CBRE Investment Management

http://www.cbreim.com/logistics

2765 Loker Ave

93,254 SF

(Divisible down to 38,593 SF)

2765 Loker Ave
Carlsbad, CA 92010



Total Available	93,254 SF (38,593 Divisible)
Office Space	To suit
Mezzanine	6,990 SF
Clear Height	30’
Dock Doors	7 Loading positions
Grade Level Doors	2 Drive-in doors
Power	3,000 - 4,000a 227/480v
HVAC	Fully HVAC warehouse

Year Built	1999
Sprinklers	Fully sprinklered (ESFR)
EV Charging	2 Auto spaces
Car Parking	245 (2.6/1000) Auto spaces
Column Spacing	48’ x 48’
Lighting	LED with motion sensors
Site Size	5.22 acres
Amenities	Outdoor break area

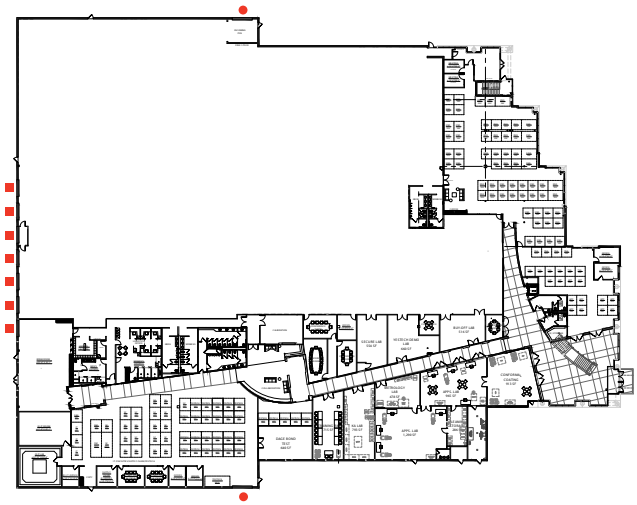
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For Lease

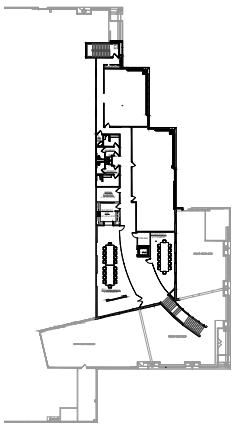
As-Is Plan

N

■ Dock Door
● Drive-in Door

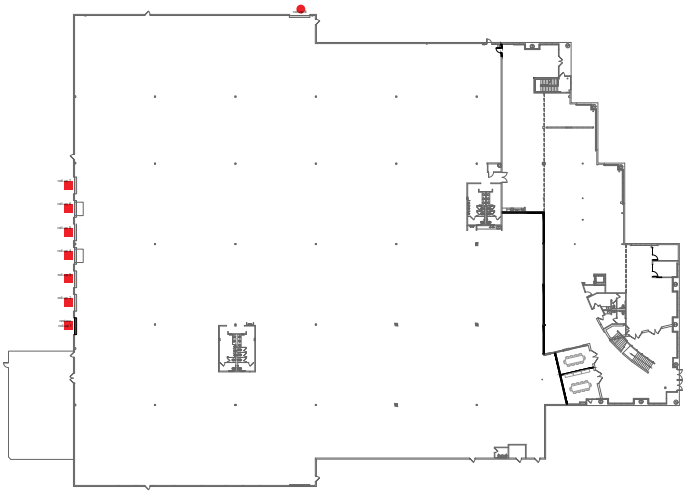


Ground Floor

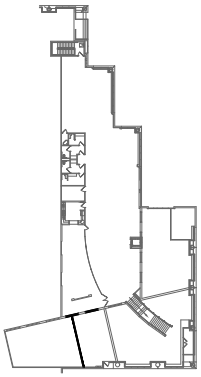


Mezzanine

Proposed Plan

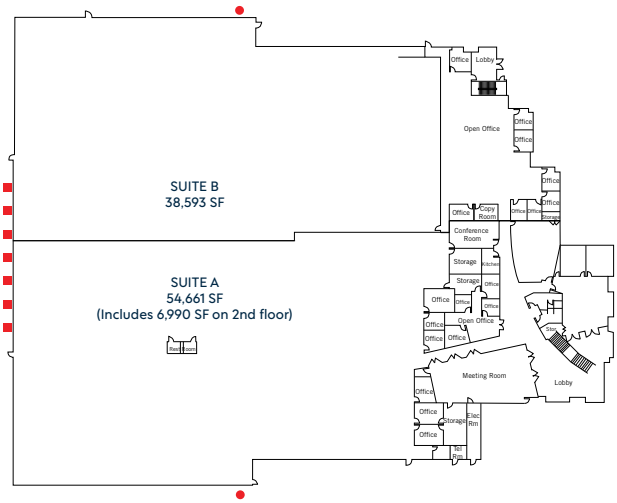


Ground Floor

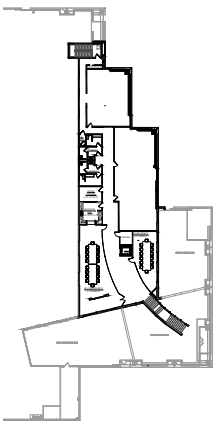


Mezzanine

Demising Plan

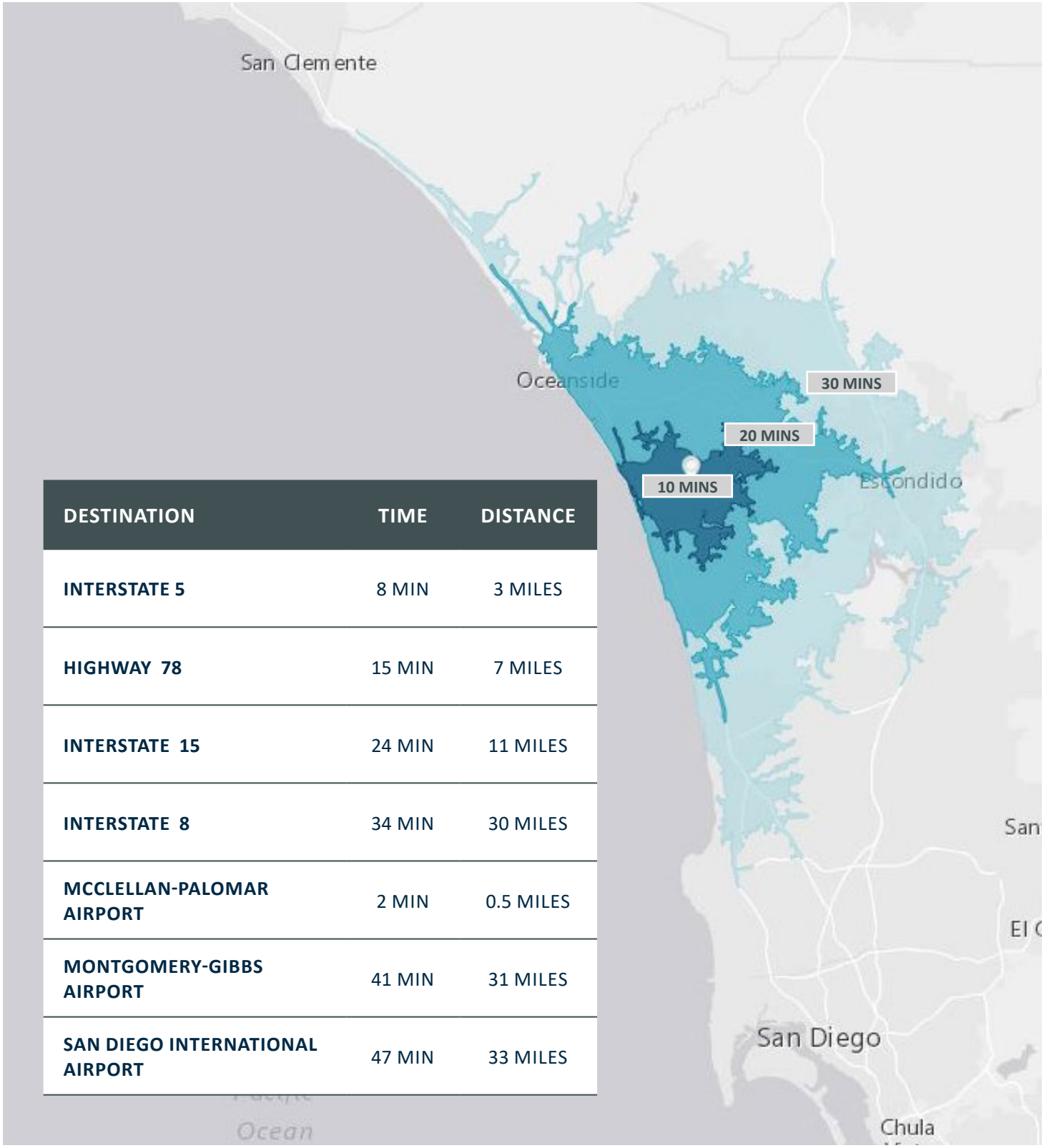


Ground Floor



Mezzanine

Drive Times

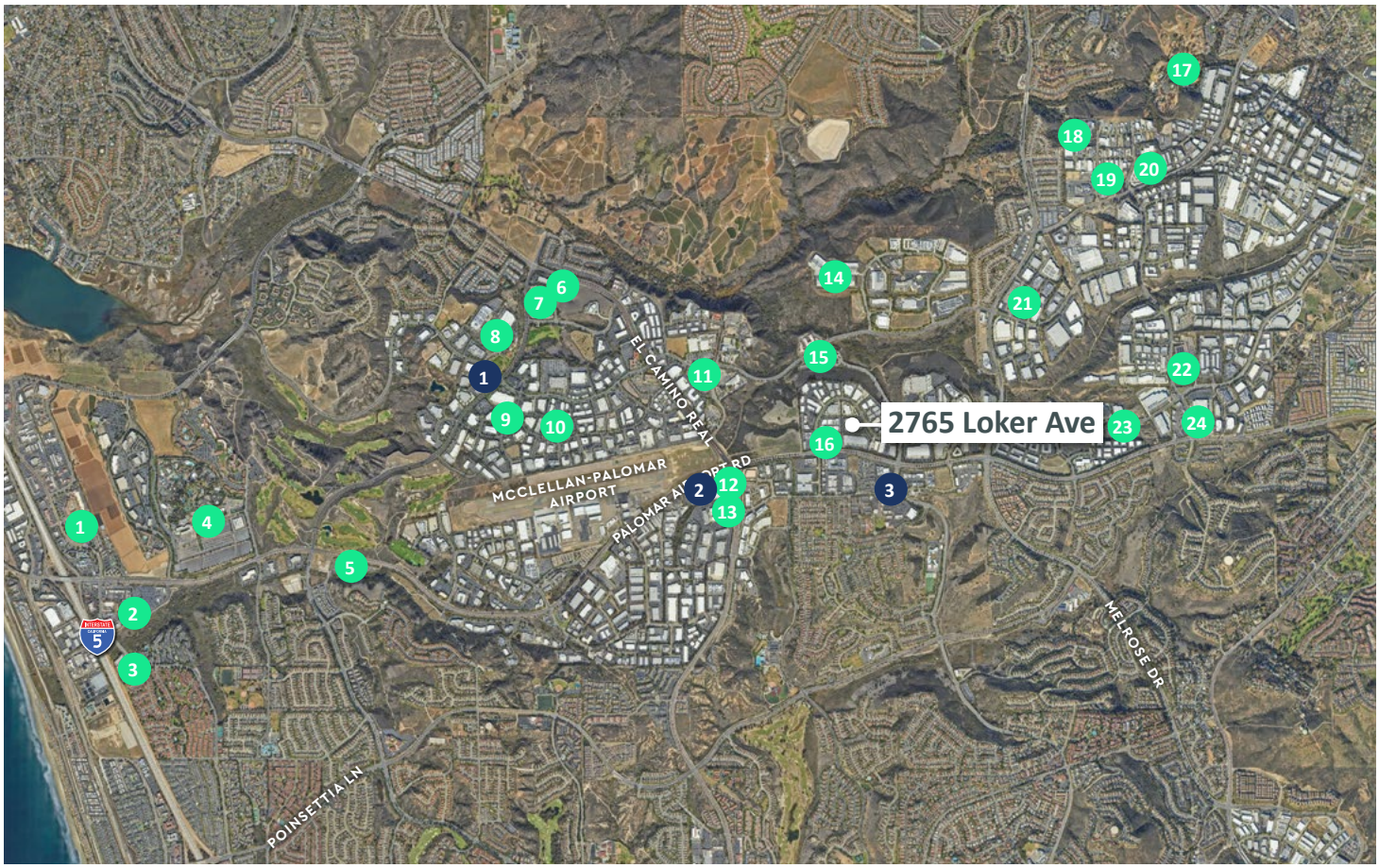


DESTINATION	TIME	DISTANCE
INTERSTATE 5	8 MIN	3 MILES
HIGHWAY 78	15 MIN	7 MILES
INTERSTATE 15	24 MIN	11 MILES
INTERSTATE 8	34 MIN	30 MILES
MCCLELLAN-PALOMAR AIRPORT	2 MIN	0.5 MILES
MONTGOMERY-GIBBS AIRPORT	41 MIN	31 MILES
SAN DIEGO INTERNATIONAL AIRPORT	47 MIN	33 MILES

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For Lease

Corporate Neighbors & Amenities



Corporate Neighbors

1. Nike
2. Costco
3. U-Haul
4. LegoLand
5. 24 Hour Fitness
6. Adidas
7. TaylorMade
8. ThermoFischer
9. Prologis
10. Callaway Golf
11. FedEx
12. Lowes
13. ViaSat
14. OnTrac
15. Amazon
16. Staples
17. Nuface
18. Total Source
19. FedEx
20. Applied Membranes Inc.
21. Home Depot
22. Target
23. Tesla
24. Amazon

Amenities

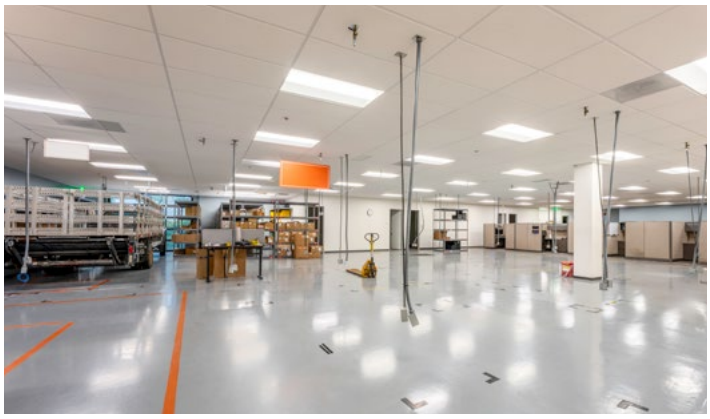
1. **The Island @ Carlsbad**
   - Croutons
   - El Cubano
   - MAI Martial Arts International
   - Punjabi
   - Little Zeus
   - Studio Barre
2. **Palomar Commons**
   - Five Guys
   - Panera Bread
   - Lowes
3. **Bressi Ranch**
   - Trader Joes
   - Board & Brew
   - Staer Bros.
   - Rubios
   - Tommy V's
   - Peets Coffee
   - CVS
   - Bevmo!
   - Yoga Six
   - Sprouts
   - Bird Rock Coffee Roasters
   - Mendocino Farms

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Contact us

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