

FOR SALE

Industrial Building for Sale Landing Business Park



6076 Corte Del Cedro, Carlsbad, CA 92011

- Building Area - 7,240 Square feet
- Building Parcel - 7,516 Square feet – Association Parcel - 4.76 acres
- APN – Building - 213-080-06. Association - 213-080-18-00
- Full build out with 5 HVAC units and drop ceiling and lighting throughout.
- 2 Multiple fixture restrooms – Office, Lab and Conference areas
- 1 – 10 x 12 roll up truck door – Zoned PM
- 120/208 Volt 3 Phase 4 wire 600 AMP electrical service
- Parking – 15 spaces with 4 reserved spaces and 1 ADA van accessible space
- Three 4x8 skylights and two front entry doors
- Offered as an investor sale with one year lease back or a user building sale with a longer escrow term to be able to vacate the Tenants.
- Sales price \$2,208,000



Lockwood
Commercial Realty

Charles Currey, SIOR DRE #00658596
760.730.9100 x 301

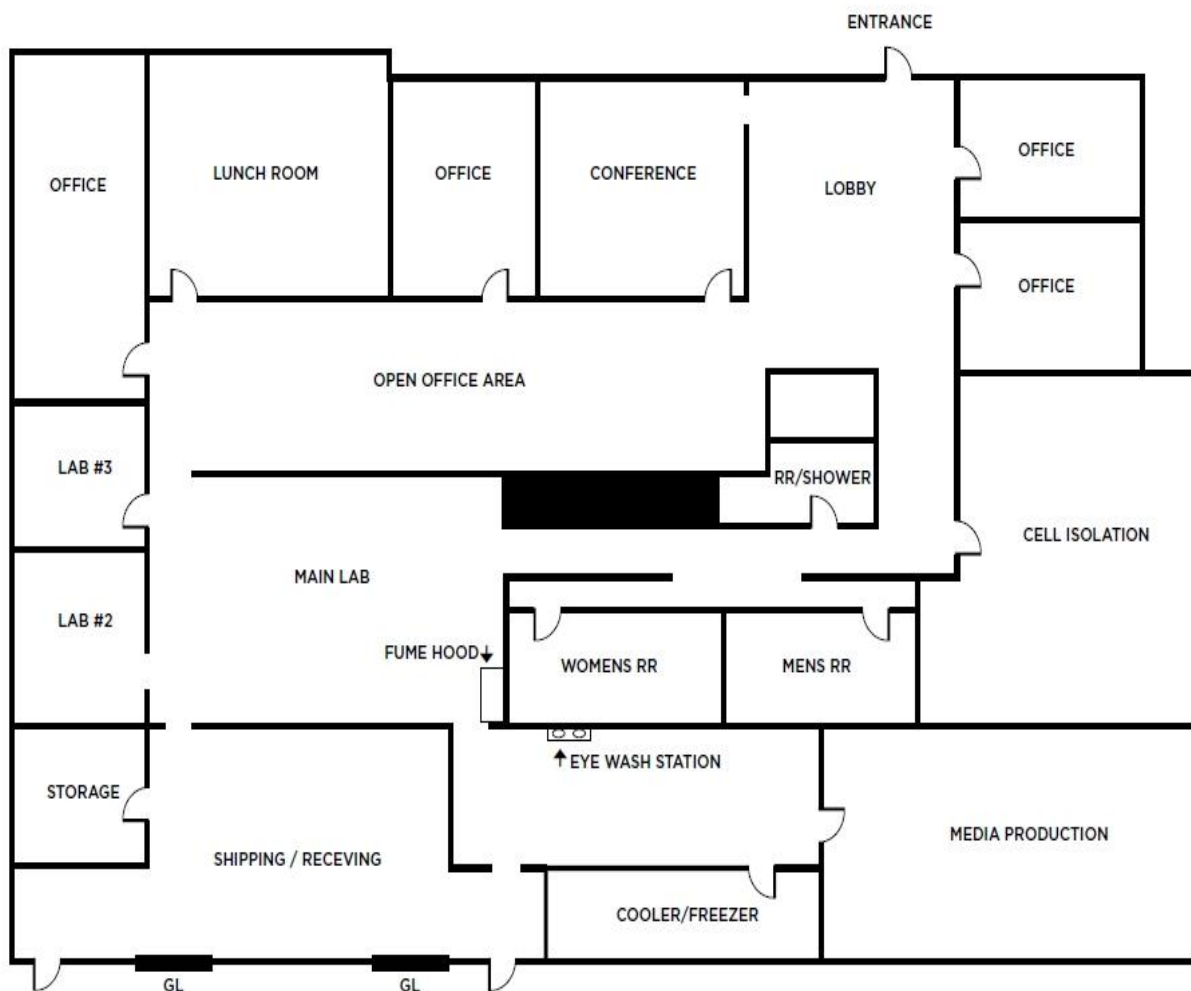
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Information herein is deemed reliable, and we have no reason to doubt its accuracy, but it is not guaranteed.

FLOOR PLAN

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