

# EL FUERTE BUSINESS PARK

2788, 2790, 2792, 2794, 2796 Loker Avenue  
Carlsbad, CA 92010



**TENANT INCENTIVE** 

**6 MONTHS OF  
HALF ABATED BASE RENT  
ON A 3 YEAR LEASE**

**(ALL DEALS MUST BE FOR  
QUALIFIED TENANTS)**

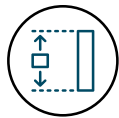
**FOR LEASE**

**INDUSTRIAL BUSINESS PARK**

±1,013 - ±2,290 SF AVAILABLE



# PROPERTY HIGHLIGHTS



Clear Height: 16'-18'



Flex and Industrial Suites



Gas Potentially Available



Exterior Improvements Underway



Grade-Level Loading



Central North County Location



Sprinklered Suites



Close Proximity to Palomar-McClellan Airport, Shopping, Restaurants, and Housing



On-Site Deli

# AVAILABILITIES

INDUSTRIAL				
UNIT	SIZE	DESCRIPTION	LEASE RATE	AVAILABILITY
<b>2790 Loker Avenue / Suite 105</b>	1,114 SF	Reception, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door	\$1.75/SF + *Est. NNN	Now
<b>2790 Loker Avenue / Suite 108</b>	1,013 SF	Reception, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door	\$1.75/SF + *Est. NNN	Now
<b>2796 Loker Avenue / Suite 103</b>	1,772 SF	Reception, Private Office, Restroom, Warehouse, and 1 Grade Level Roll-Up Door	\$1.69/SF + *Est. NNN	Now
<b>2796 Loker Avenue / Suite 105</b>	2,290 SF	Reception, Private Office, Restroom, Warehouse, and 1 Grade Level Roll-Up Door	\$1.59/SF + *Est. NNN	Now
<b>2796 Loker Avenue / Suite 109</b>	1,766 SF	Reception, Private Office, Restroom, Warehouse, and 1 Grade Level Roll-Up Door	\$1.69/SF + *Est. NNN	Now

\*Est. NNN: \$0.55/SF



# FLOOR PLAN

## 2790 LOKER AVENUE

**105**

SUITE AVAILABLE

**1,114**

TOTAL SQUARE FEET

**100 Amps, 3-Phase**

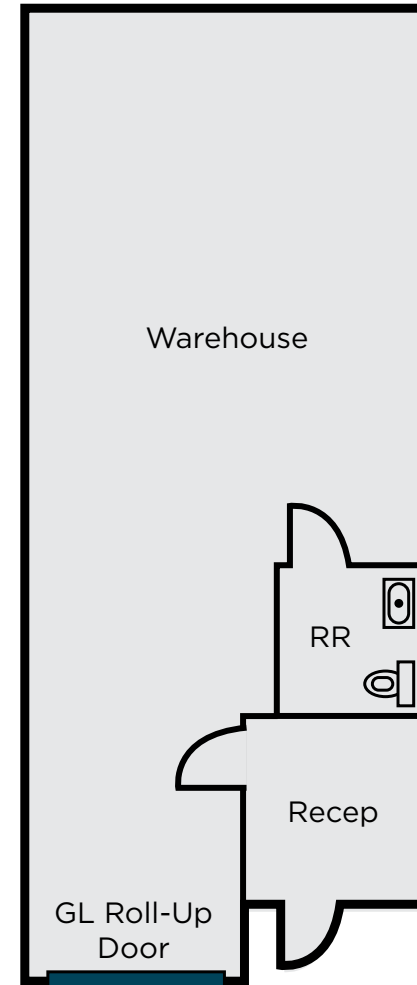
POWER

**\$1.75/ SF NNN**

LEASE RATE + \*Est. NNN: \$0.55/SF

**Now**

DATE AVAILABLE



# FLOOR PLAN

## 2790 LOKER AVENUE

**108**

SUITE AVAILABLE

**1,013**

TOTAL SQUARE FEET

**100 Amps, 3-Phase**

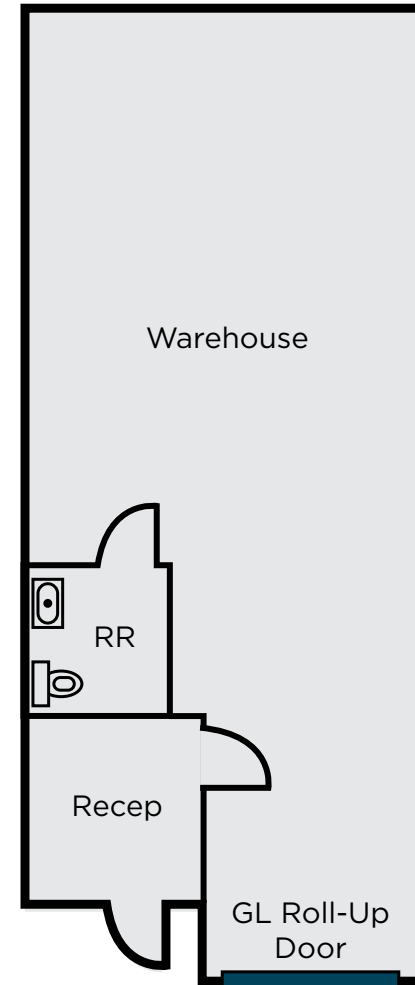
POWER

**\$1.75/ SF NNN**

LEASE RATE + \*Est. NNN: \$0.55/SF

**Now**

DATE AVAILABLE



# FLOOR PLAN

## 2796 LOKER AVENUE

**103**

SUITE AVAILABLE

**1,772**

TOTAL SQUARE FEET

**100 Amps, 3-Phase**

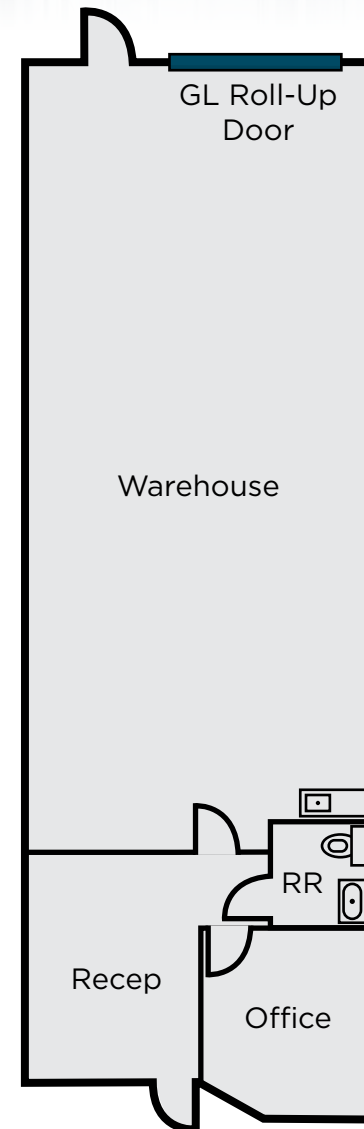
POWER

**\$1.69/ SF NNN**

LEASE RATE + \*Est. NNN: \$0.55/SF

**Now**

DATE AVAILABLE



# FLOOR PLAN

## 2796 LOKER AVENUE

**105**

SUITE AVAILABLE

**2,290**

TOTAL SQUARE FEET

**100 Amps, 3-Phase**

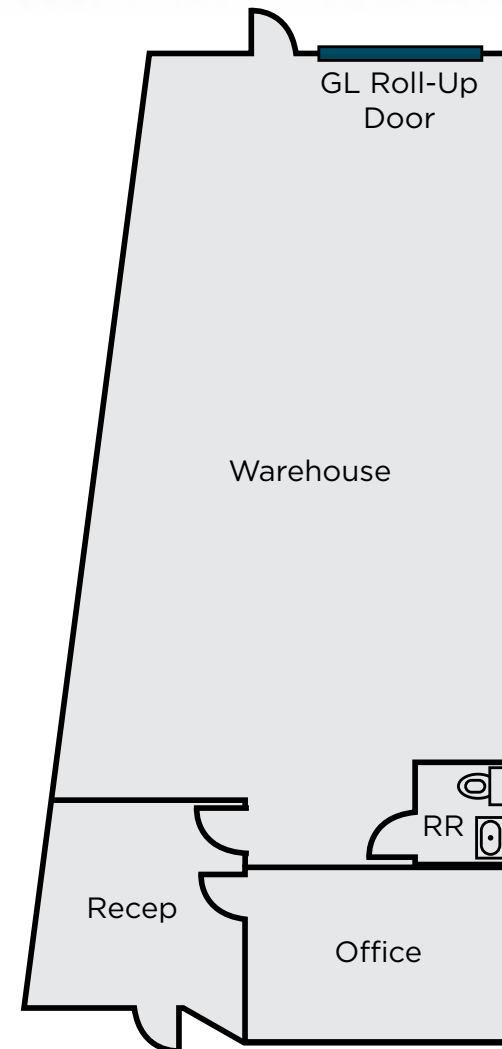
POWER

**\$1.59/ SF NNN**

LEASE RATE + \*Est. NNN: \$0.55/SF

**Now**

DATE AVAILABLE



# FLOOR PLAN

## 2796 LOKER AVENUE

**109**

SUITE AVAILABLE

**1,766**

TOTAL SQUARE FEET

**200 Amps, 3-Phase**

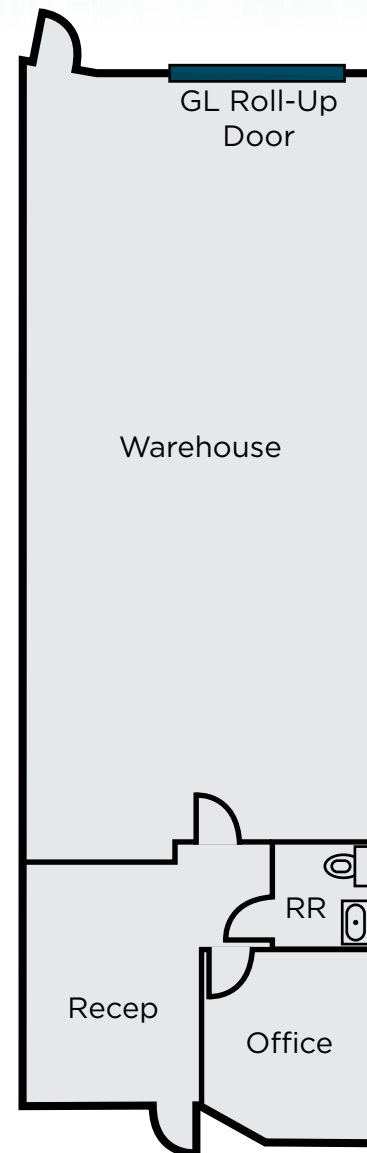
POWER

**\$1.69/ SF NNN**

LEASE RATE + \*Est. NNN: \$0.55/SF

**Now**

DATE AVAILABLE



# PHOTOS



# LOCATION



# EL FUERTE BUSINESS PARK

FOR LEASE

CIP REAL ESTATE

## CONTACT BROKERS

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**CUSHMAN &  
WAKEFIELD**