

Carlsbad Raceway Business Park

3190 Lionshead Ave Carlsbad, CA



16,532 SF R&D / Flex Building

Available For Sale or Lease

BUILDING FEATURES

First Floor— 13,578 SF
Second Floor - 2,954 SF
Total - 16,532 SF

1.13 Lot Acres
Parking Ratio: 3.6 / 1,000 SF, 60 Stalls
Power: 800 Amps 277 / 480 Volts, Expandable
Truck Loading: 2 Grade Level
24' Clear Height
Fire Sprinklers: 0.45 GPM / 3,000 SF
Natural Gas Service
Column Spacing 42' x 48'
Office Ceiling Height 10'

LEASE RATE NNN: \$1.28 / SF

TIA / RSF: \$20 / SF

SALE PRICE (SHELL): \$155 / SF





Our Knowledge is your Property

