

3186

Lionshead Ave, Ste 150
Carlsbad, CA 92010

FOR SUBLEASE: 6,916 SF
INDUSTRIAL/R&D SPACE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
CAL BRE LIC# 01390702

CHRIS ROTH
croth@lee-associates.com
(760) 448-2448
CAL BRE LIC# 01789067

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

1900 Wright Place Suite 200 - Carlsbad, CA 92008 P: (760) 929-9700 F: (760) 929-9977

PROPERTY FEATURES:

- » 6,916 SF space with \pm 2,500 SF of office
- » Shared dock well; 1 Grade level door
- » 24' clear height
- » 200 Amps @ 277/480v (upgradable)
- » .45/3,000 GPM sprinklers
- » 3.5/1,000 SF parking ratio
- » Office function also available
- » Located in the Carlsbad Raceway Business Park
- » Call Brokers to Tour
- » **Sublease Rate: \$8,250.00 plus utilities**

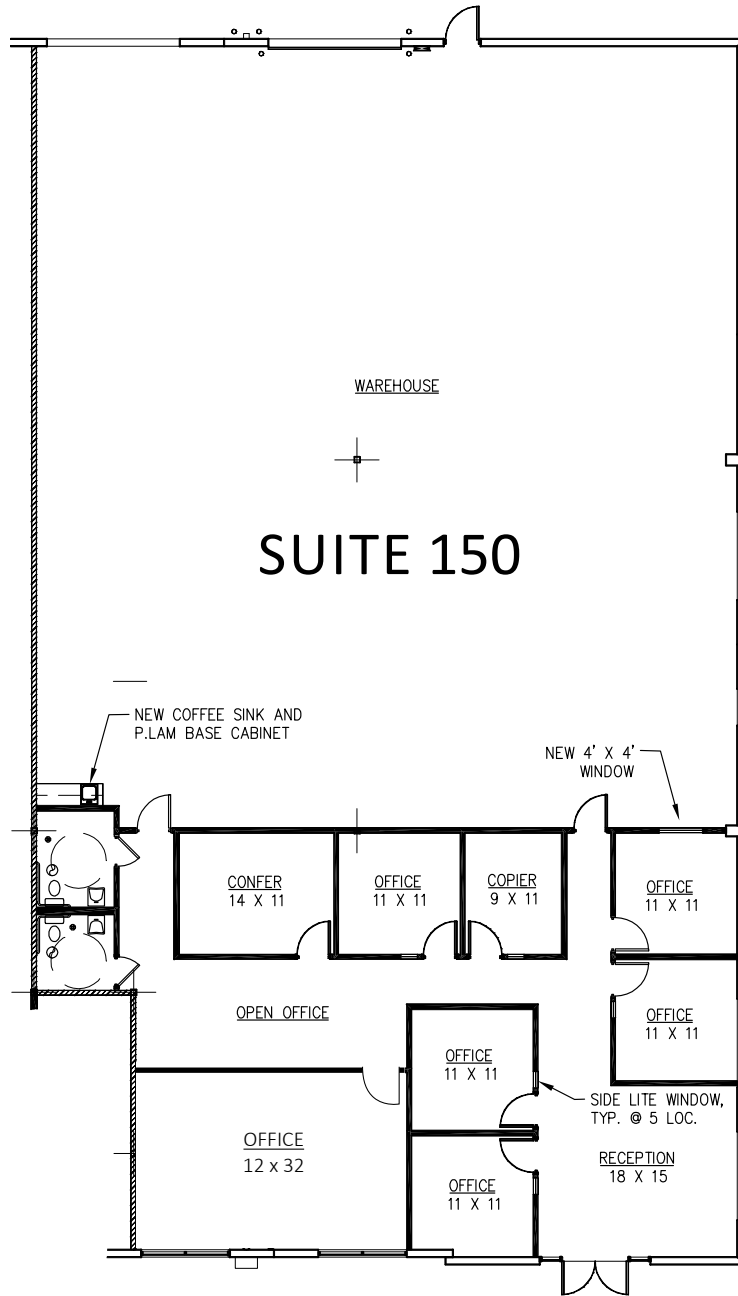


RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
CAL BRE LIC# 01390702

CHRIS ROTH
croth@lee-associates.com
(760) 448-2448
CAL BRE LIC# 01789067



FLOORPLAN



RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
CAL BRE LIC# 01390702

CHRIS ROTH
croth@lee-associates.com
(760) 448-2448
CAL BRE LIC# 01789067



PROPERTY PHOTOS



Signage Available



Dock High Loading



Deck Overlooking Open Canyon



Good Truck Access



Excellent Parking

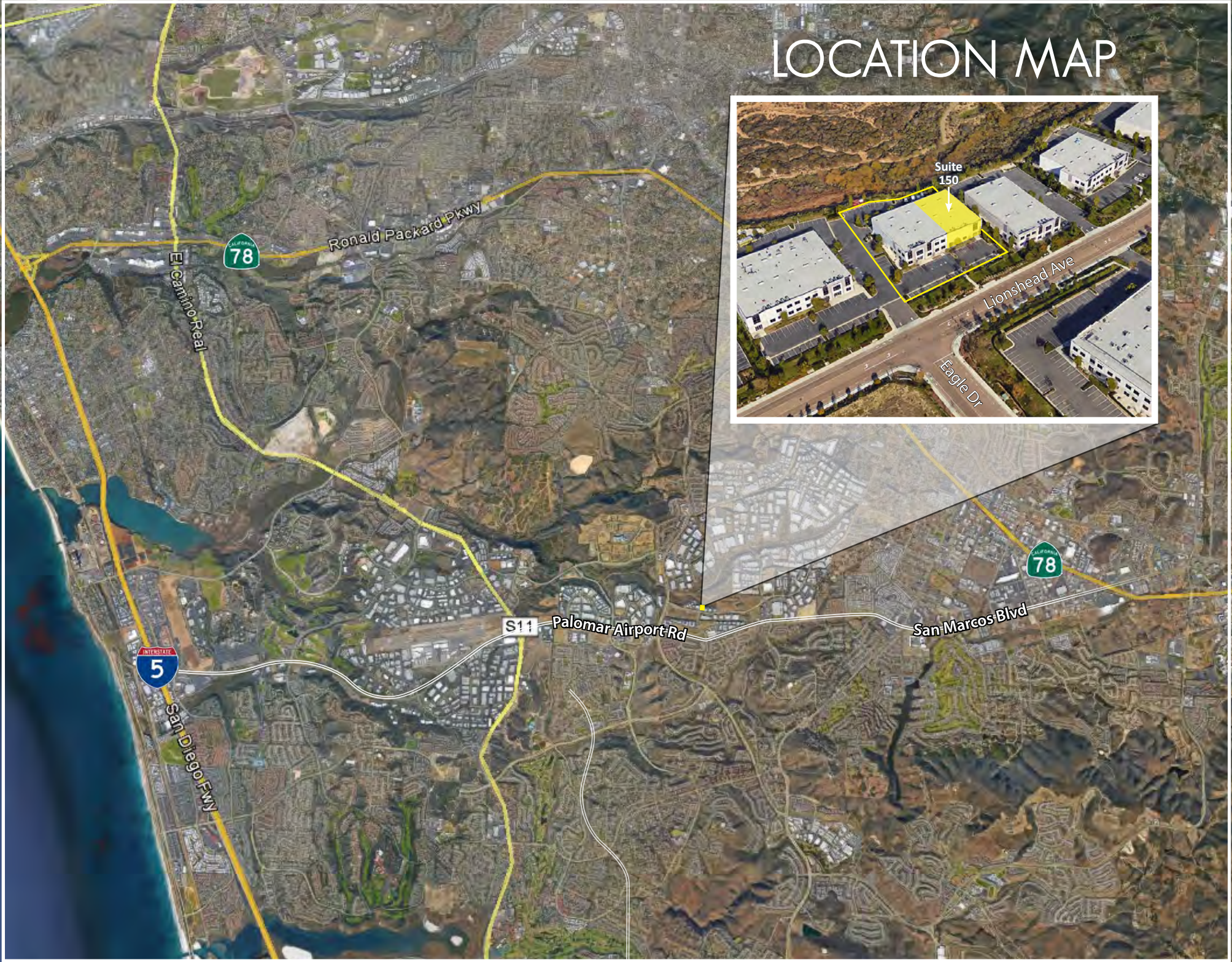


RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
CAL BRE LIC# 01390702

CHRIS ROTH
croth@lee-associates.com
(760) 448-2448
CAL BRE LIC# 01789067



LOCATION MAP



3186

Lionshead Ave, Ste 150
Carlsbad, CA 92010

FOR SUBLEASE: 6,916 SF
INDUSTRIAL/R&D SPACE

RUSTY WILLIAMS, SIOR
rwilliams@lee-associates.com
(760) 448-2453
CAL BRE LIC# 01390702

CHRIS ROTH
croth@lee-associates.com
(760) 448-2448
CAL BRE LIC# 01789067



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

