



#### **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

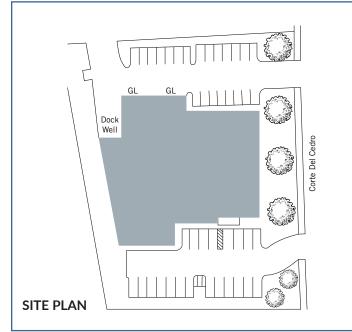
- 1.2 Acre Lot / APN 213-070-05

6155

- 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: TBD

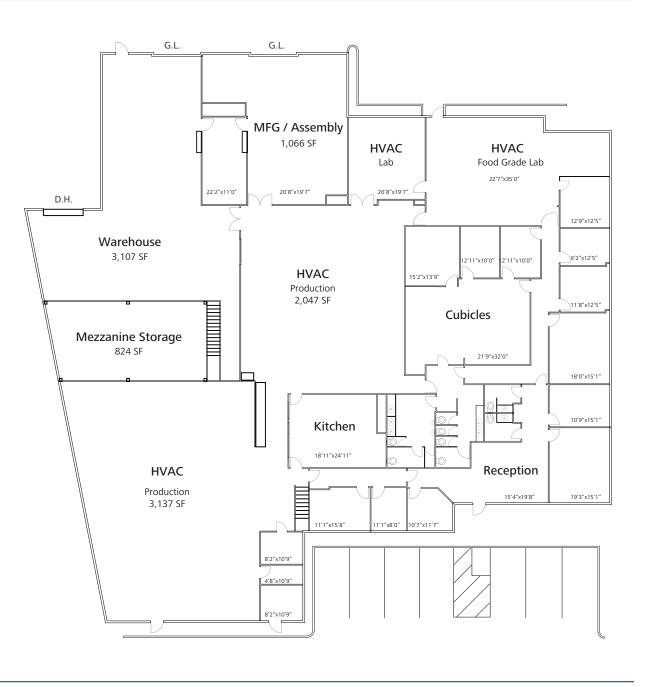
#### For more information, please contact: **David M. Steffy** | 760.845.6307 | dsteffy@palomarcommercial.com | CA License 00902739

### 6155 CORTE DEL CEDRO Carlsbad, CA 92011





CPALOMAR



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# **PHOTOS**

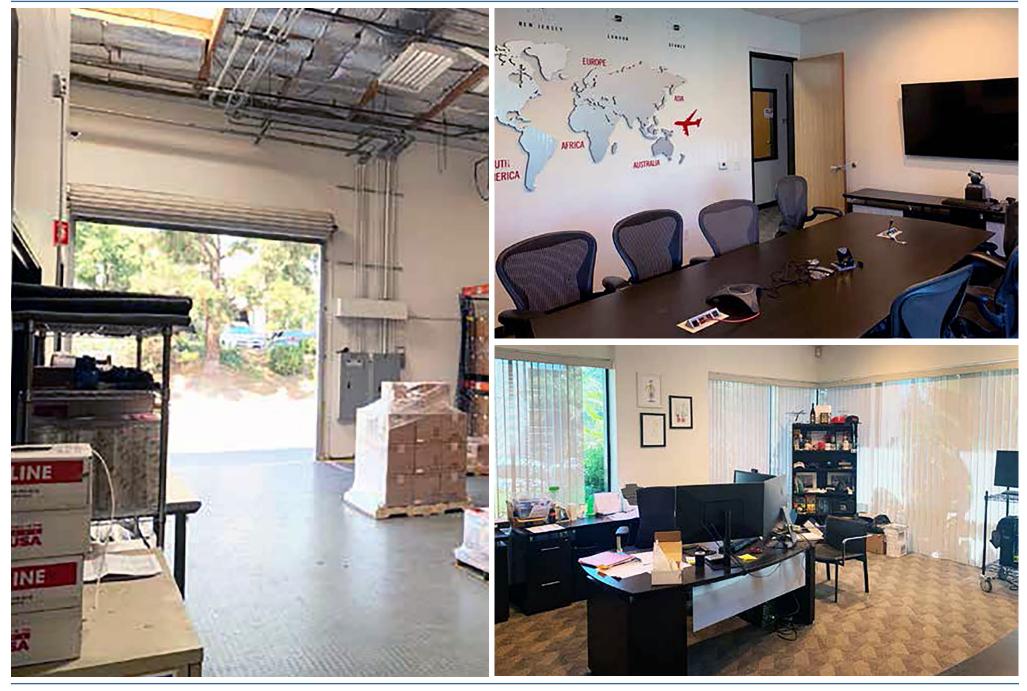




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# AERIAL





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