

# FOR LEASE

## 38,500 SF

1940 CAMINO VIDA ROBLE  
CARLSBAD, CA 92008



### 3,000

AMPS OF POWER



### 25%

HVAC PRODUCTION AREA



### 5

MINUTES TO I-5



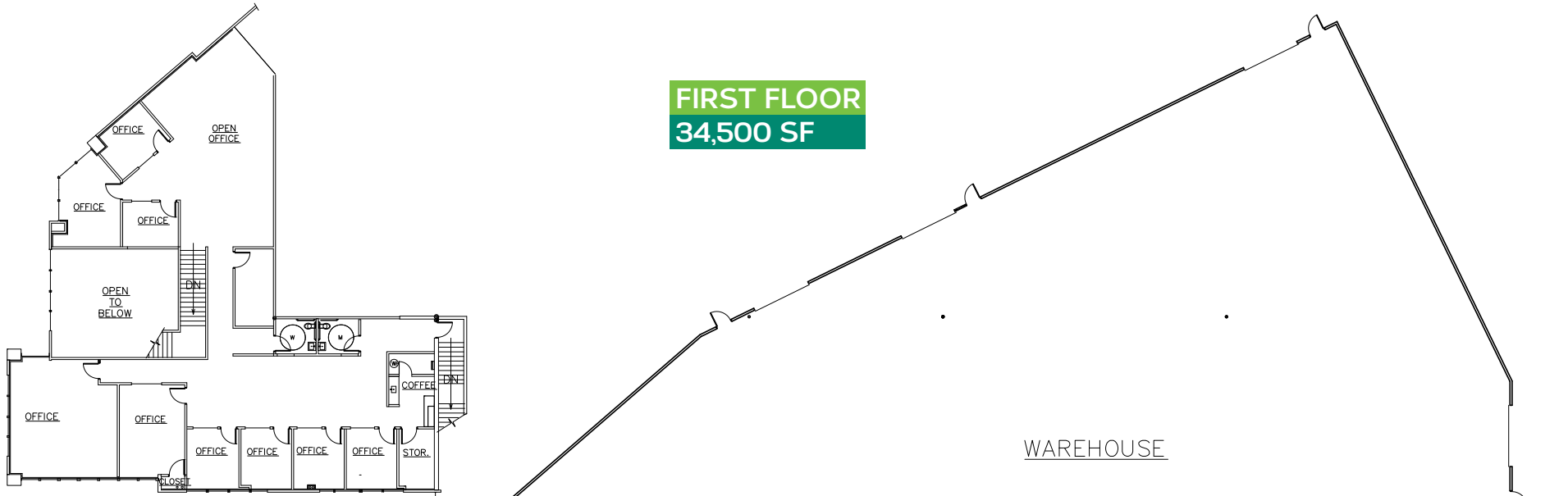
## PROJECT DETAILS:

- Approximately 38,500 SF industrial building
- Approximately 8,500 SF of office
- Loading: 1 Dock/4 Grade Doors (12'x14')
- Column Spacing: 55'x47'
- Clear Height: 24'-26'
- Concrete loading areas
- Heavy Power: 3,000a/277-480v 3p
- Parking: 98 spaces (2.59/1,000 SF)
- APN #212-092-13
- 5 minutes to I-5 via Palomar Airport Road
- Lease Rate: **\$0.98/SF NNN**
- Low Nets at **\$0.20/SF/mo**

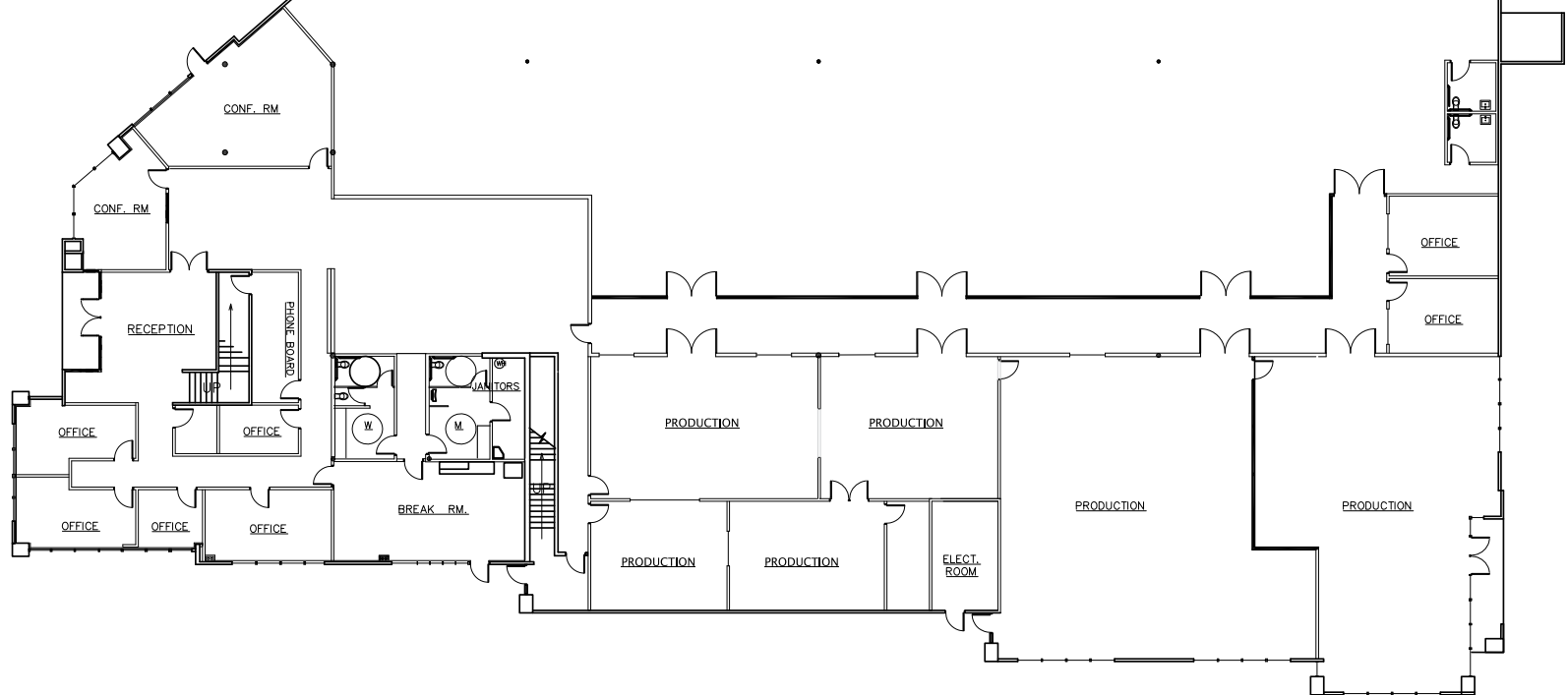


# FLOOR PLAN:

FIRST FLOOR  
34,500 SF



SECOND FLOOR  
4,000 SF



# CORPORATE NEIGHBORS:



## FOR MORE INFORMATION

Adam Molnar

Lic. 01896628

+1 760 438 8585

adam.molnar@cbre.com

Greg Lewis

Lic. 01365602

+1 760 438 8580

greg.lewis@cbre.com

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