

FOR LEASE

# LOKER CORPORATE CENTER

*10,304 SF & 31,095 SF Industrial 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 and 31,095 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 Now

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

Approximately 20% newly constructed Class A office

Approximately 80% high bay warehouse area

Men's and women's showers

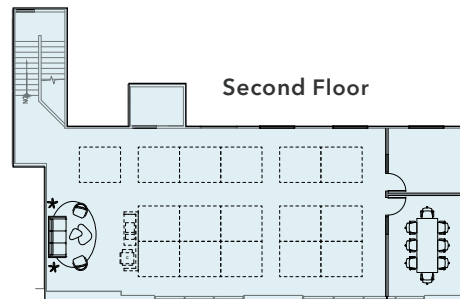
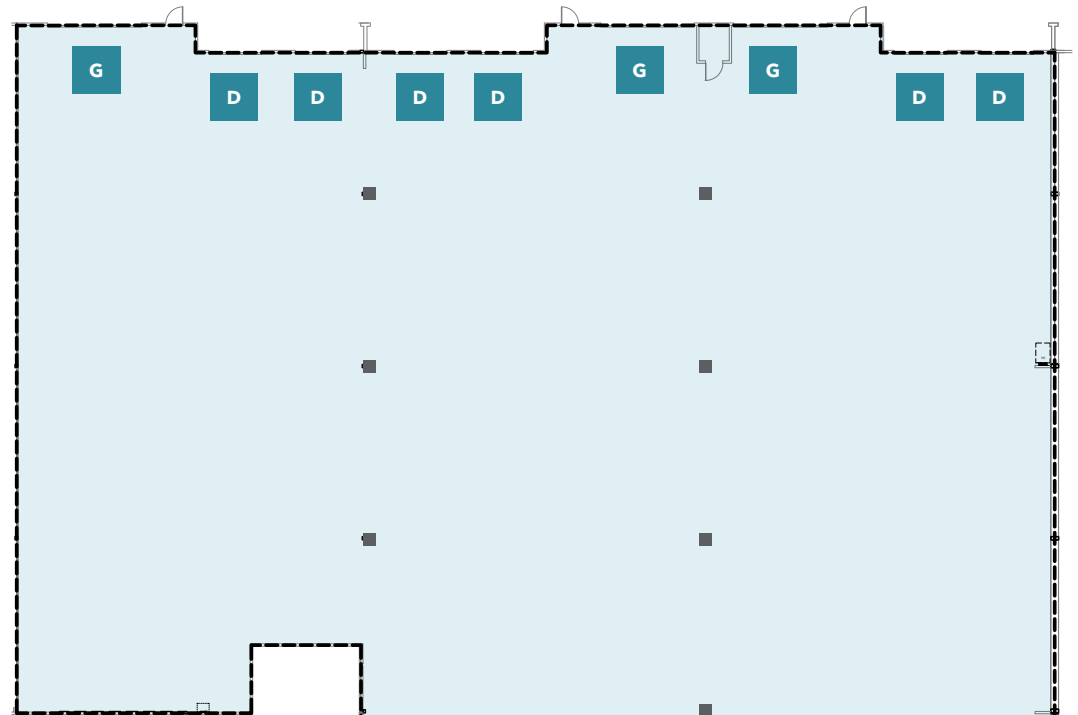
6 dock high loading doors

3 oversized grade level doors

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

\*Tenant to verify

**NEW SPEC SUITE COMING SOON!**



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

10,304 SF

SUITE E

Approx. 30% creative office area

70% warehouse area

2 dock high loading doors

End unit with prominent corner entryway

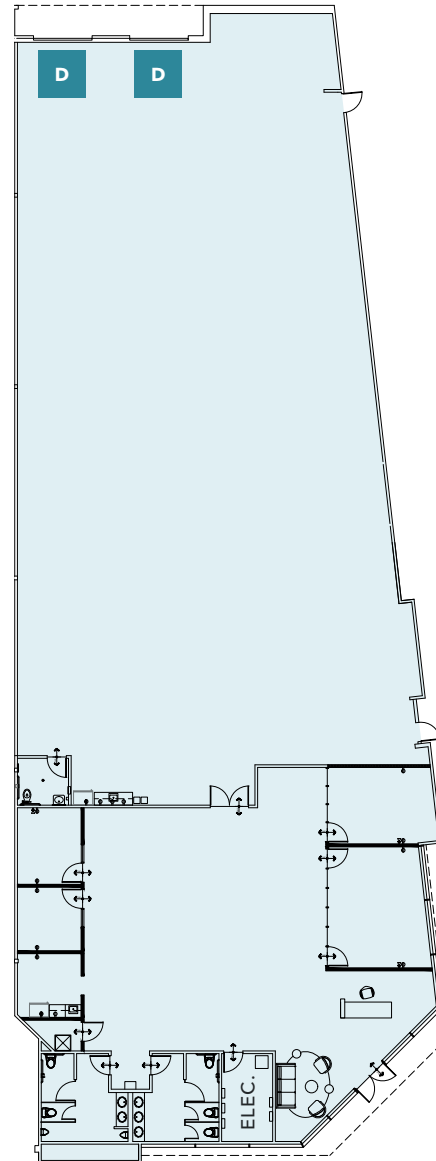
Newer office improvements

825 Amps of Power \*

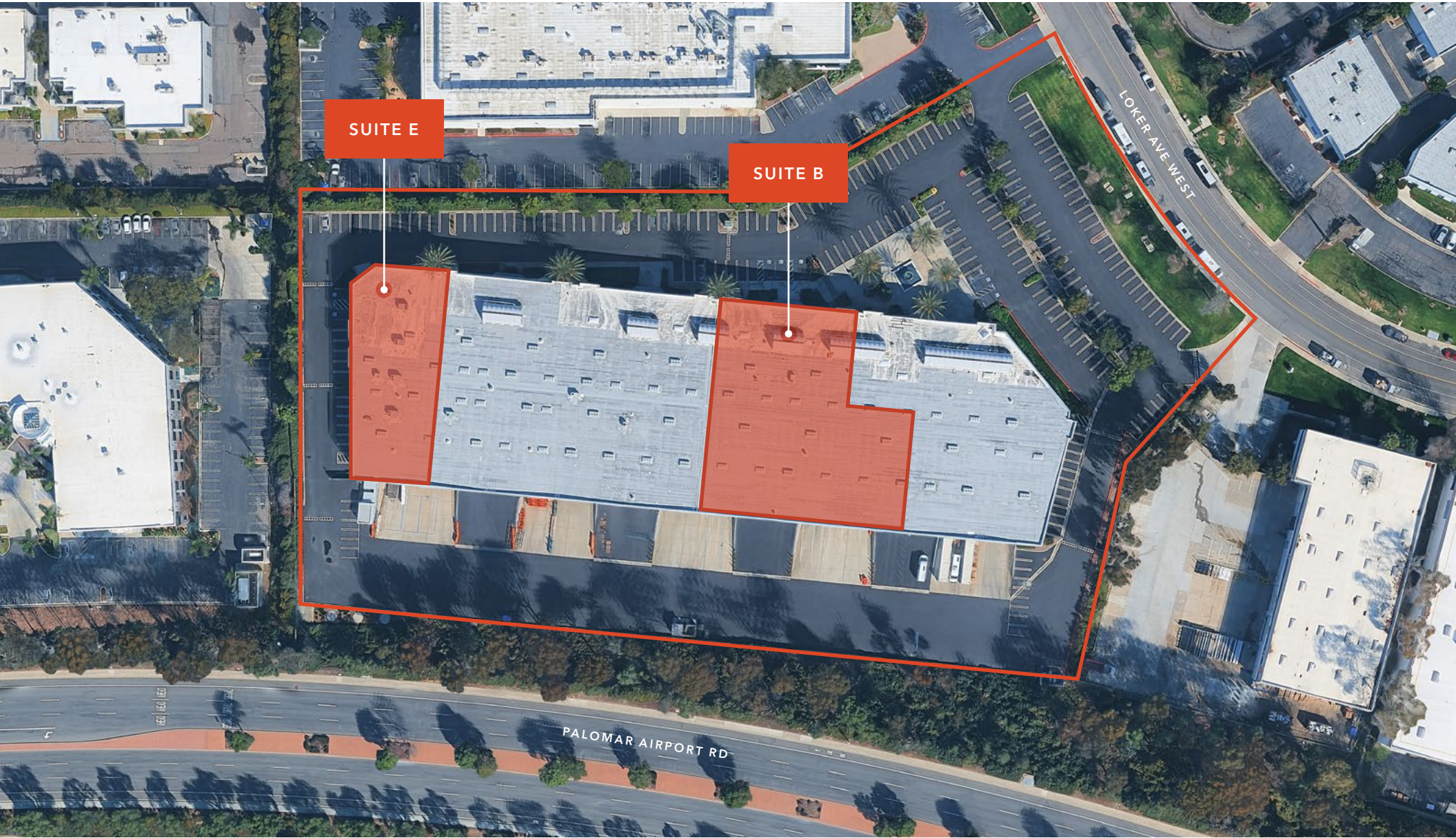
- 400 Amps, 120/208 volts
- 425 Amps, 277/480 volts

\*Tenant to verify

**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



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*For more information on  
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