

# CARMEL, BUSINESS CENTER

Industrial/Flex Suites For Lease

**Carmel Business  
Center  
12225 - 12285**

H.G. FENTON COMPANY

**CBRE**

**12225-12285**  
WORLD TRADE DRIVE, SAN DIEGO, CA 92128

# FEATURES



Approximately  
**89,998 SF**  
in four buildings



Attractive  
**functional office**  
upgrades



**IL-2-1**  
zoning



Over **1,000,000 SF** of  
retail amenities  
**within walking**  
distance



All **Time Warner Cable**  
**Business Class Services**  
available (including  
Coax and Fiber)



**Excellent** freeway  
access to **I-15**



Approximately  
**3.23/1,000** parking  
ratio



**Building signage**  
available



**Natural gas**  
available



**NEW:** Be Green  
and save on utility bills!  
Suite powered by solar.



# SITE PLAN



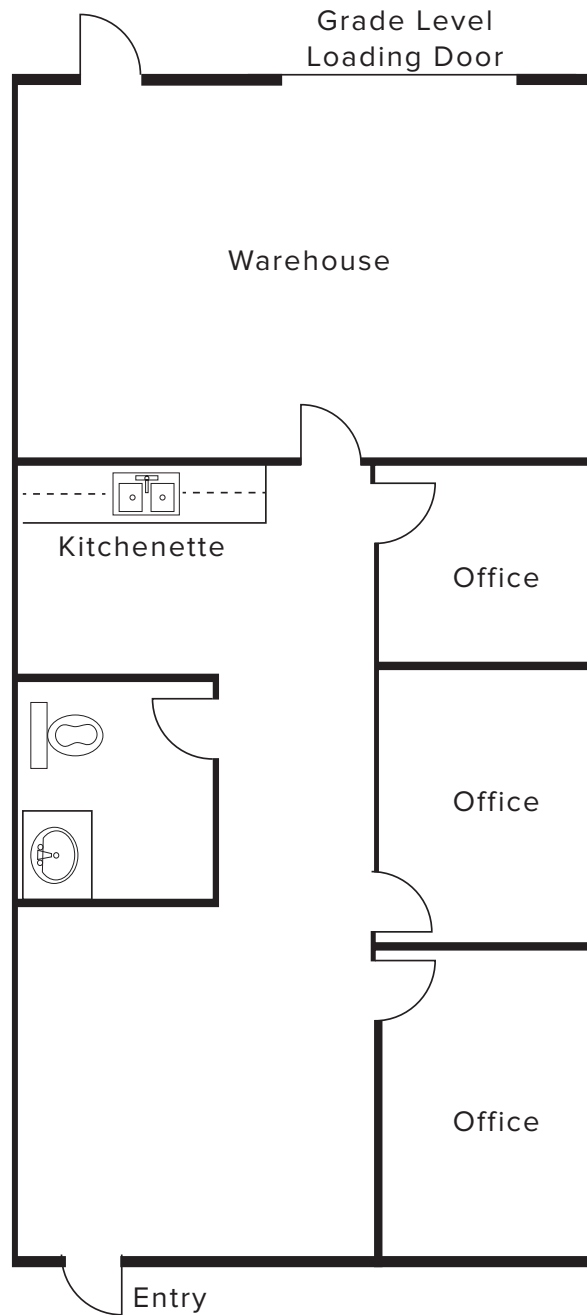
SUITE	SF	RATE	COMMENTS
<b>12225 World Trade Drive</b>			
Suite I	1,200 SF	\$2.15/SF NNN	Approximately 80% office / 20% warehouse with (1) grade level loading door. Available June 1, 2026.

**NNNs = Approximately \$0.39/SF/Mo.**



# FLOOR PLAN

12225 World Trade Drive  
SUITE I | 1,200 SF



# Property Photos





# CARMEL

BUSINESS CENTER

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H.G. FENTON COMPANY

**CBRE**

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