

FOR LEASE

LOKER CORPORATE CENTER

*10,304-32,362 SF manufacturing &
distribution suites available for lease*

2777 LOKER AVENUE WEST, CARLSBAD, CA 92010

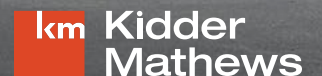
PROFESSIONALLY OWNED
AND MANAGED BY



EXCLUSIVELY LISTED BY

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LOKER CORPORATE CENTER

Project Features

10,304 SF, 22,058 SF, 31,095 SF and 32,362 SF suites available

High image distribution & manufacturing building

6 Miles to I-5, 4.4 Miles to HWY 78, 9.3 Miles to I-15

Numerous dock high doors and oversized grade doors

Fenced & secured loading area

24' minimum clear height

Sprinklers 0.45 GPM/3,000 SF

Parking ratio approx. 1.5/1,000 SF

Column spacing 30' x 60'

Natural gas service to building

Zoned P-M, Planned Industrial

Cox fiber optics in-place

Available April 1, 2026

Walking distance to Bressi Ranch retail amenities

Outdoor lunch/break area with tables

Building top signage available

Rental Rate: Contact broker (approx. \$.33 nets)



31,095 SF

SUITE B

7,067 SF office area

First floor: 4,685 SF

Second floor: 2,382 SF (elevator served)

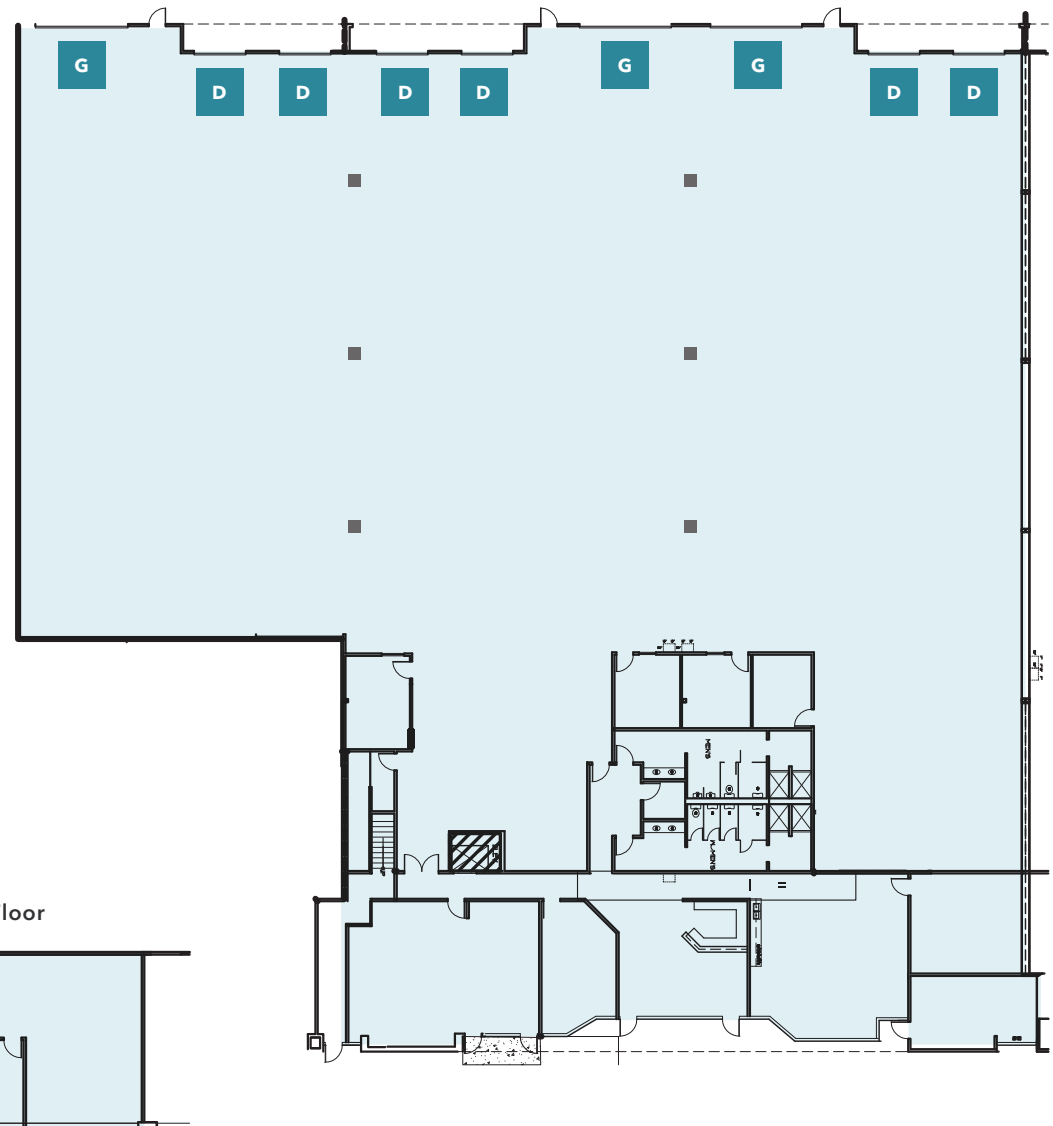
24,028 SF warehouse area

6 dock high loading doors

3 oversized grade level doors

Power: 200 amp, 277/480 volt and
800 amp, 120/208 volt*

*Tenant to verify



- D** Dock Loading Door
- G** Oversized Grade Door

NEW SPEC SUITE RENOVATIONS COMING SOON!

22,058 SF

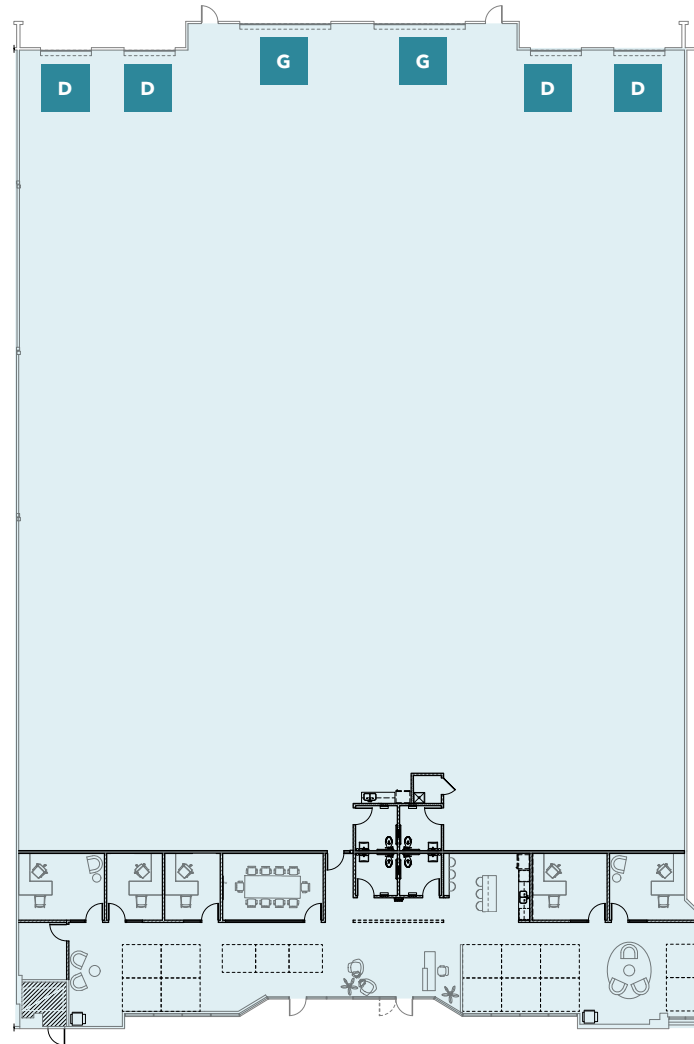
SUITE D (EXPANDABLE TO 32,362 SF)

Approx. 15% office area and 85% warehouse area

4 dock high loading doors

2 oversized grade level doors

Proposed creative office improvements with class A finishes



D Dock Loading Door

G Oversized Grade Door

10,304 SF

SUITE E (EXPANDABLE TO 32,362 SF)

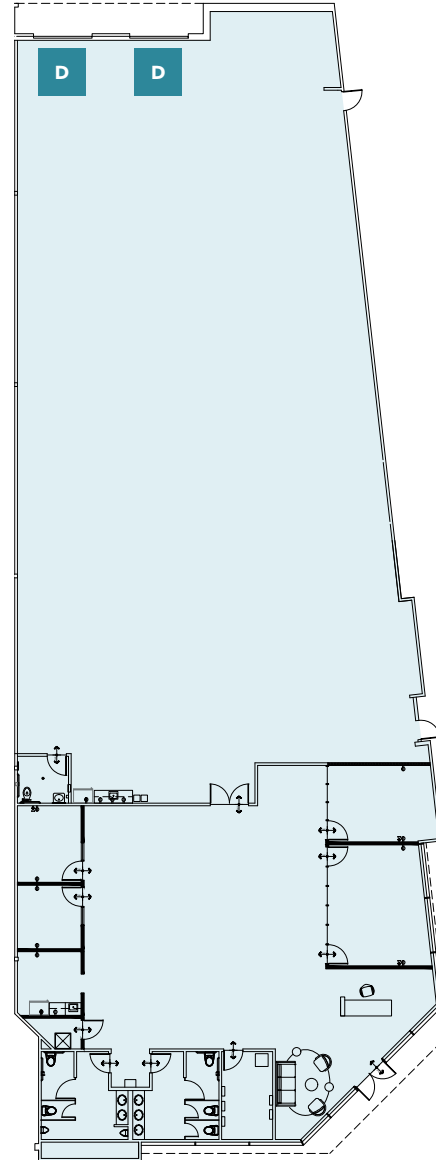
Approx. 30% office area and 70% warehouse area

2 dock high loading doors

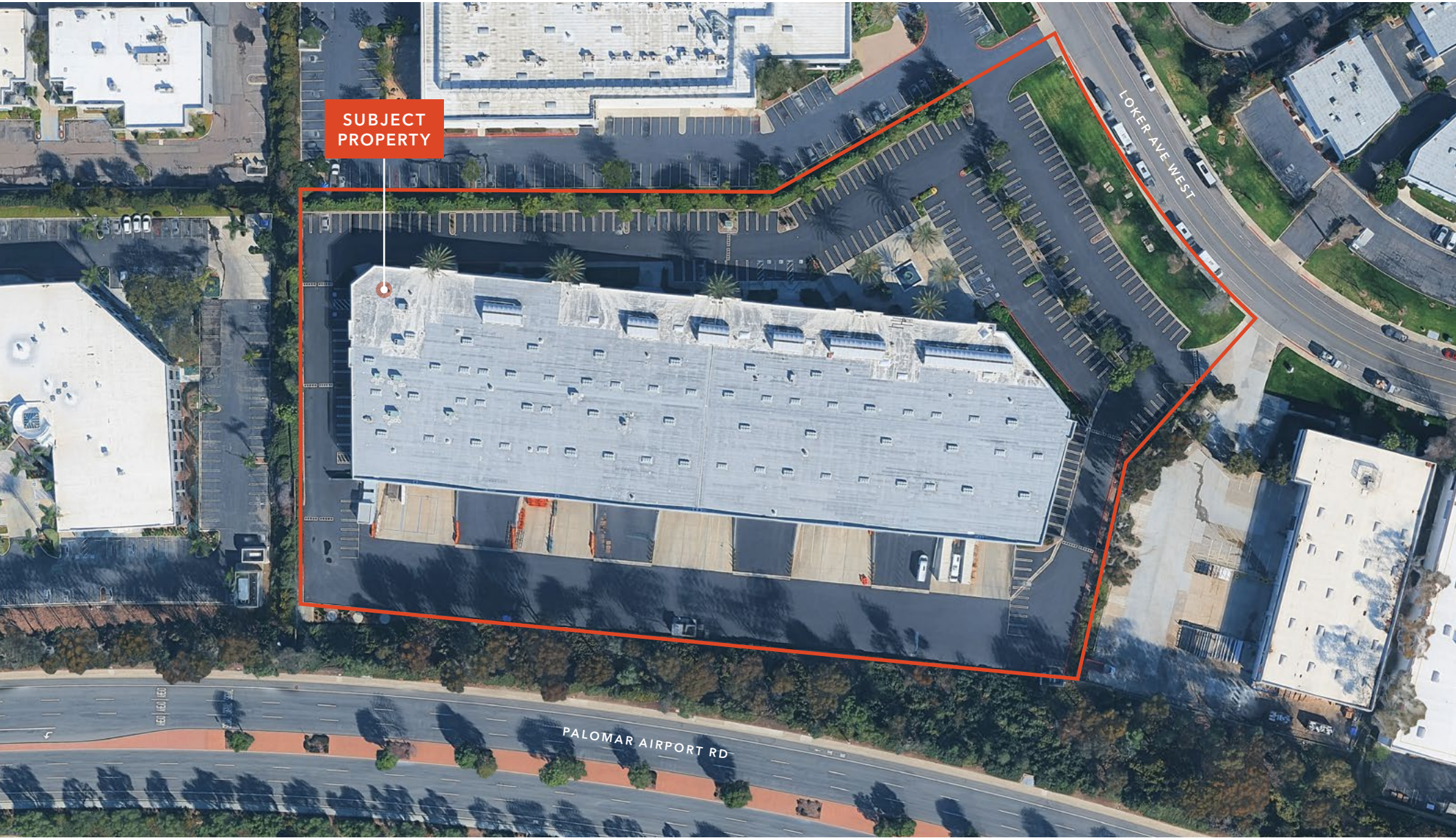
End unit with prominent corner entryway

Newer office improvements

D Dock Loading Door



LOKER CORPORATE CENTER



LOKER CORPORATE CENTER | NEARBY RETAIL AMENITIES

Pacific Ocean



CARLSBAD OAKS BUSINESS

PALOMAR AIRPORT

SUBJECT PROPERTY

PALOMAR COMMONS

THE SQUARE AT BRESSI RANCH

BRESSI RANCH VILLAGE CENTER



AVAILABLE FOR LEASE

KIDDER MATHEWS

PROFESSIONALLY OWNED
AND MANAGED BY



LOKER CORPORATE CENTER

*For more information on
this property, please contact*

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