

INDUSTRIAL SPACE FOR SUBLEASE

6241 YARROW DRIVE, SUITE F, CARLSBAD, CA 92011

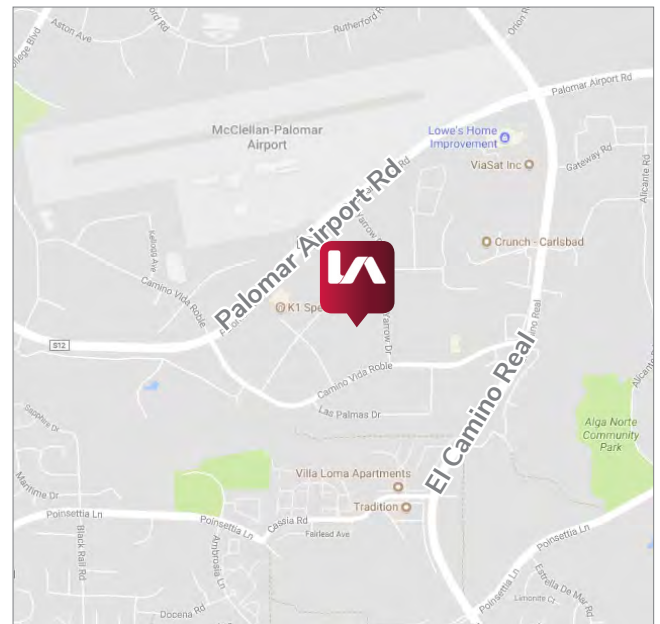
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Monument Signage - Heavy Power - Oversized Grade Level Doors

PROPERTY HIGHLIGHTS

- 8,207 SF industrial suite
- 1,494 SF office
- End unit
- One oversized grade level door (20'x16')
- Existing warehouse lights and skylights
- Heavy power: 200 amps, 277/480 V
- Gas service available
- 18' minimum clear height
- Drive around access
- 1.8/1000 SF parking ratio
- Excellent manufacturing/distribution space
- Available: January 1, 2018
- **SUBLEASE EXPIRATION:** June 30, 2019
- **SUBLEASE RATE:** \$0.86 MG (\$0.09 CAM)



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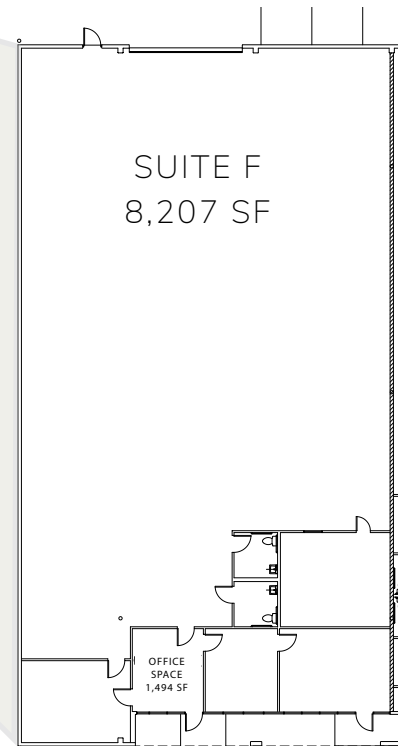
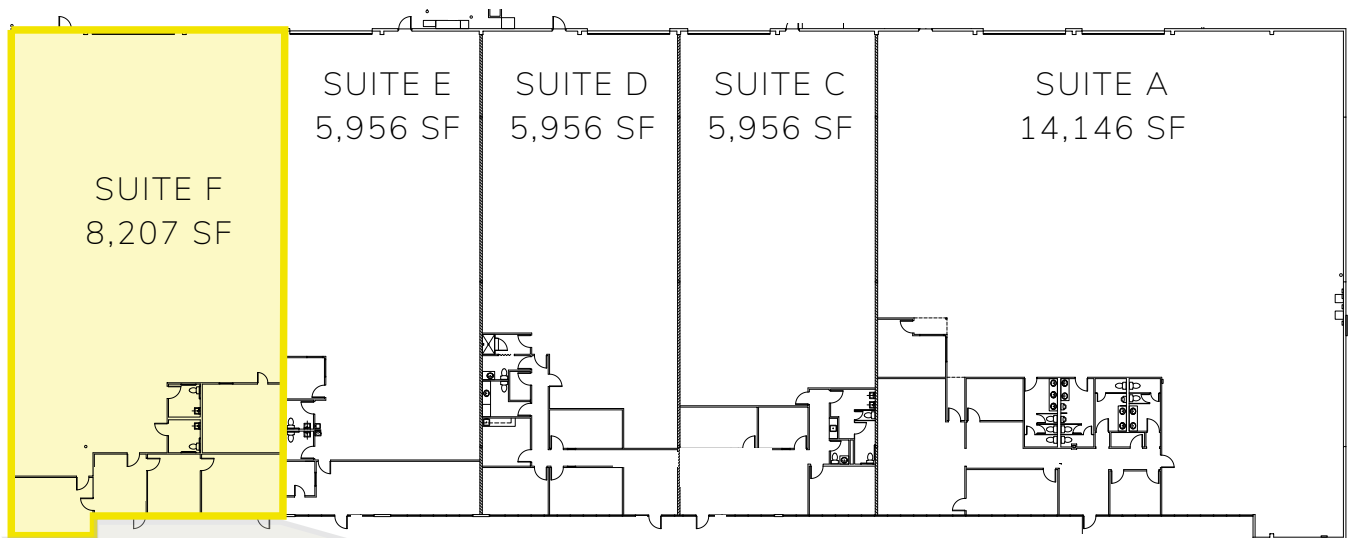
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SITE PLAN



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