



el·e·vate

2864 - 2870 Whiptail Loop, Carlsbad, CA 92010

3,640 - 21,008 SF AVAILABLE

PART OF THE RAF PACIFICA CREATIVE INDUSTRIAL™ PORTFOLIO

Creative Industrial™ integrates a creative office, corporate headquarters aesthetic, with the functionality of a modern, highly efficient, cost-effective industrial facility.



e·le·vate - property details

Site Description:

- 2 freestanding buildings -156,977 SF total
- Ample truck access
- Minimum 180' truck aprons
- 52' x 50' column spacing
- ESFR
- Multiple dock & grade loading positions
- 12' x 16' and 16' x 18' grade level doors
- Gas service to buildings
- LED warehouse lighting
- Minutes to freeways and airport

2870 Whiptail Loop - 115,075 Total SF

- 32' minimum clearance
- Power 3,000 amps (expandable) of 277/480 3-phase

2864 Whiptail Loop - 41,902 Total SF

- 27' minimum clearance
- Power 2,000 amps (expandable) of 277/480 3-phase

Office Description:

- Exposed creative office improvements
- Polished concrete
- High image finishes

Creative Industrial™ integrates a creative office, corporate headquarters aesthetic, with the functionality of a modern, highly efficient, cost-effective industrial facility.

What sets this property above others is quality.

A Creative Industrial facility can provide the design and amenities of a headquarters location with a state-of-the-art light industrial/distribution/manufacturing facility, including:

- Extensive glass throughout the entire facility
- Open-plan creative office space
- Floor to ceiling glass entry & skylights to ensure natural light
- Patios and other outdoor amenity areas
- Best-in-class loading, warehousing design and clear heights
- Efficient parking and truck traffic flow
- Brand new, state-of-the-art energy efficient buildings
- Modern materials and finishes throughout

In addition, our Creative Industrial buildings are uniquely designed to cultivate a culture of collaboration and socialization, incorporating areas that blur the boundary between indoor and outdoor space.





SURROUNDING TENANTS

The property is centrally located within a strong, growing industrial market. This growing region is driving demand for creative industrial uses.

Top Occupiers

- ViaSat, Carlsbad - 705,151 SF
- Genentech, Oceanside - 501,690 SF
- Thermo Fisher, Carlsbad - 403,860 SF
- Callaway Golf Company, Carlsbad - 346,627 SF
- Zodiac Pool Systems, Vista - 296,108 SF
- Acushnet Company, Carlsbad & Vista - 263,630 SF

Major Industries

- Innovation and Specialized Manufacturing
- Connected Tourism and Agriculture
- Biomedical Devices and Products
- Biotechnology and Pharmaceuticals
- Cleantech
- Information, Communications, & Technologies

Colleges/ Universities

- University of San Diego
- University of California, San Diego
- San Diego State University, San Diego
- MiraCosta College, Oceanside
- Palomar College, San Marcos
- Kaplan College, Vista
- CSU San Marcos, San Marcos
- National University, Carlsbad
- Coleman University, San Marcos

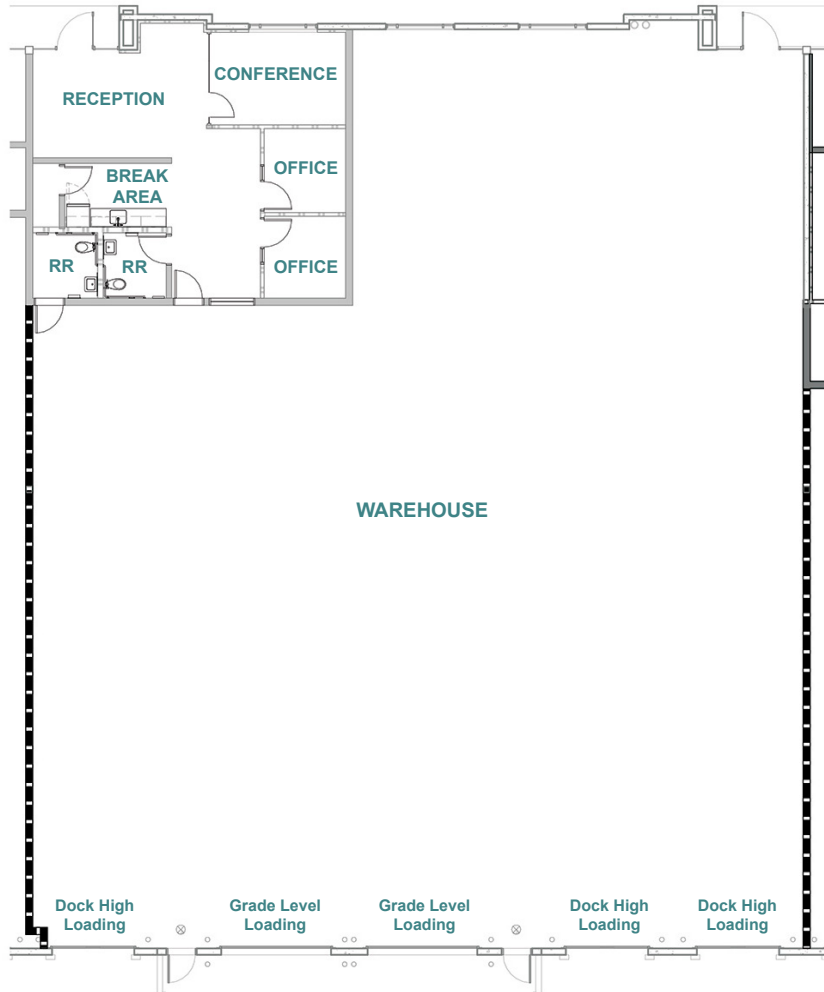
AVAILABILITY CHART

Address	Suite	SF	Base Rent	Availability
2864 Whiptail Loop	105-106	8,684 SF	\$1.30 NNN	11/1/2021
2864 Whiptail Loop	107-108	8,684 SF	\$1.30 NNN	11/1/2021
2864 Whiptail Loop	109	3,640 SF	\$1.30 NNN	Call
2870 Whiptail Loop	105	5,509 SF	\$1.30 NNN	11/1/2021

SITE PLAN

 Available Suites





SUITE DESCRIPTION

Building Address: 2864 Whiptail Loop

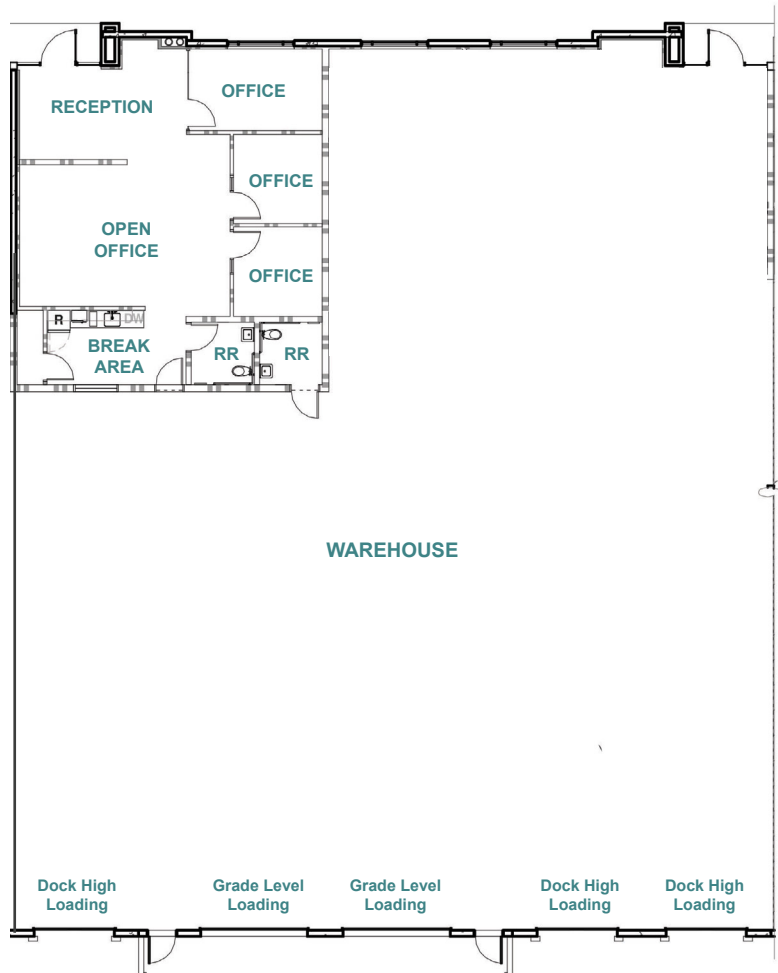
Suite: 105-106

Square Feet: 8,684 SF

Lease Rate: \$1.30/SF NNN

Comments: Reception, Conference, Private Offices, Break Area, Restroom & Warehouse with Grade and Dock High Loading

Availability: 11/1/2021



SUITE DESCRIPTION

Building Address: 2864 Whiptail Loop

Suite: 107-108

Square Feet: 8,684 SF

Lease Rate: \$1.30/SF NNN

Comments: Reception, Open Office, Private Offices, Break Areas, Restrooms & Warehouse with Grade and Dock High Loading

Availability: 11/1/2021



SUITE DESCRIPTION

Building Address: 2864 Whiptail Loop

Suite: 109

Square Feet: 3,640 SF

Lease Rate: \$1.30/SF NNN

Comments: Reception, Private Offices, Break Area, Restroom & Warehouse with Grade and Dock High Loading

Availability: Call

FLOOR PLAN
Suite 105



SUITE DESCRIPTION

Building Address: 2870 Whiptail Loop

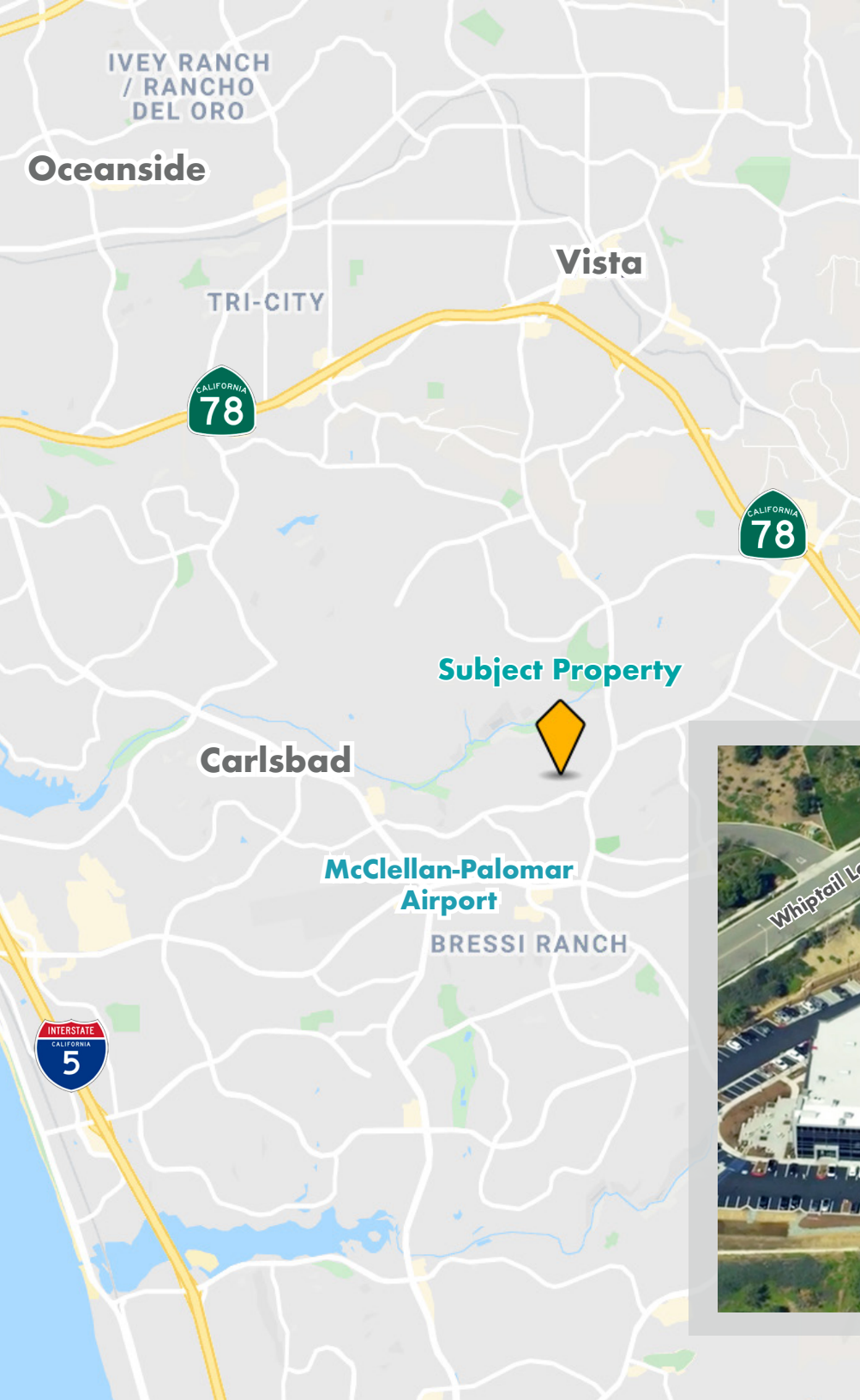
Suite: 105

Square Feet: 5,509 SF

Lease Rate: \$1.30/SF NNN

Comments: Reception, Conference, 3 Private Offices, Open Office, Break Area, Restroom & Warehouse with Grade and Dock High Loading

Availability: 11/1/2021



PROPERTY LOCATION

The property is conveniently located minutes from freeways and the airport and located within 10 minutes of various restaurants, shops, and recreation.

5 minutes to:

- McClellan-Palomar Airport
- Highway 78

10 minutes to:

- Interstate 5
- The Pacific Ocean

15 minutes to:

- Interstate 15

35 minutes to:

- Orange County

40 minutes to:

- Downtown San Diego

45 minutes to:

- Riverside County





2870

UNITE

el·e·vate

In Order to Preserve Water,
RECYCLED WATER
DO NOT
DRINK