



2350

Camino Vida Roble, Suite 401
Carlsbad, CA 92011

FOR LEASE

12,343 SF
INDUSTRIAL SUITE

PROPERTY FEATURES



12,343 SF
Industrial Suite



±1,065 SF
*New office build
out underway



**Available
Immediately**



250 amps



**3 Dock
High Positions**



**1 Grade
Level Door**



**18'
Clear Height**



Lease Rate \$1.63/SF NNN
NNNs: \$0.22/SF

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

SITE PLAN

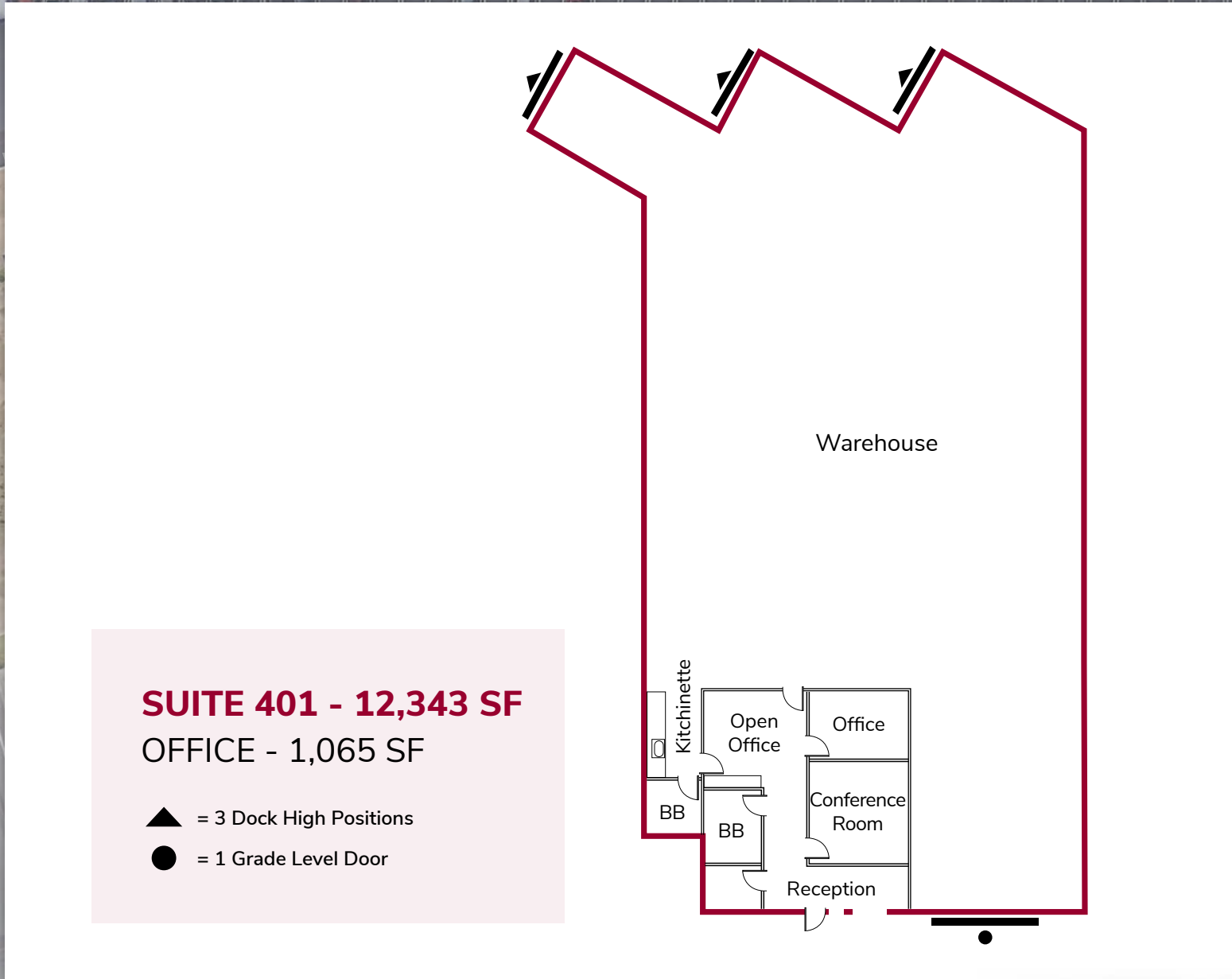


SUITE 401
12,343 SF

▲ = 3 Dock High Positions

● = 1 Grade Level Door

FLOOR PLAN

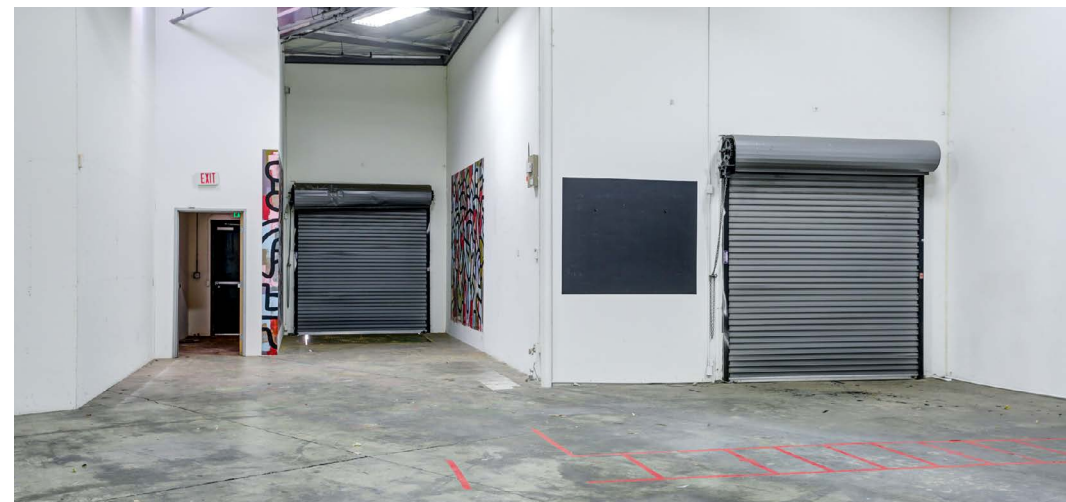
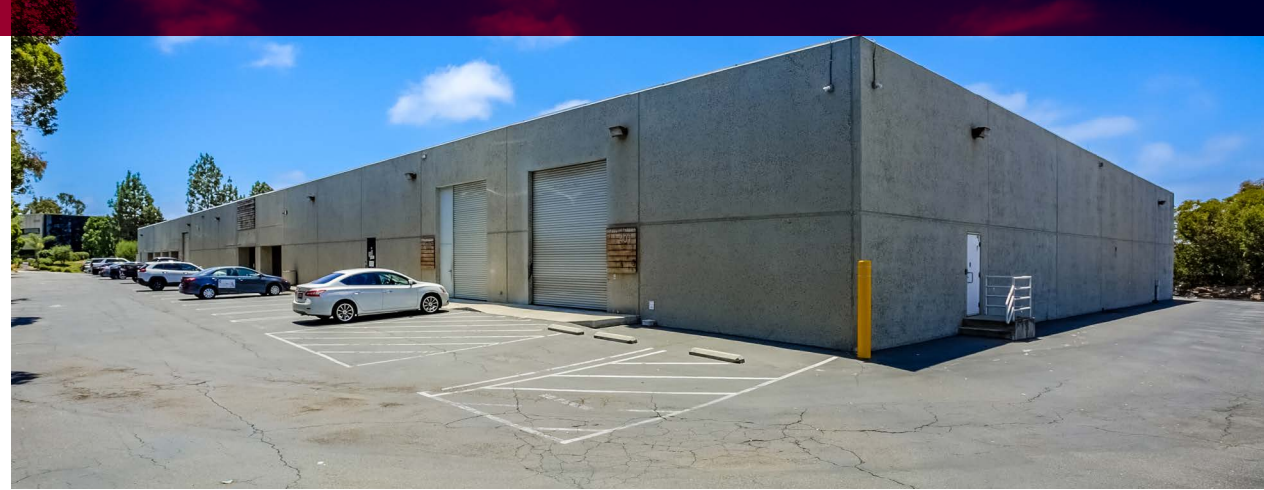


SUITE 401 - 12,343 SF

OFFICE - 1,065 SF

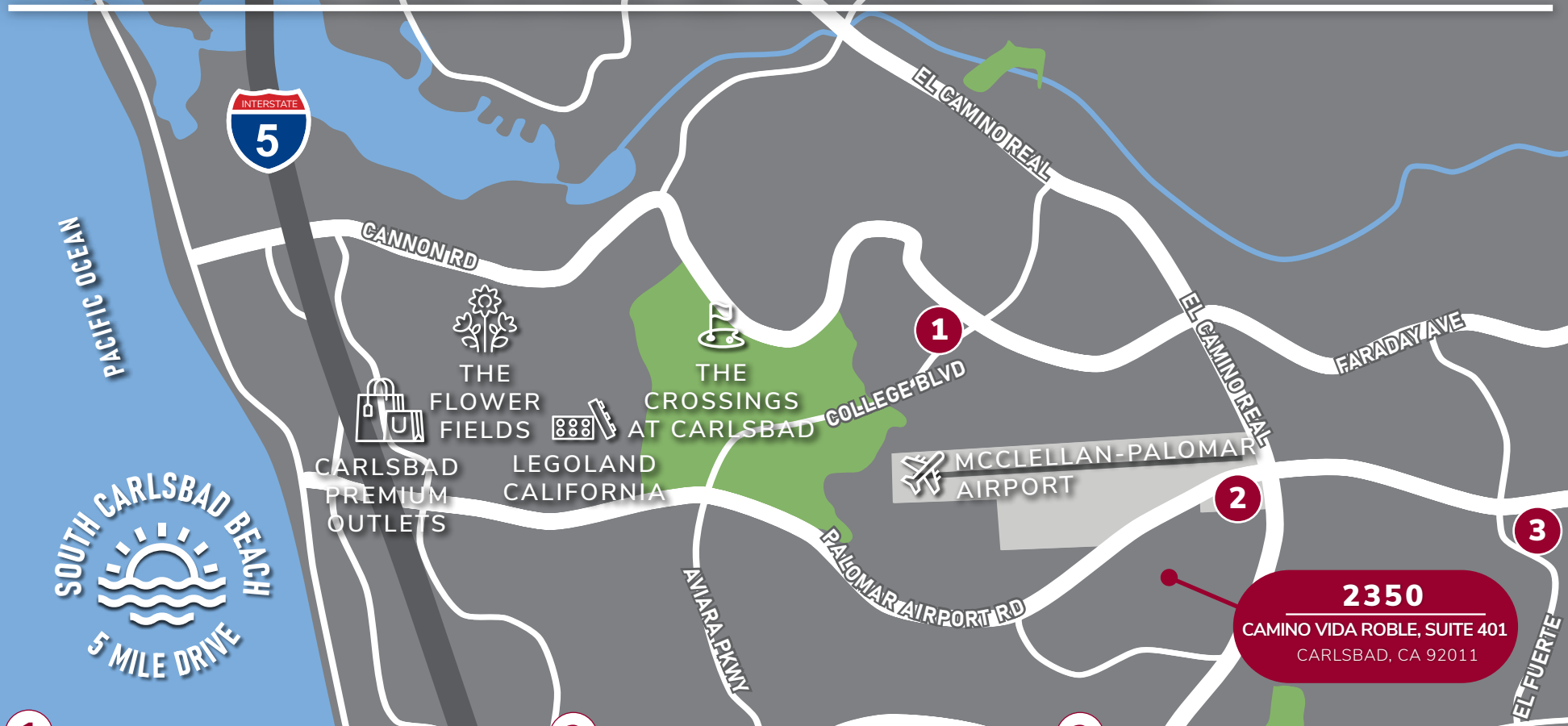
▲ = 3 Dock High Positions

● = 1 Grade Level Door



2350 CAMINO VIDA ROBLET 5

NEARBY RETAIL & AMENITIES



2350
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1 THE ISLANDS AT CARLSBAD

2 PALOMAR COMMONS

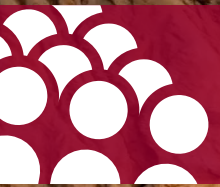
3 BRESSI RANCH

SITE PLAN



LIFE IN CARLSBAD

where corporate meets the beach



population

114,746



corporate & local
businesses

10,383



median household
income

\$185,121



annual visitors

3.7M

7

miles of



Pacific Ocean
Coastline

2350

CAMINO VIDA ROBLE, SUITE 401

CARLSBAD, CA 92011

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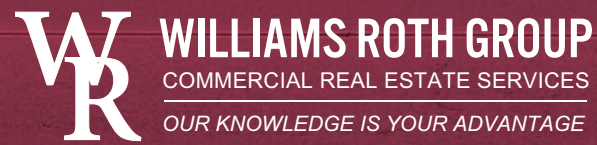
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