

Prologis Carlsbad Distribution Center

3193 LIONSHEAD AVE | CARLSBAD, CA 92010



INDUSTRIAL/R&D SPACE FOR LEASE

30,890 SF



CBRE

Executive Summary

Developed in 2007, Prologis Carlsbad Distribution Center encompasses 65,041 square feet of Class A manufacturing/Corp HQ space. State-of-the-art construction combined with an attractive façade, first-class finishes, expansive glass lines, and resort-style facilities for an open and creative work environment.

Benefit 1



100% Climate Controlled

Benefit 2

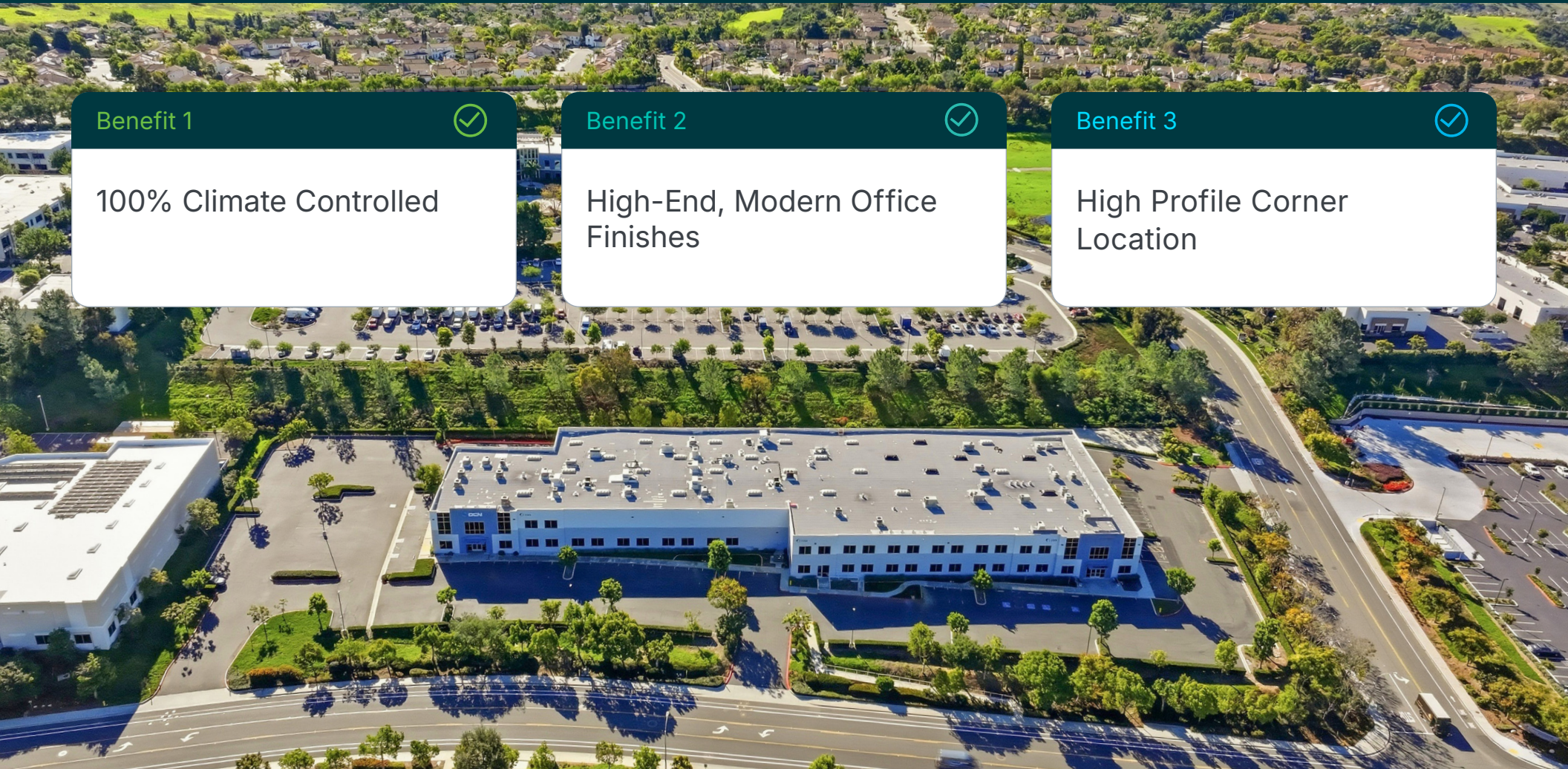


High-End, Modern Office Finishes

Benefit 3



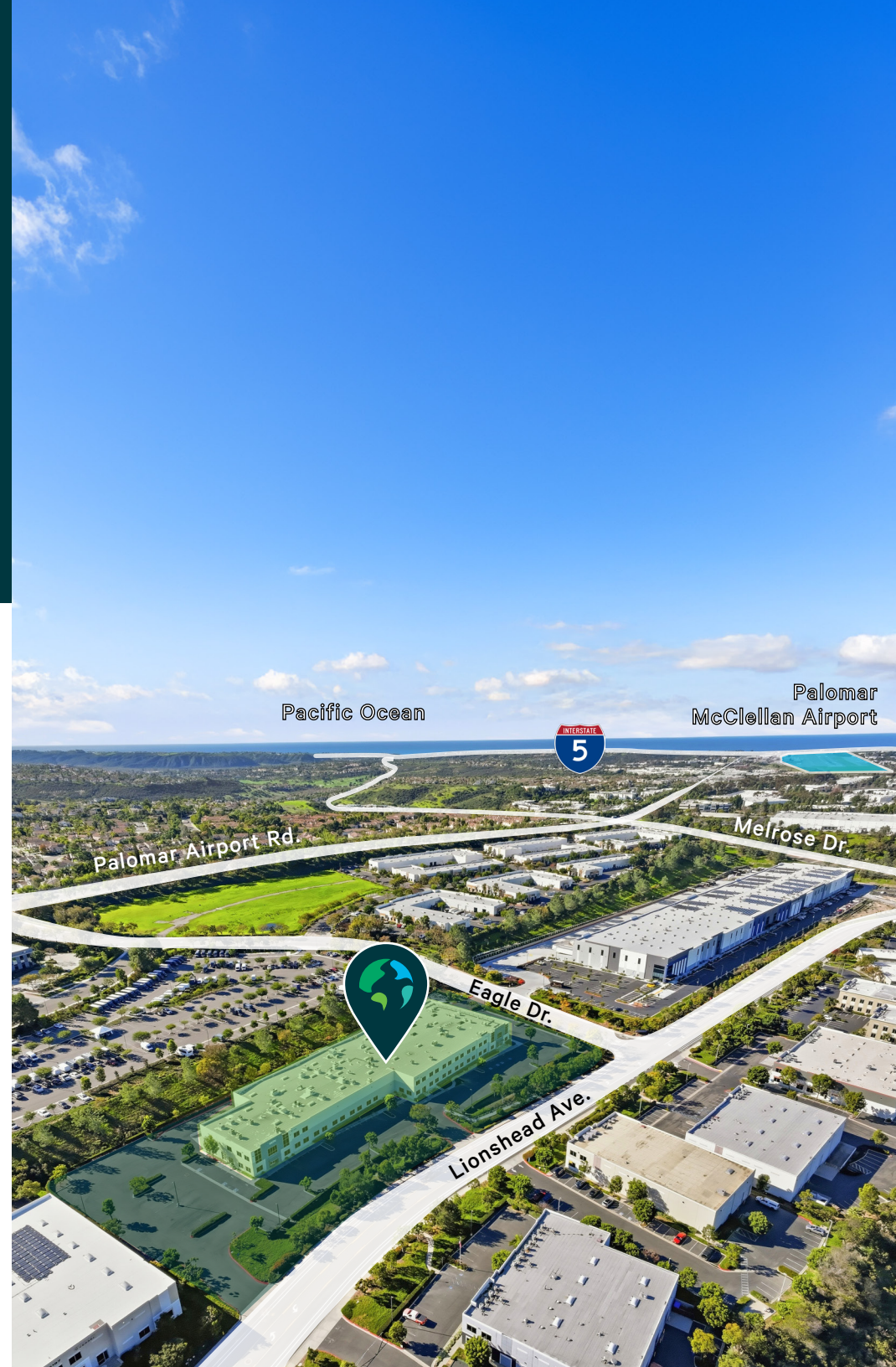
High Profile Corner Location

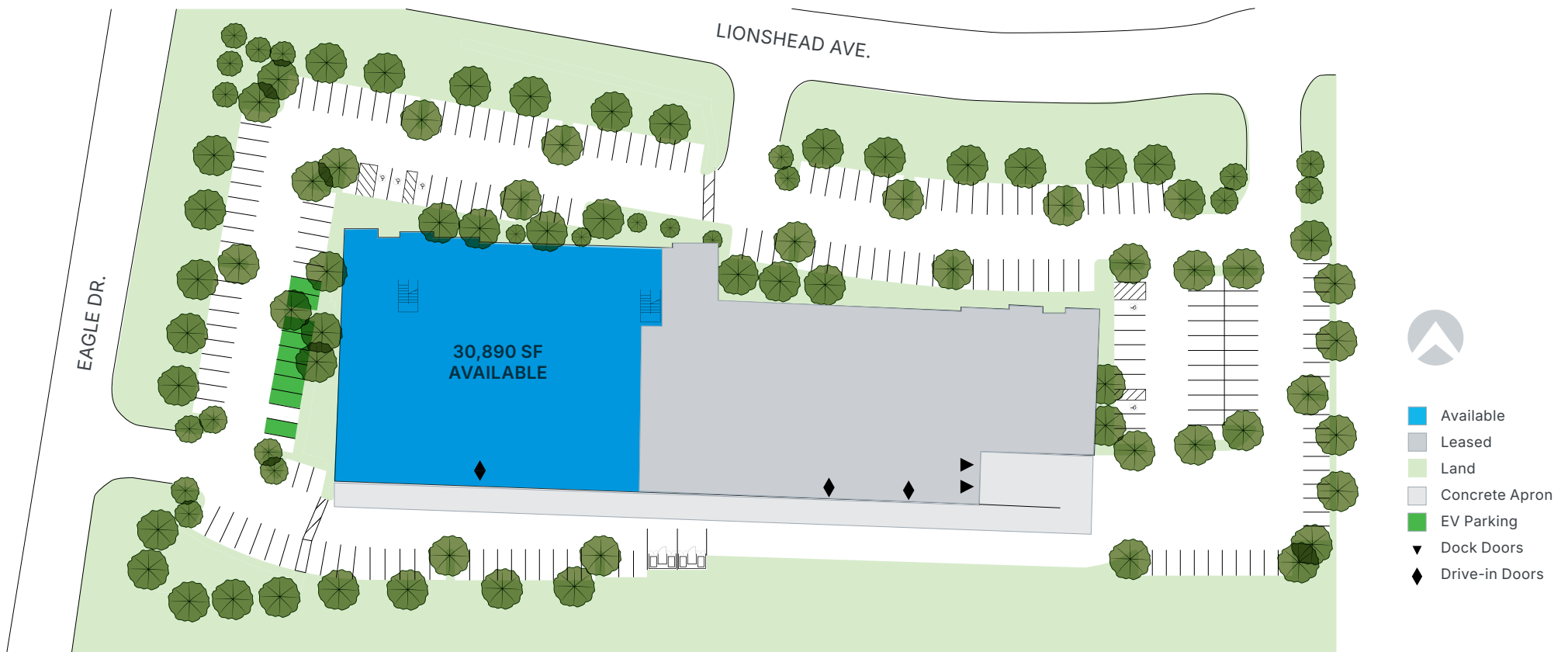


Access Everywhere

Move the materials and goods you need with access to prominent transportation.

- ✓ One-half mile north of Palomar Airport Road, the area's primary thoroughfare and commercial corridor
- ✓ Three miles south of State Route 78, the preferred corridor for the region's manufacturers and distributors
- ✓ Positioned between I-5 (*appx. 5 miles west*) and I-15 (*~8 miles east*)
- ✓ Three miles from the McClellan-Palomar Airport, averaging 385-480 flights daily





Property Features

Industry-leading features to empower your business.

Available Space
± 30,890 SF

Office SF
± 13,314 SF

Drop Ceiling Production
± 10,000 SF
(Premises is 100% HVAC)

Drive-in Doors
1

Clear Height
24'

Car Parking Spaces
2.82/1,000 SF (87 stalls)

Column Spacing
42'6" x 48' (typical)

Power
1,000a, 277/480v

Sprinkler
ESFR

Lighting
LED Motion Sensor

Skylights
Yes

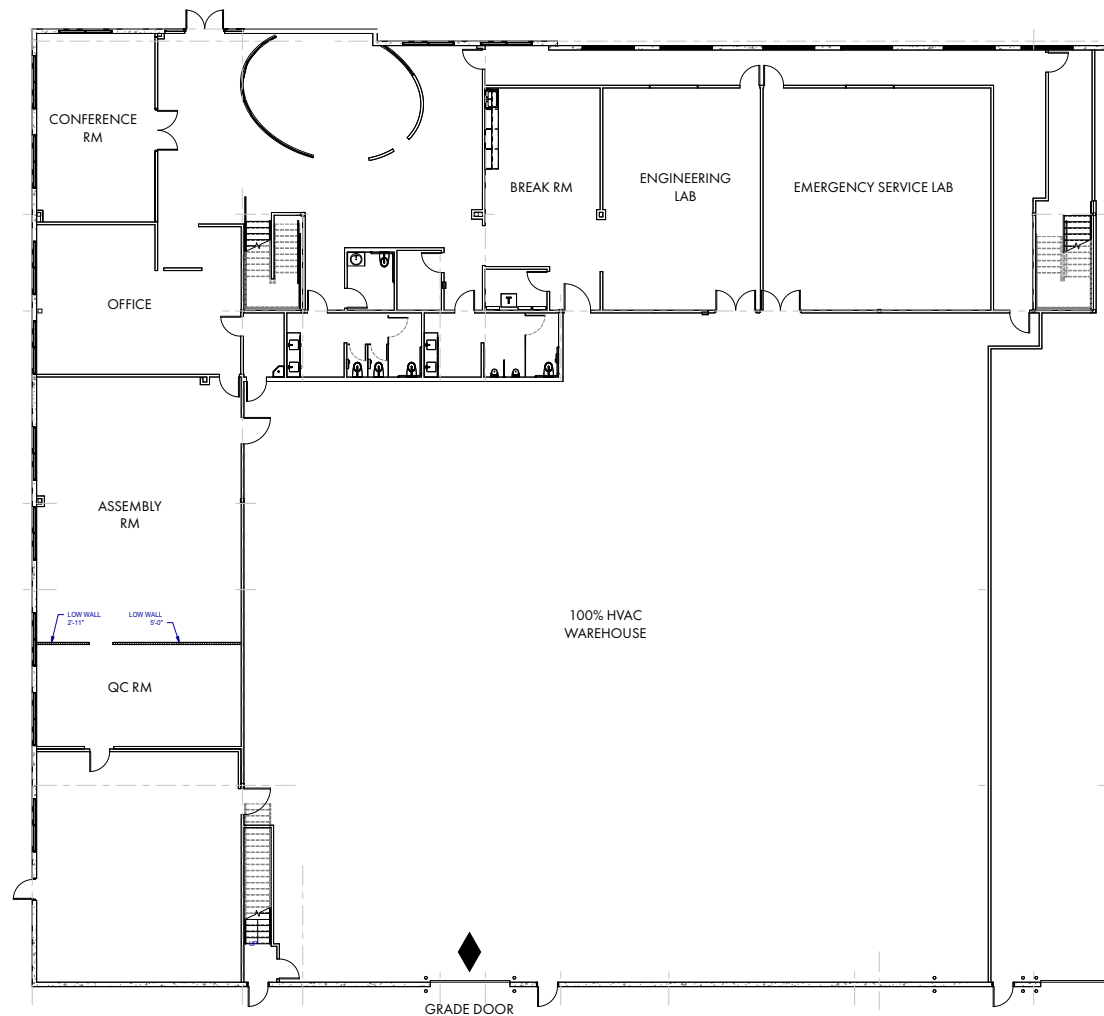
Zoning
PM

EV Charging
Yes (9 Total)

Prologis Carlsbad Distribution Center
3193 Lionshead Ave, Suite 100

Floor Plan - 1st Floor

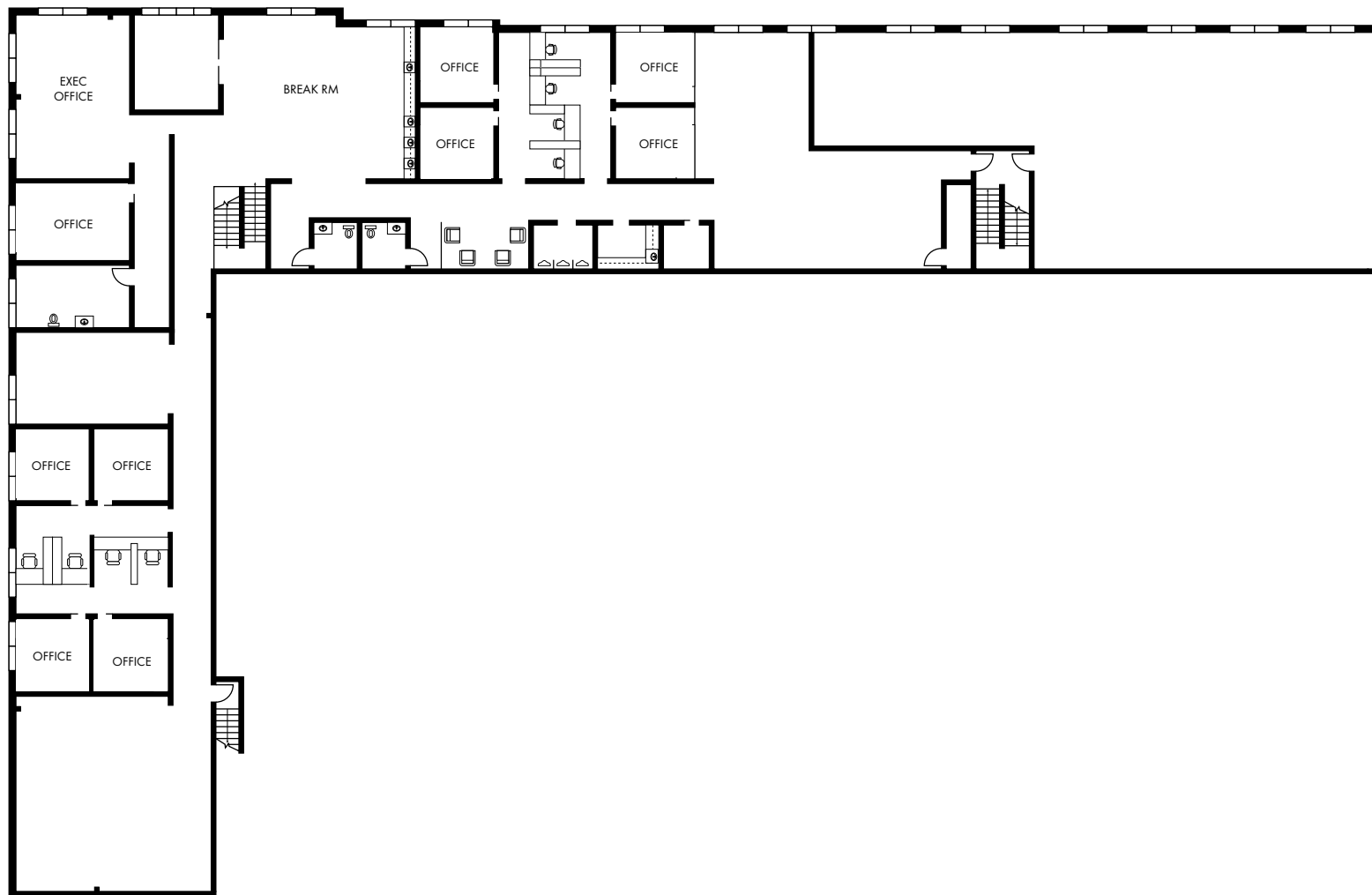
1st Floor: 19,233 SF



Prologis Carlsbad Distribution Center
3193 Lionshead Ave, Suite 100

Floor Plan - 2nd Floor

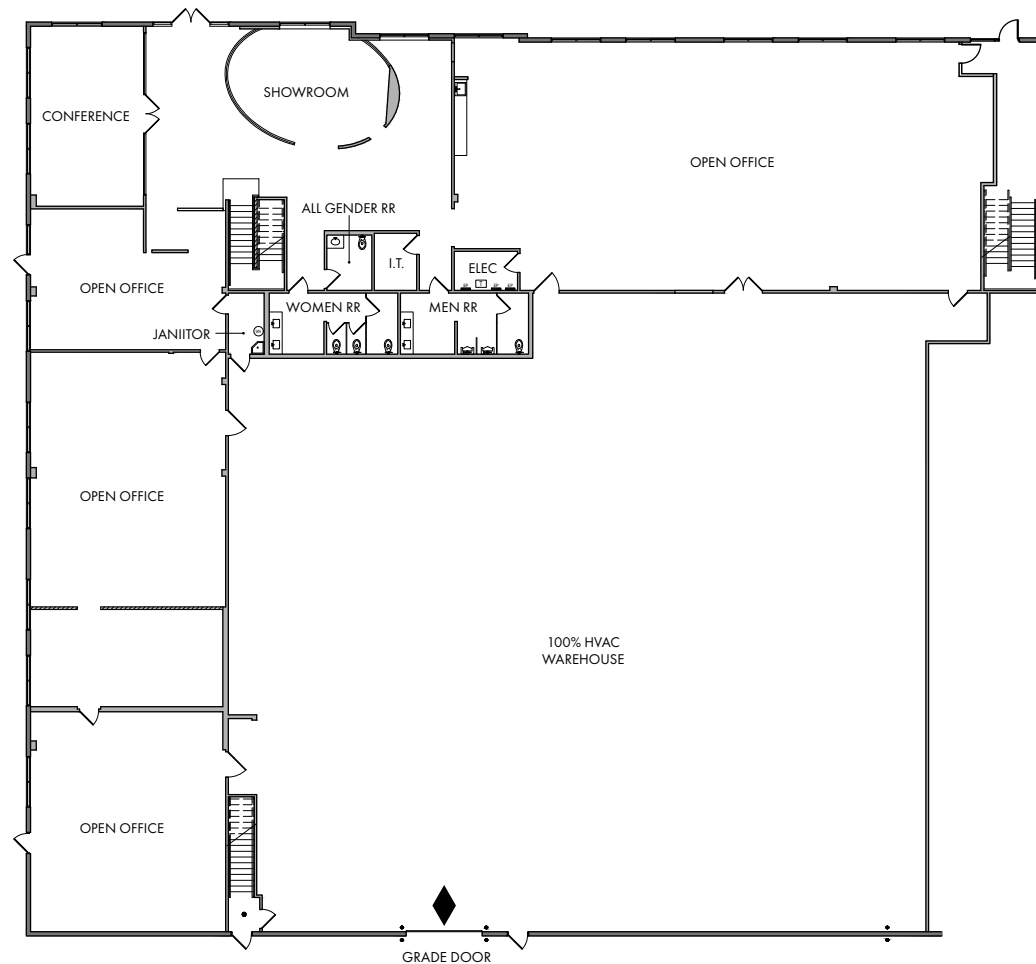
2nd Floor: 11,657 SF



Prologis Carlsbad Distribution Center
3193 Lionshead Ave, Suite 100

Rent Ready Floor Plan - 1st Floor

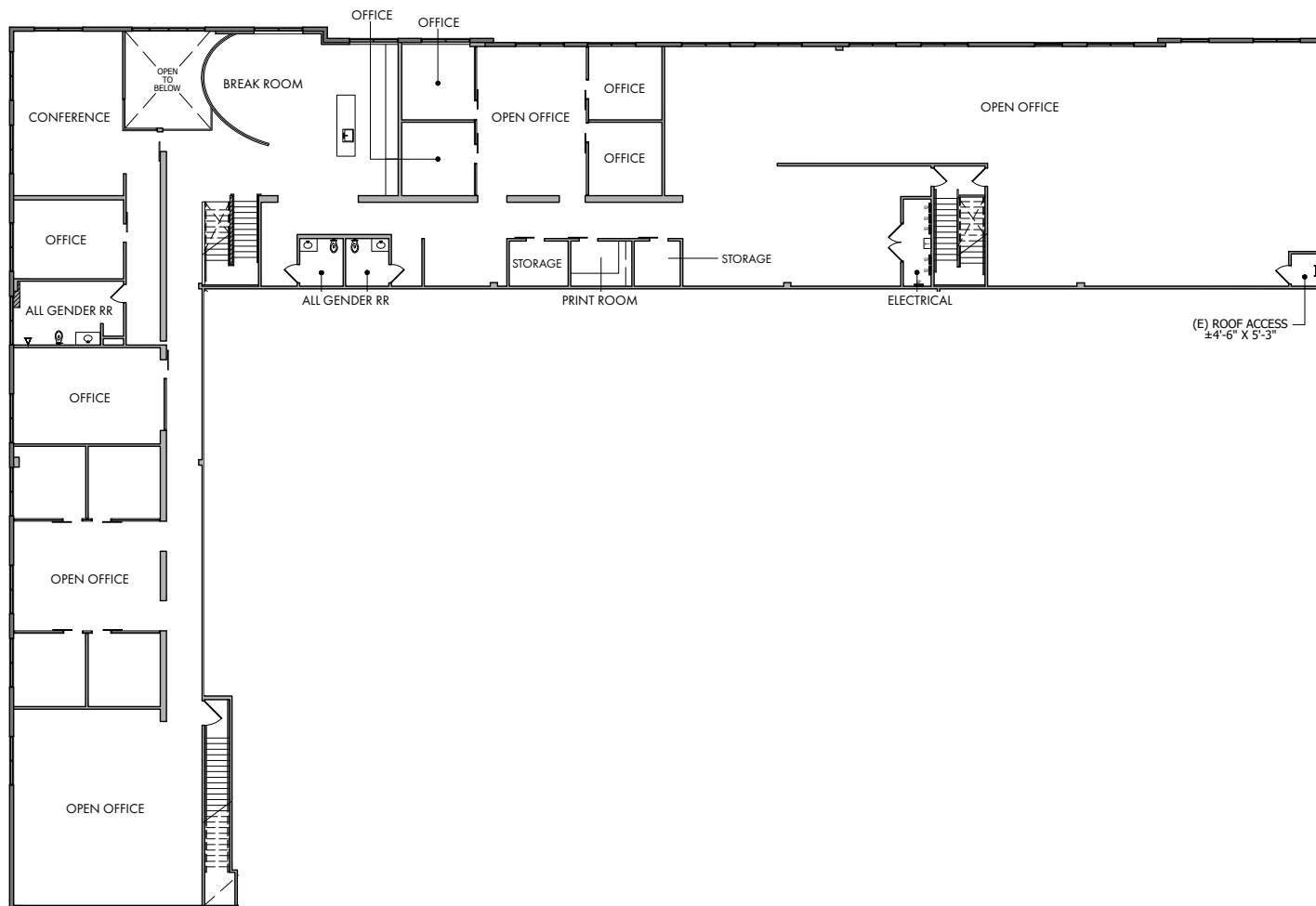
1st Floor: 19,233 SF



Prologis Carlsbad Distribution Center
3193 Lionshead Ave, Suite 100

Rent Ready Floor Plan - 2nd

2nd Floor: 11,657 SF



Talent + Consumer Access



Access to Talent

5 MILES	133,783	151,849
10 MILES	378,017	332,830
30 MILES	1,407,116	1,561,007
40 MILES	2,103,080 2025 Total Workforce	1,996,512 2025 Daytime Workers

Access to Consumers

5 MILES	\$129,847	250,948
10 MILES	\$115,614	706,436
30 MILES	\$112,426	2,634,262
40 MILES	\$111,878 2025 Median HH Income	4,027,279 2025 Total Population

Talent + Consumer Access



Strategic Southern California location - direct access to San Diego, Los Angeles, and Tijuana



Under 2-hour drive to the Port of Long Beach and 50 minutes to the Port of San Diego



Immediate access to I-5 and CA-78 freeways for efficient regional distribution

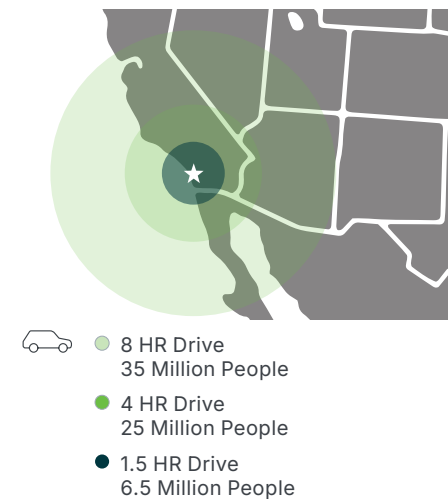


Proximity to McClellan-Palomar Airport and San Diego International Airport (SAN)

Key Distances

Port of San Diego & SAN	35 Mi – 40 Mins
US-MEX Border	50 Mi – 60 Mins
Port of Long Beach	90 Mi – 100 Mins
LAX Airport	100 Mi – 120 Mins

Population by Drive Time



SACRAMENTO

SAN FRANCISCO

SAN JOSE

CALIFORNIA

LAS VEGAS

BAKERSFIELD

LOS ANGELES

LONG BEACH

PROLOGIS[®]
CARLSBAD
DISTRIBUTION CENTER

SAN DIEGO

TIJUANA

MEXICALI

PHOENIX

ARIZONA

TUSCON

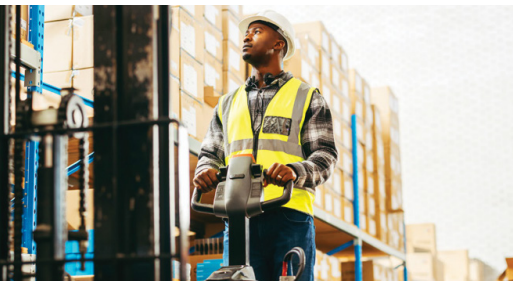
Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse Design & Optimization
- Move In/Move Out
- Materials Handling Equipment & Storage
- Integrated Project Management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

Partner with Prologis

Clear, Simple, Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in San Diego is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises
so you can deliver on yours.



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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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