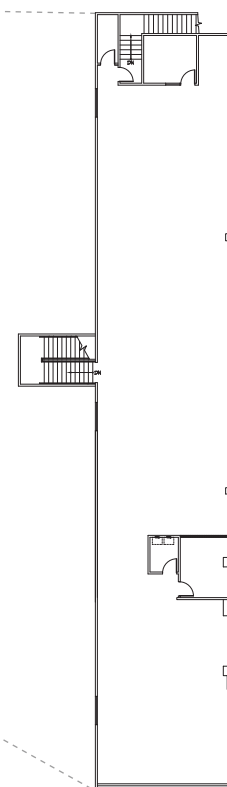
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## Suite C Floor Plan - 26,853 SF

### FIRST FLOOR



### SECOND FLOOR



### FEATURES

Approximately 30% office and  
70% warehouse/production

.....  
Newly renovated office  
improvements

.....  
4 dock high doors, 2 oversized  
(16'W x 14' H) ground level doors

.....  
Two types of power service:  
200 amps 277/48V  
200 amps 120/208V

.....  
Available now

.....  
Lease rate: \$1.05 NNN

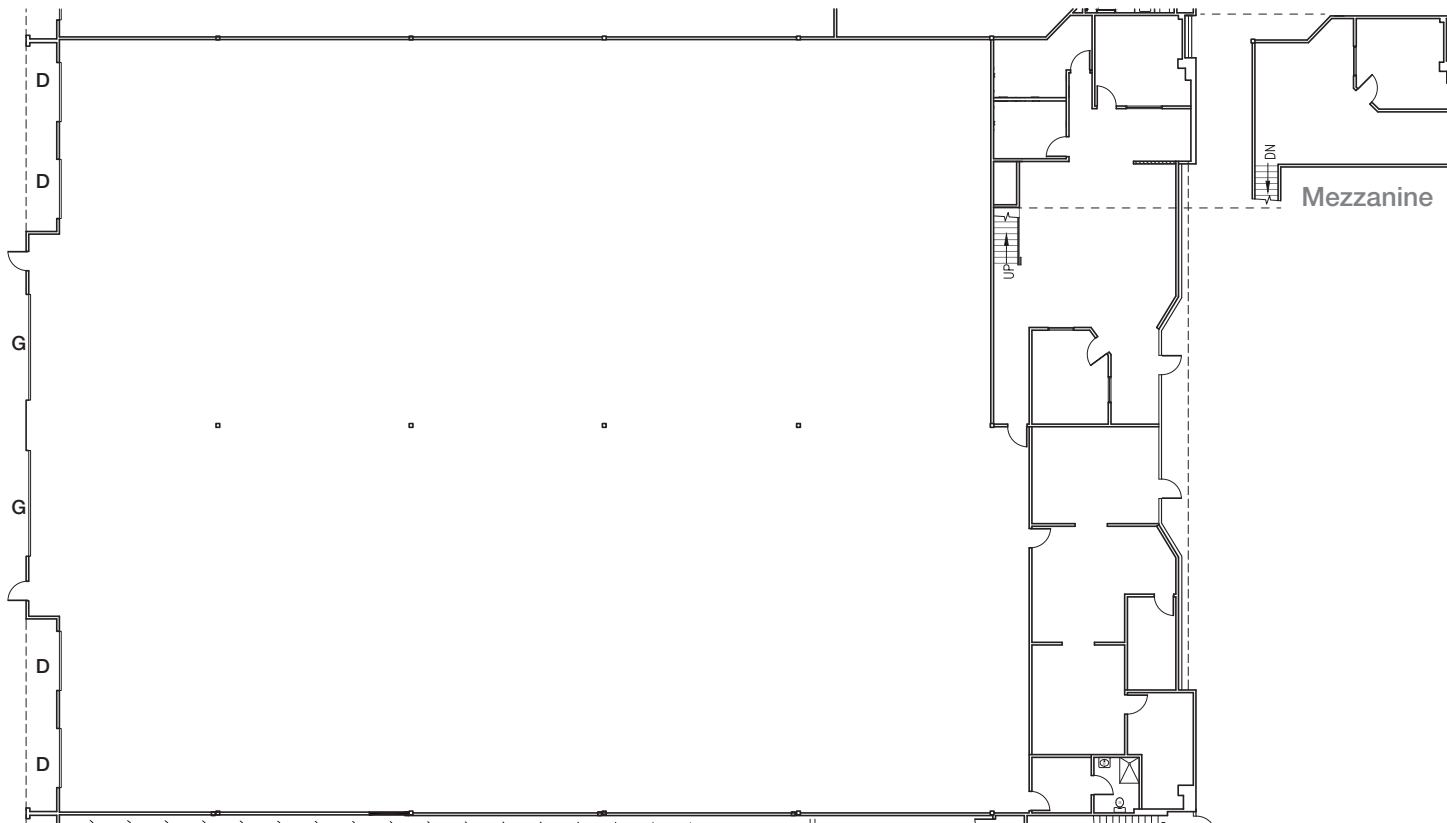
.....  
D - Dock Loading Door  
G - Oversized Grade Level Door

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## Suite D Floor Plan - 22,058 SF

### FIRST FLOOR



### FEATURES

Approximately 14% office and  
86% warehouse/production

.....  
4 dock high doors and 2  
oversized (16'W x 14' H) ground  
level doors

.....  
Available with 60 days notice

.....  
Lease rate: \$1.05 NNN

D - Dock Loading Door  
G - Oversized Grade Level Door

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## Nearby Amenities

