

18,201 SF FREE-STANDING BUILDING FOR LEASE

# 6155 CORTE DEL CEDRO

Carlsbad, CA 92011



## PROPERTY HIGHLIGHTS

- 18,201 Sq.Ft. Free-Standing Industrial Building
- Office Area: ±6,500 Sq.Ft. (35%)
- HVAC Production Areas: ±7,255 Sq. Ft.
- FDA Grade Labs with Sinks
- 1.2 Acre Lot / APN 213-070-05
- Truck Loading:
  - 1 Dock High (8'x10")
  - 2 Grade Level Truck Doors (12'x14')
- 1,200 Amps, 120/208 Volts, 3-Phase Power
- Clear Height: 18' min. / Gas Space Heaters
- Natural Gas / Compressed Airlines / Floor Drains
- Parking: 43 Spaces - 2.4 / 1,000
- Sprinkler System: .33gpm / 3,000 Sq. Ft.
- Lease Rate: \$1.65 NNN psf

For more information, please contact:

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