

CORPORATE HEADQUARTERS/DISTRIBUTION FACILITY

2293 Cosmos Court - Carlsbad, CA 92008

47,762 SF | FOR SALE OR LEASE



Bryan Miller
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PROPERTY HIGHLIGHTS

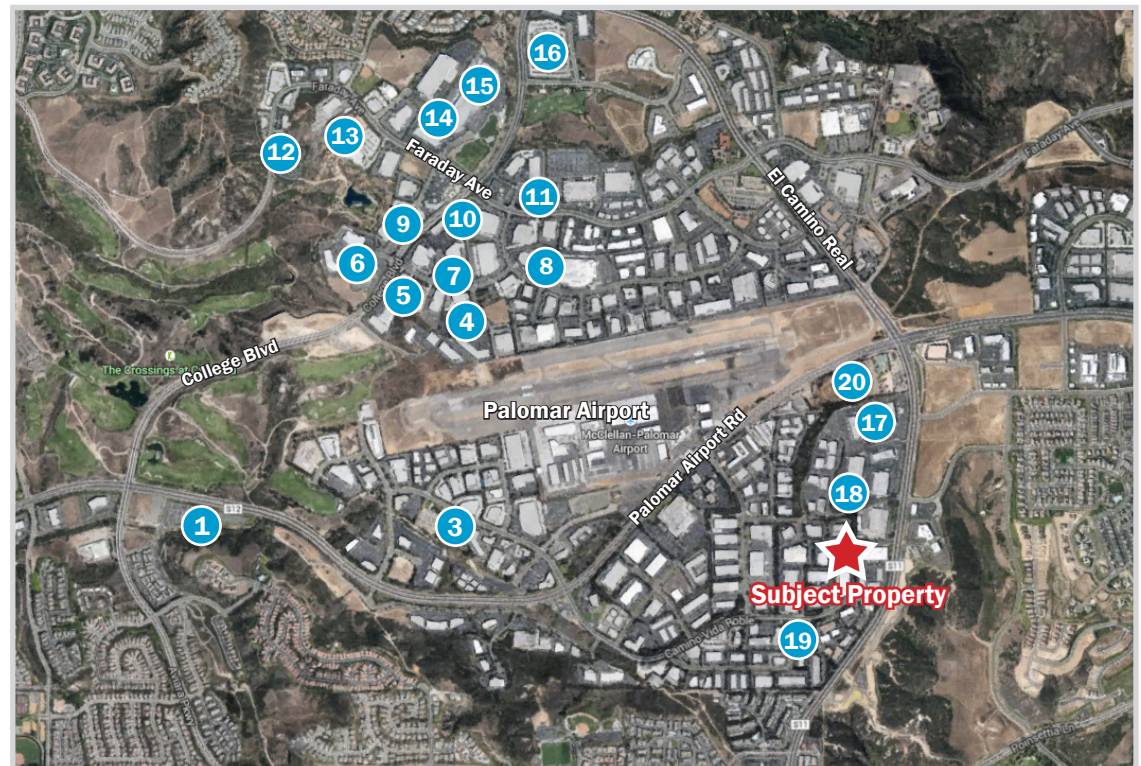
- 47,762 SF Freestanding building
- 12,842 SF of high image/creative two story office
- 5,000 SF warehouse offices/climate controlled production area
- Two (2) 9' X 10' dock doors
- Two (2) 12' X 14' grade level doors
- 22' minimal clear height
- 800 amps, 277/480V power
- Parking ratio: 2.11/1,000 SF (101 spaces)
- Fire sprinklers: .45/3,000 SF
- Loading area can be fenced for secure staging area
- Quick access to Palomar Airport Rd, Interstate 5 & Highway 78
- **Lease Rate: \$0.72 NNN*** (NNN Expenses: Approx: \$0.13/SF)
- **Purchase Price: SUBMIT**

See following pages for floor plans



LOCATION/CORPORATE NEIGHBORS

- | | | | |
|-------------------------|--------------------|--------------------------|------------------|
| 1. 24 Hour Fitness | 6. Genoptix | 11. Isis Pharmaceuticals | 16. Taylor Made |
| 2. Sound Elkin | 7. Zimmer Dental | 12. PBS & J | 17. ViaSat |
| 3. Design Space Modular | 8. Genoptix | 13. Modern Postcard | 18. Pure Fitness |
| 4. Reef | 9. Cobra Golf/Puma | 14. Life Technologies | 19. Micro Probe |
| 5. Luminous Medical | 10. ResorTime.com | 15. DTE Solar | 20. Lowes |



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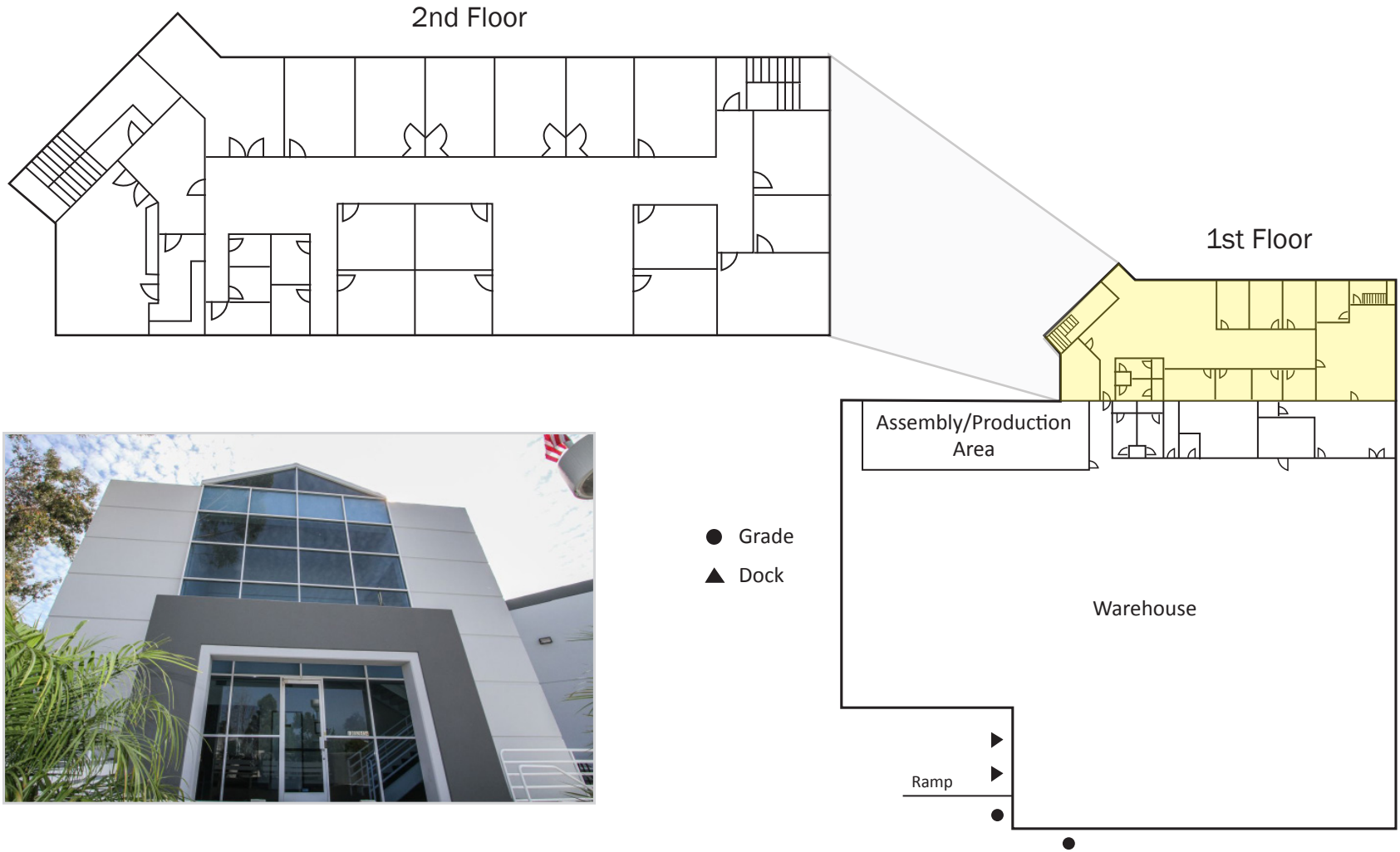
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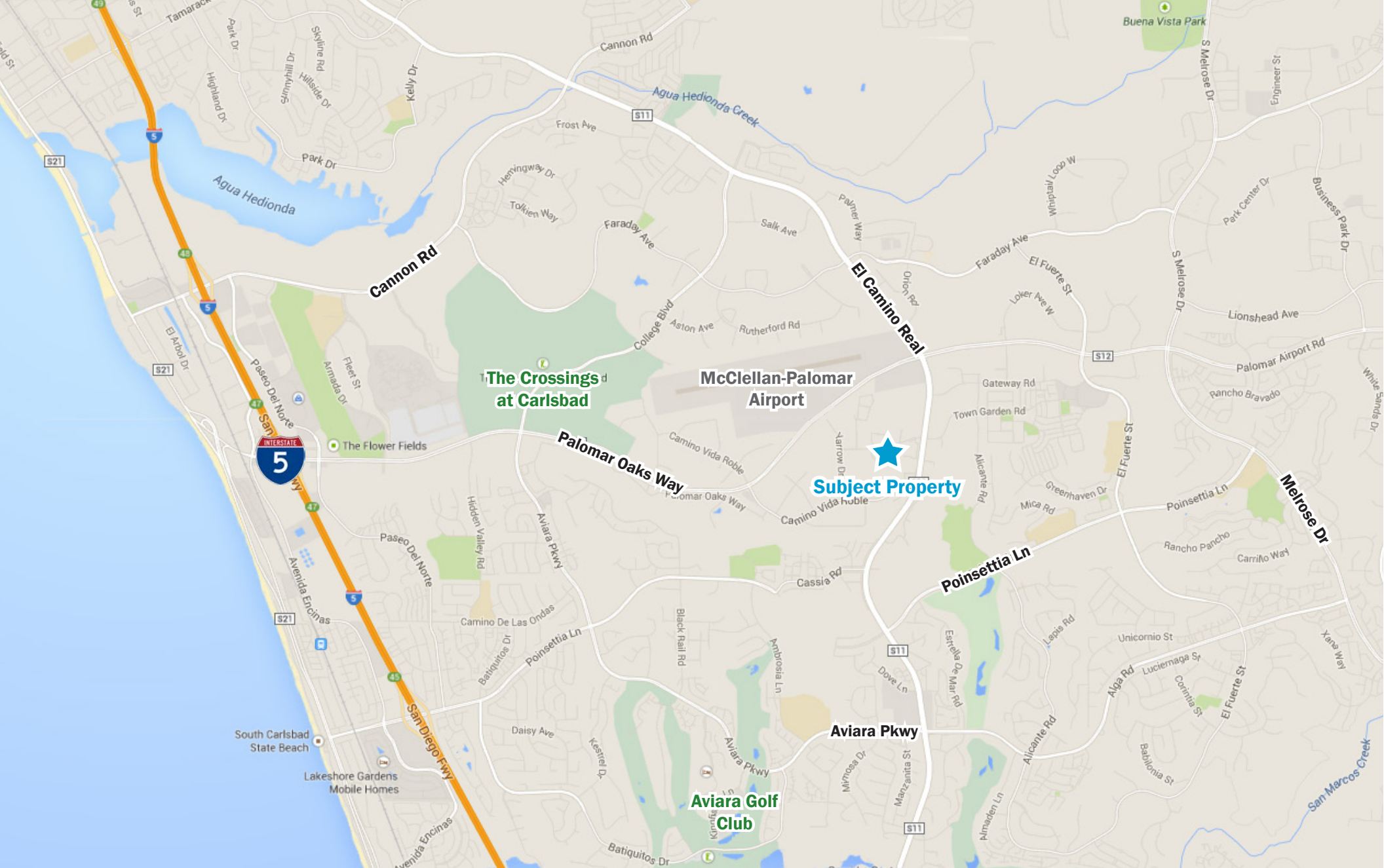
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