



2728

Loker Avenue West
Carlsbad, CA 92010

**NEWLY INSTALLED
SOLAR PANELS /
ISO 8 CLEAN ROOMS**

38,800 SF FREESTANDING FLEX BUILDING FOR LEASE

Carlsbad Crossroads

H.G. FENTON COMPANY

TRUST, SERVICE AND INNOVATION SINCE 1906

CBRE

Project Highlights



Free-standing 38,800 SF building



Elevated lot with canyon, airport and ocean views



Campus-like setting with expansion opportunities in a ±177,000 SF business park



Outdoor amenity space with spectacular views



Walking distance to retail amenities and food court



Available 4Q 2025
Please do not disturb occupant

H.G. FENTON GREEN INITIATIVES



SMART WATER VALVES



DROUGHT TOLERANT PLANTS

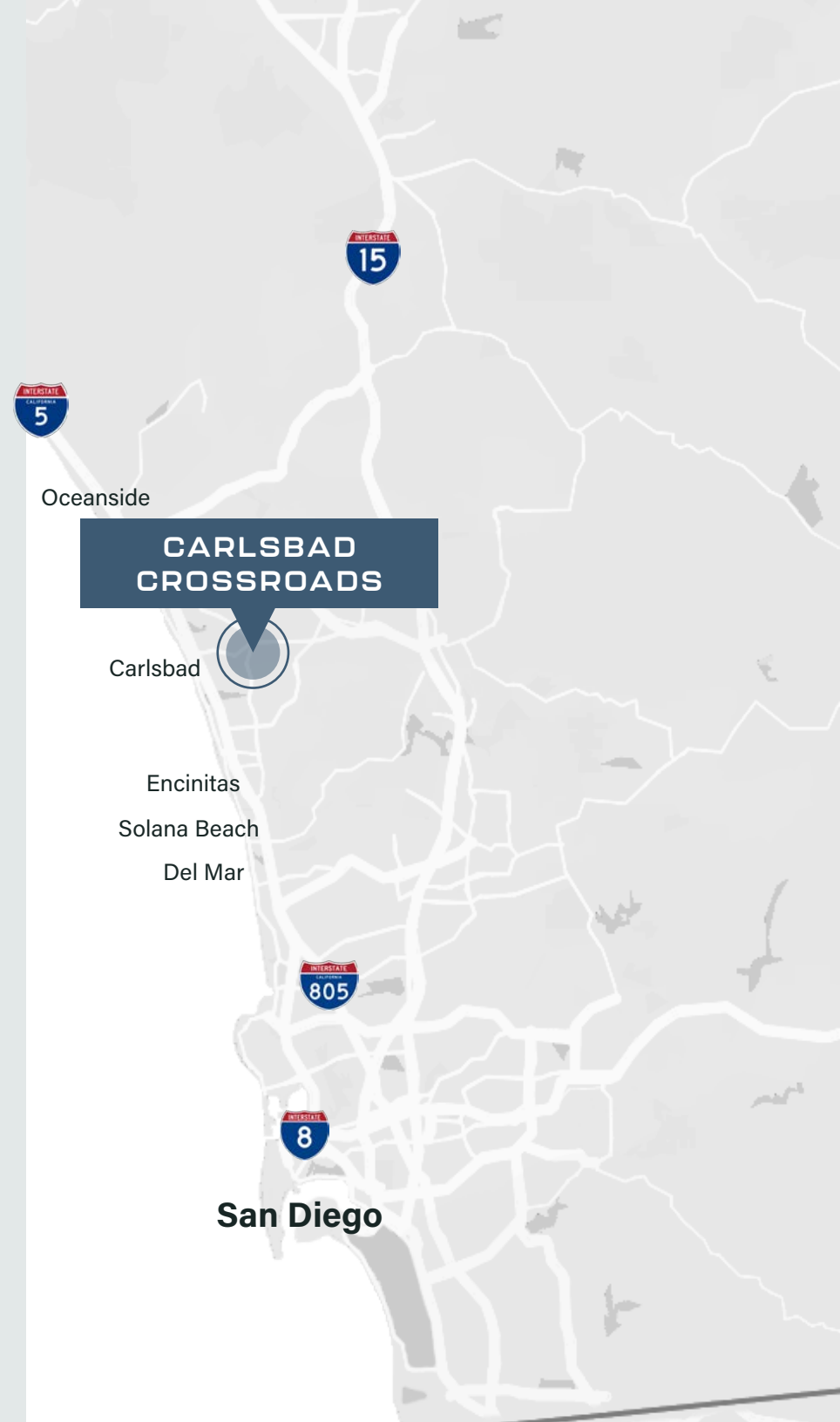


LED LIGHTING UPGRADES



SUITE POWERED BY SOLAR

LOWER MONTHLY OPERATIONAL COSTS
POSITIVE ENVIRONMENTAL IMPACT





2728 LOKER AVENUE WEST

IMPROVEMENTS*

- ±80% climate controlled
- ±8,000 SF HVAC manufacturing & engineering area
- with overhead electrical
- ±7,700 SF warehouse
- Two (2) ISO 8 clean rooms
- Temperature & humidity control

BUILDING FEATURES*

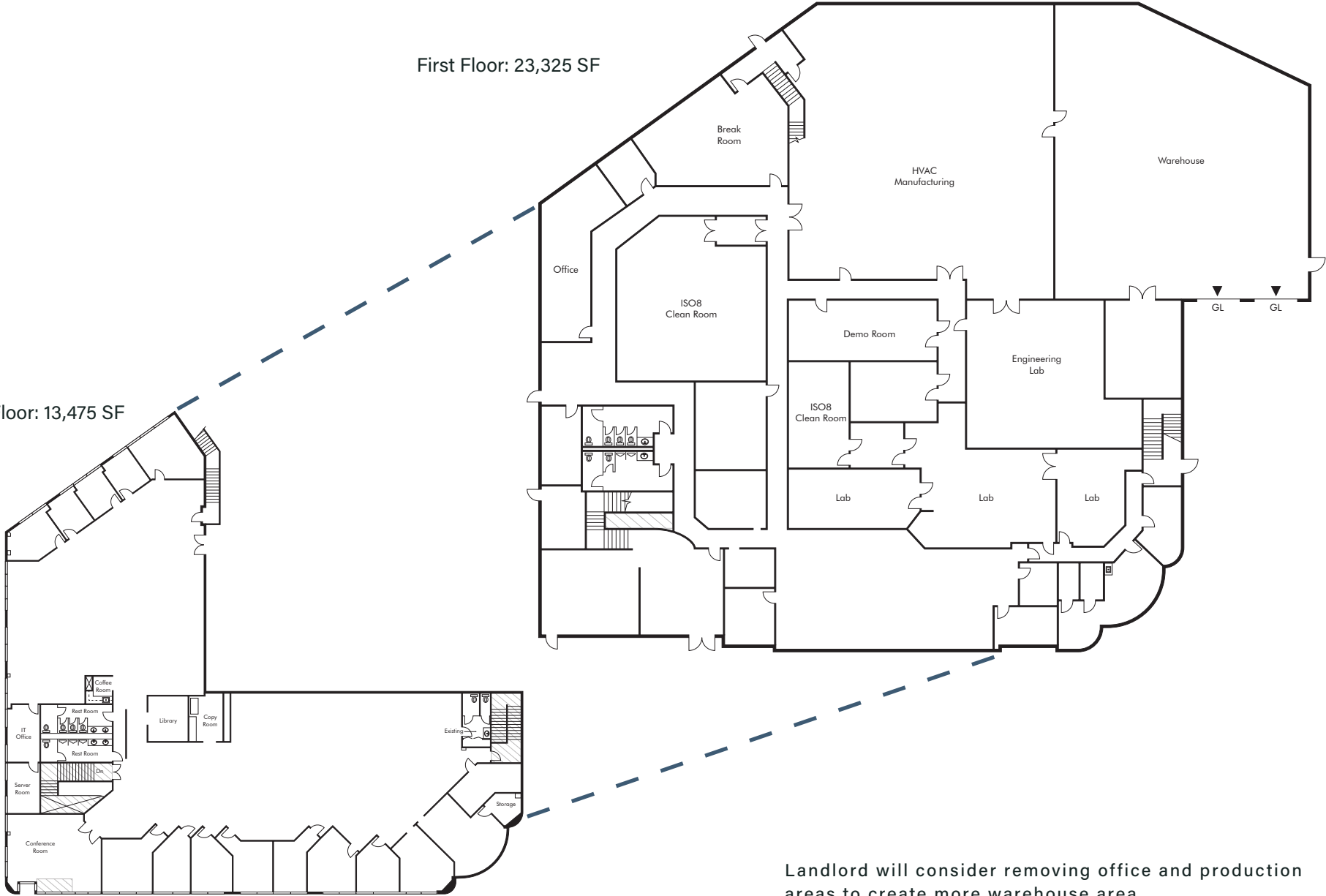
- Power: 2,000a, 277/480v
- Warehouse Clearance: ±25' to 28'
- Loading: 2 Grade-level doors
- Parking: 3.0/1,000
- Fire Sprinklers: .33/3,000 GPM (upgradeable)
- Rooftop solar with discounted energy rates
- Available: Now

Floor Plan

38,800 SF

First Floor: 23,325 SF

Second Floor: 13,475 SF



Landlord will consider removing office and production areas to create more warehouse area.

Spec Improvement Plan

38,800 SF

First Floor: 23,325 SF

Second Floor: 13,475 SF

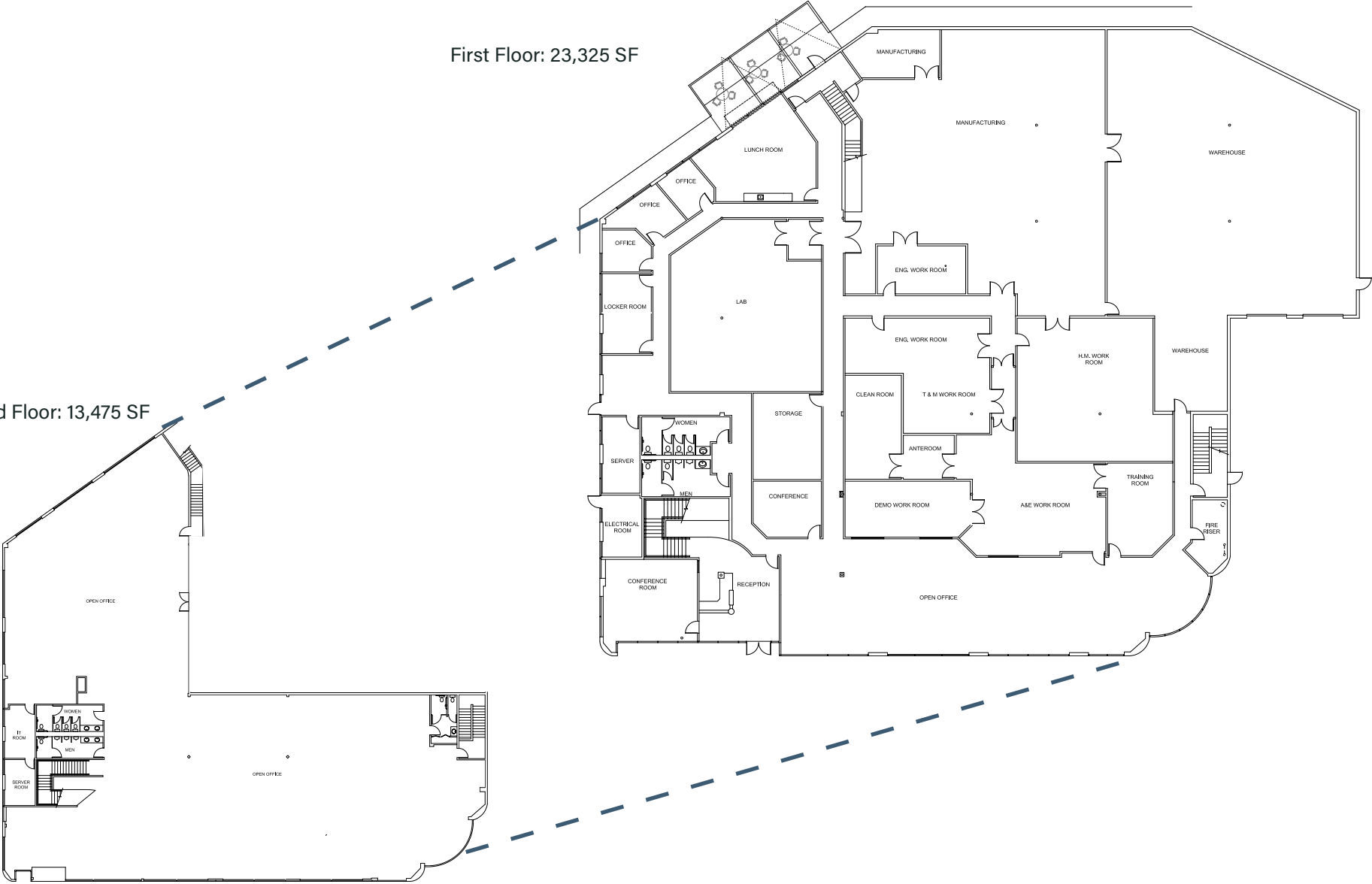




Photo Gallery | Interior

2728

Loker Avenue West, Carlsbad, CA 92010



Photo Gallery | Exterior

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CONCEPT OUTDOOR AMENITY SPACE





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Carlsbad Crossroads

38,800 SF FOR LEASE

For more information, please contact:

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