

2856

WHIPTAIL LOOP
Carlsbad, CA 92010



FOR LEASE

52,630 SF (DIVISIBLE DOWN TO 12,048 SF)
MANUFACTURING AND DISTRIBUTION SUITE WITH HEAVY POWER



PROPERTY HIGHLIGHTS

2856



CLASS A INDUSTRIAL
Manufacturing & Distribution Space



DIVISIBILITY OPTIONS
12,048 SF - 52,360 SF



HEAVY POWER
600A 277/480v
(expandable to 4,000A 277/480v)



12 DOCK & 3 GRADE
Loading Doors



32'
Clear Height



LARGE TRUCK COURT
Drive Around Access



FUNCTIONAL LAYOUT
Minimal Office



SECURITY
Fully Fenced and Gated Truck Access



CONCRETE CONSTRUCTION
Tilt up & Pad



ENERGY EFFICIENT
Solar Panels Reducing Operational Costs



PROPERTY FEATURES

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TOTAL SIZE	52,360 SF (DIVISIBLE TO 12,048 SF)
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TOTAL OFFICE SIZE	4,320 SF (12%)
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LOADING	12 Dock High Doors (9' x 10') 3 Grade Level Doors (12' x 14')
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CLEAR HEIGHT	±32'
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POWER	600A 277/480v (expandable to 4,000A 277/480v)
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PARKING	1.67/1,000 SF
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YEAR BUILT	2019
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SLAB DEPTH	5.5"
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SPRINKLERS	ESFR
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ZONING	<u>P-M, Planned Industrial</u>
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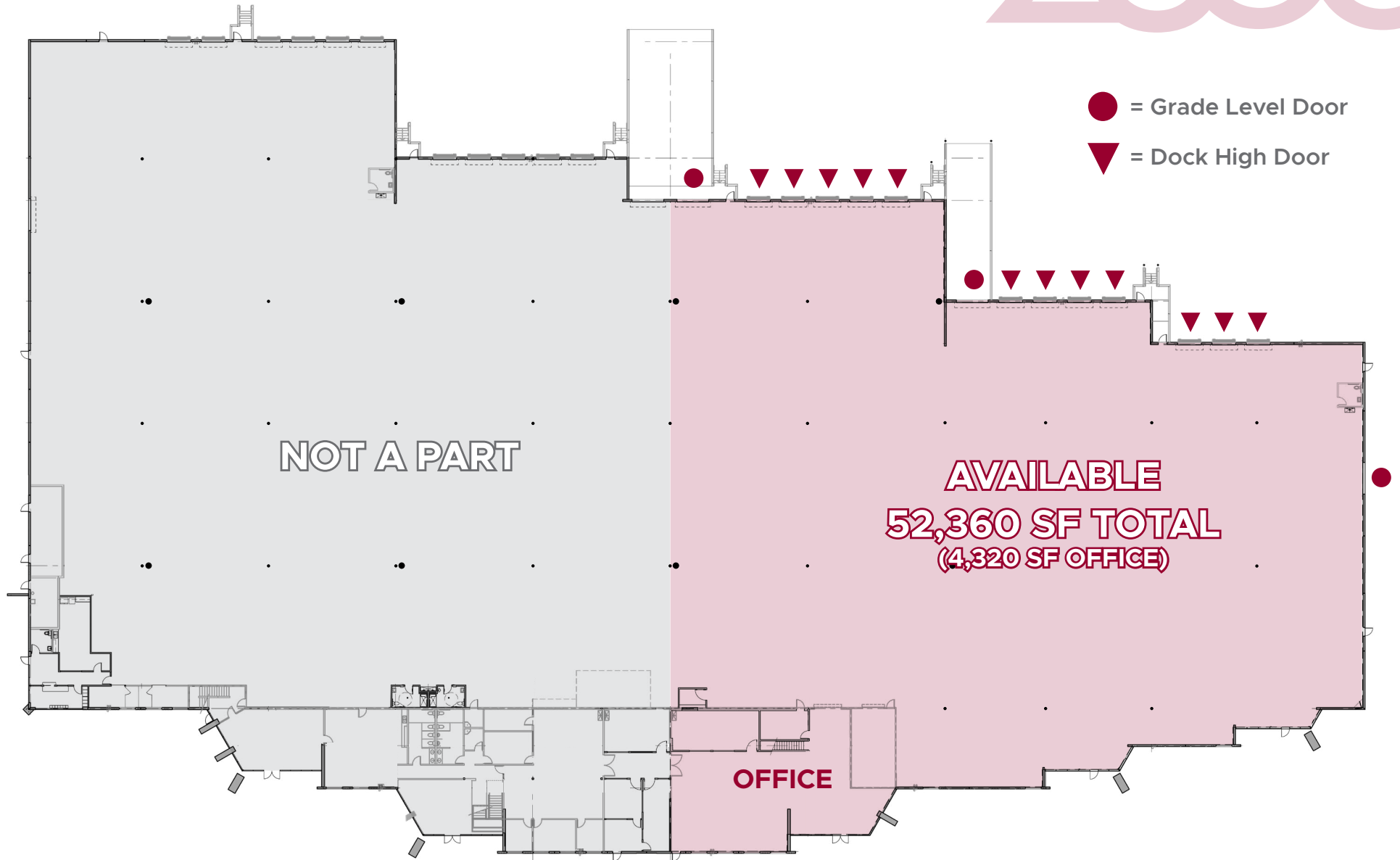
AVAILABILITY	January 2026
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NNN'S	\$0.29/SF
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ASKING RATE	\$1.35/SF NNN
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FLOOR PLAN

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FLOOR PLAN

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DIVISIBILITY OPTIONS

Suite	Size	Office	Dock	Grade
103-104	40,312 SF	4,320 SF	9	2
104-105	26,310 SF	Build to Suit	7	2
103	26,050 SF	4,320 SF	5	1
105	12,048 SF	Build to Suit	3	1

● = Grade Level Door

▼ = Dock High Door

NOT A PART

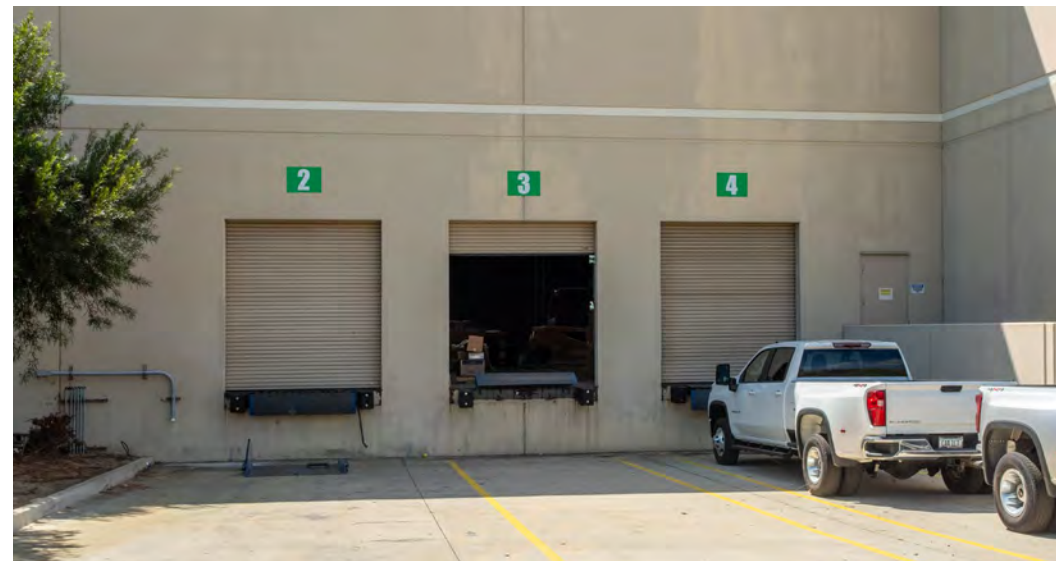
SUITE 103
26,050 SF

SUITE 104
14,262 SF

SUITE 105
12,048 SF

PROPERTY PHOTOS

2856



PROPERTY PHOTOS

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SITE PLAN

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CORPORATE NEIGHBORS



1. **DR. BRONNER'S**



3. **SOLATUBE**

4. **DDH**
ENTERPRISE, INC.

5. **WatkinsWellness**
Feel good. Live well.

6. **TEMPO**
COMMUNICATIONS



8. **TESLA**

9. **amazon**

10. **SPINAL**
ELEMENTS

11. **Titleist**

12. **ARGONAUT**
MANUFACTURING SERVICES

13. **glanbia**

14. **enovis**

15. **Nordson**

16. **ViaSat**

17. **FLUIDRA**

18. **IONIS**
PHARMACEUTICALS

19. **SPY+**

20. **OnTrac**

21. **PODS**

22. **HME**

23. **Callaway**

NEARBY RETAIL & AMENITIES



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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WHIPTAIL LOOP

SAN DIEGO AIRPORT

LARGEST PRIVATELY HELD REAL ESTATE COMPANY IN SAN DIEGO COUNTY



Pride of
**Local
Ownership**



Commitment to
Quality



6,500,000
Leaseable SF



684
Tenants



Long Term
**Investment
Horizon**



Founded in
1954

YOUR LANDLORD MATTERS



RELATIONSHIP FOCUSED
expand or relocate within the portfolio



CONTRACTORS & SPACE PLANNERS
in-house team available to lower costs



WELL CAPITALIZED
for tenant improvements



LOCAL MANAGEMENT
quick decisions and responsive action



QUALITY CONCRETE CONSTRUCTION
lower maintenance & NNN costs



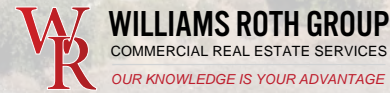
VISIT THE
WEBSITE

DEVELOPER | OWNER | PROPERTY MANAGER
san diego, imperial & riverside counties

2856

WHIPTAIL LOOP

Carlsbad, CA 92010



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