

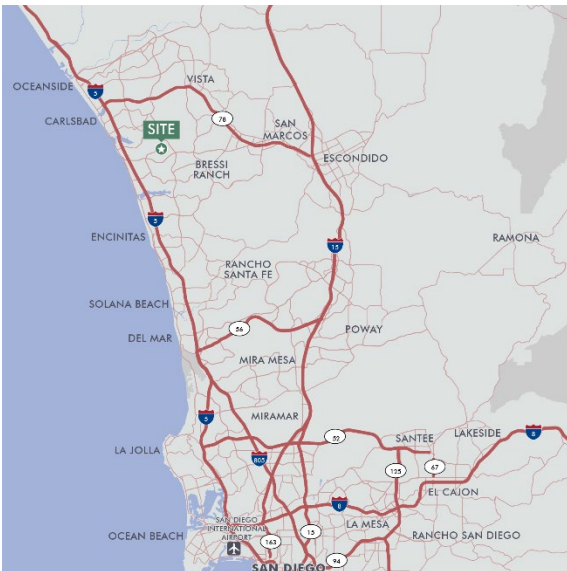
48,500 SF

Industrial Space For Lease



Prologis Carlsbad Distribution Center

2091 Rutherford Road, Suite 150
Carlsbad, CA 92009



LOCATION

- Located in the Carlsbad Research Center
- Prime distribution center within minutes of Interstate 5
- PM Zoning, City of Carlsbad
- 30 Miles to San Diego International Airport, 48 Miles to Mexico Border, 57 Miles to Orange County International Airport

FACILITY

- 110,881 SF Industrial Building
- 48,500 SF Available (5,000 SF Office)
- Approximately 2.2/1,000 SF parking ratio
- Clear Height: 22' – 24'
- 3 Dock High Doors (potential to add 3 additional docks)
- 3 Grade Level Doors
- Truck Court – 130'
- Power: 3,700 amps, 277/480 Volts Electrical Power

ADVANTAGES AND AMENITIES

- Street Frontage/Visibility/Signage
- Strong Institutional Ownership
- Walking distance to retail, restaurants, and public transportation

www.prologis.com
CalDRE Lic. 01944561

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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Industrial Space For Lease



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