

FOR LEASE

13,226 SF INDUSTRIAL SUITE
W/ DOCK LOADING



LIONSHEAD AVE

3186

SUITE 100

CARLSBAD, CA 92010

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

3186 LIONSHEAD AVE | 1

[PROPERTY FEATURES]

| | |
|---------------|-----------------------------------|
| Suite Size: | 13,226 SF |
| Loading: | 1 Grade Level Door 1 Dock Well |
| Parking | 3.5/1,000 SF (46 spaces) |
| Power: | 800a/277 – 480v |
| Clear Height: | 24' |
| Sprinklers: | 0.45gpm |
| Year Built: | 2007 |
| Zoning: | P-M, Planned Industrial |
| Available: | Now |
| NNN's: | \$0.48/SF |

ASKING RATE: \$1.27/SF NNN



[HIGHLIGHTS]



CARLSBAD RACEWAY BUSINESS PARK



EXCELLENT PARKING



DOCK & GRADE LOADING



HEAVY POWER



HIGH CLEAR HEIGHT



CORPORATE IMAGE

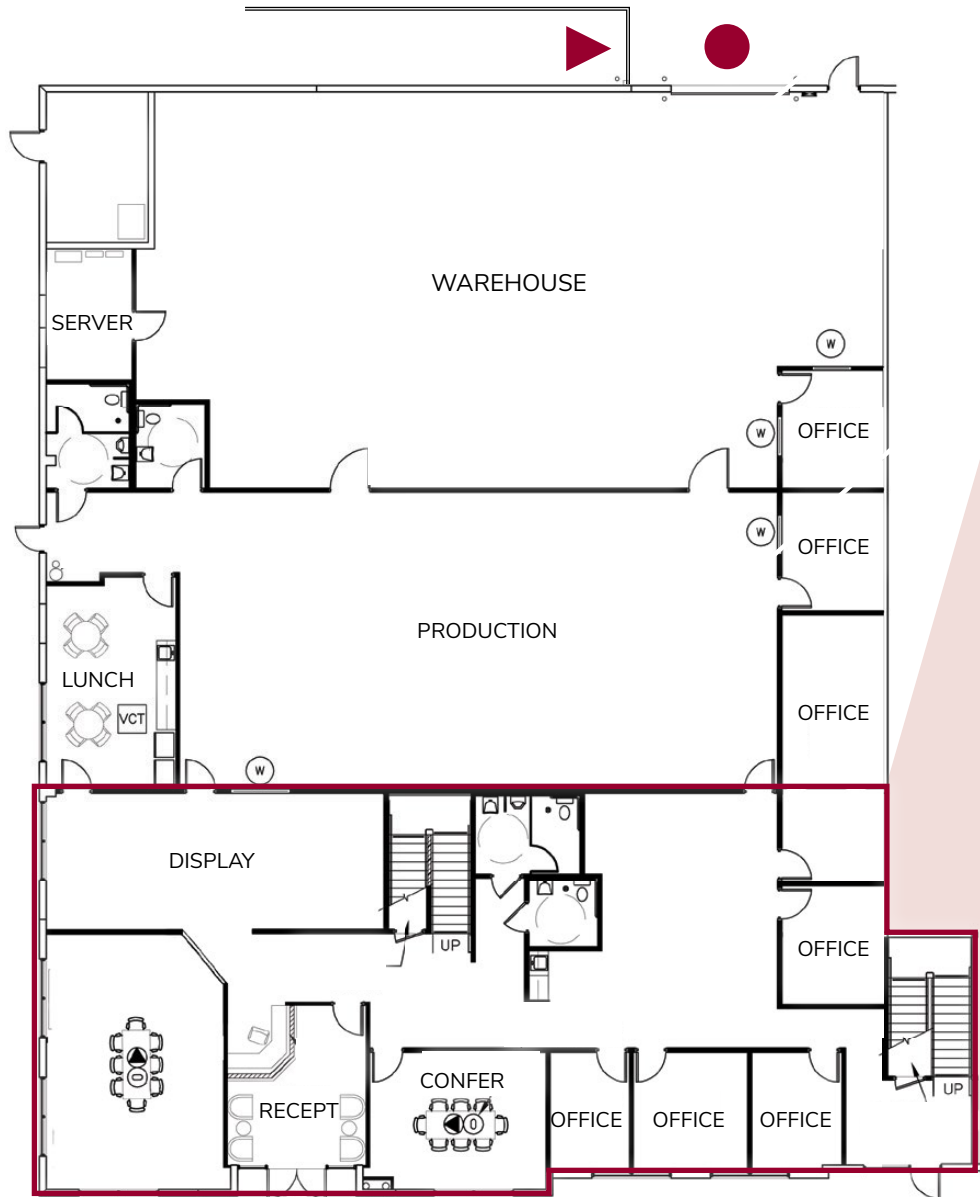


OUTSIDE PICNIC AREA



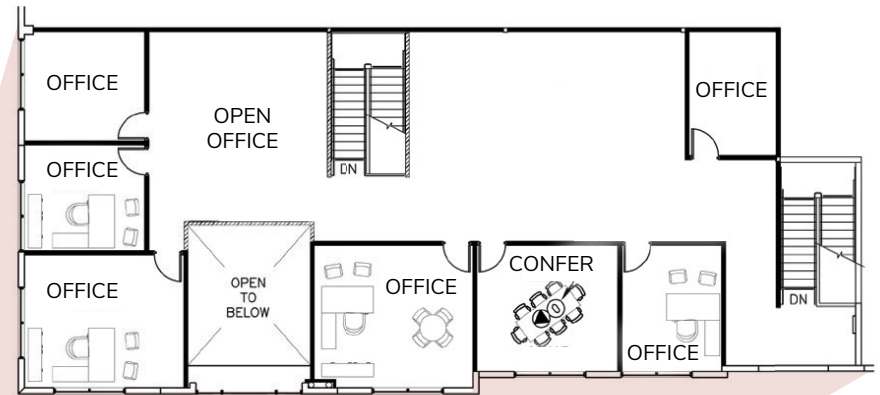
NEARBY RETAIL & AMENITIES

[FLOOR PLAN]



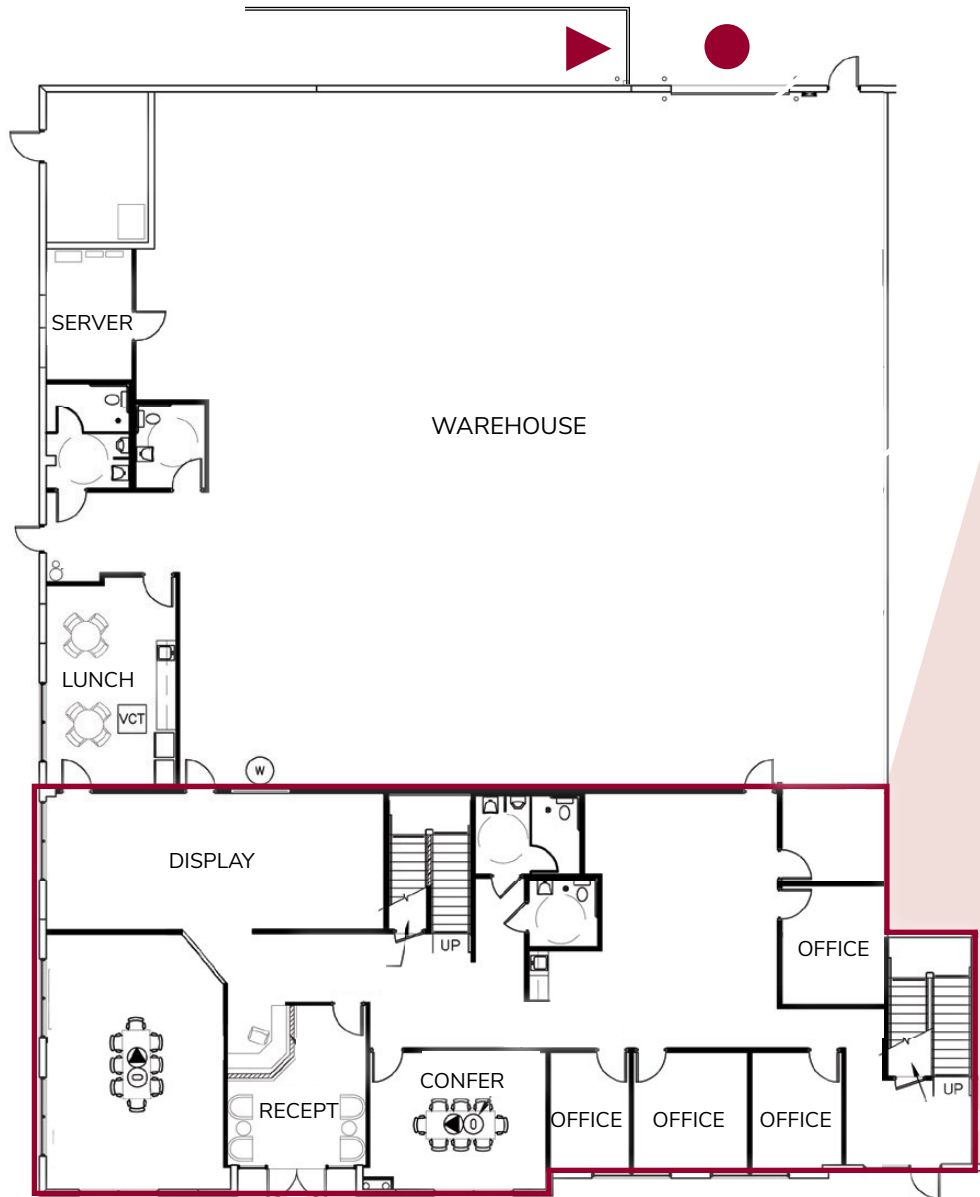
1st Floor

2nd Floor



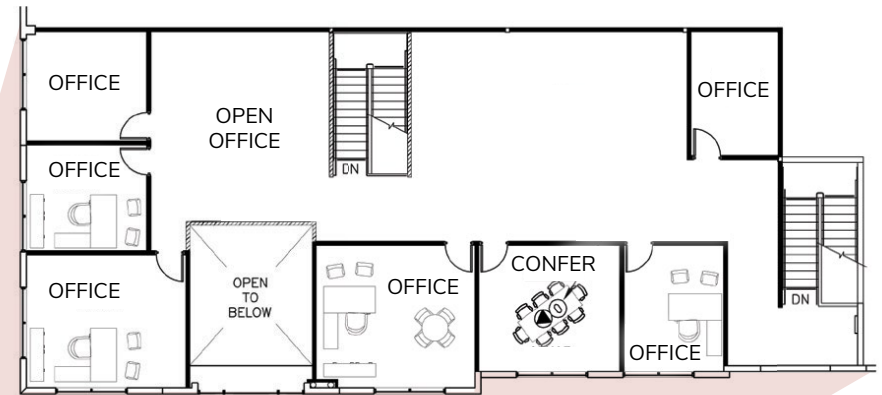
- = Grade Level
- ▲ = Dock High

[CONCEPTUAL FLOOR PLAN]



1st Floor

2nd Floor



- = Grade Level
- ▲ = Dock High



[CORPORATE NEIGHBORS]



1

ViaSat

4

Callaway

7

ThermoFisher
SCIENTIFIC

10



13

VESSEL

16



2

Titleist

5

Abbott

8

FedEx
Express

11

enovis™

14

Aethercomm

3

ARGONAUT
MANUFACTURING SERVICES

6

TaylorMade

9

glanbia

12

SPINAL
elements

15

prAna

[NEARBY RETAIL & AMENITIES]



1

1 north county square



2 buena vista



2

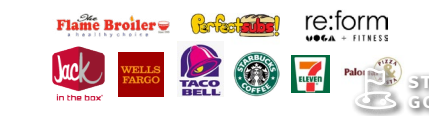
3186
LIONSHEAD AVE

3 the square @ bressi ranch



5

5 vista palomar park



6

6 grand plaza



7

7 the island @ carlsbad



4 bressi ranch village center



[LIFE IN CARLSBAD]

where corporate meets the beach



population

114,746



corporate & local
businesses

10,383



median household
income

\$185,121



annual visitors

3.7M

7

miles of



Pacific Ocean
Coastline



golf courses

1. el camino country club
2. la costa golf course
3. encinitas ranch
4. aviara golf club
5. the crossings at carlsbad
6. rancho carlsbad
7. ocean hills country club



attractions

1. oceanside pier & harbor
2. carlsbad state beach
3. carlsbad campground
4. batiquitos lagoon
5. legoland
6. carlsbad flower fields & premium outlets
7. leucadia state beach
8. mcclellan-palomar airport

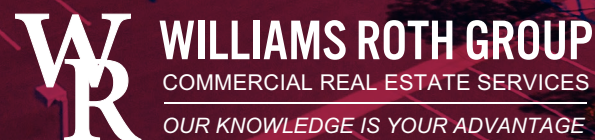


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