

# 2885 Loker Avenue East

Carlsbad, CA 92010

## 91,167 sf available for lease

INDUSTRIAL | MFG | GMP | R&D



91,167 sf Total Space | 16,252 sf Mezzanine

26'

Clear Height

6

Dock-High  
Loading Doors

3

Grade-Level  
Loading Doors

203

Parking Stalls  
(Expandable)

Owner:

W. P. CAREY

Brokerage:



For leasing inquiries, please contact:

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Drew Dodds

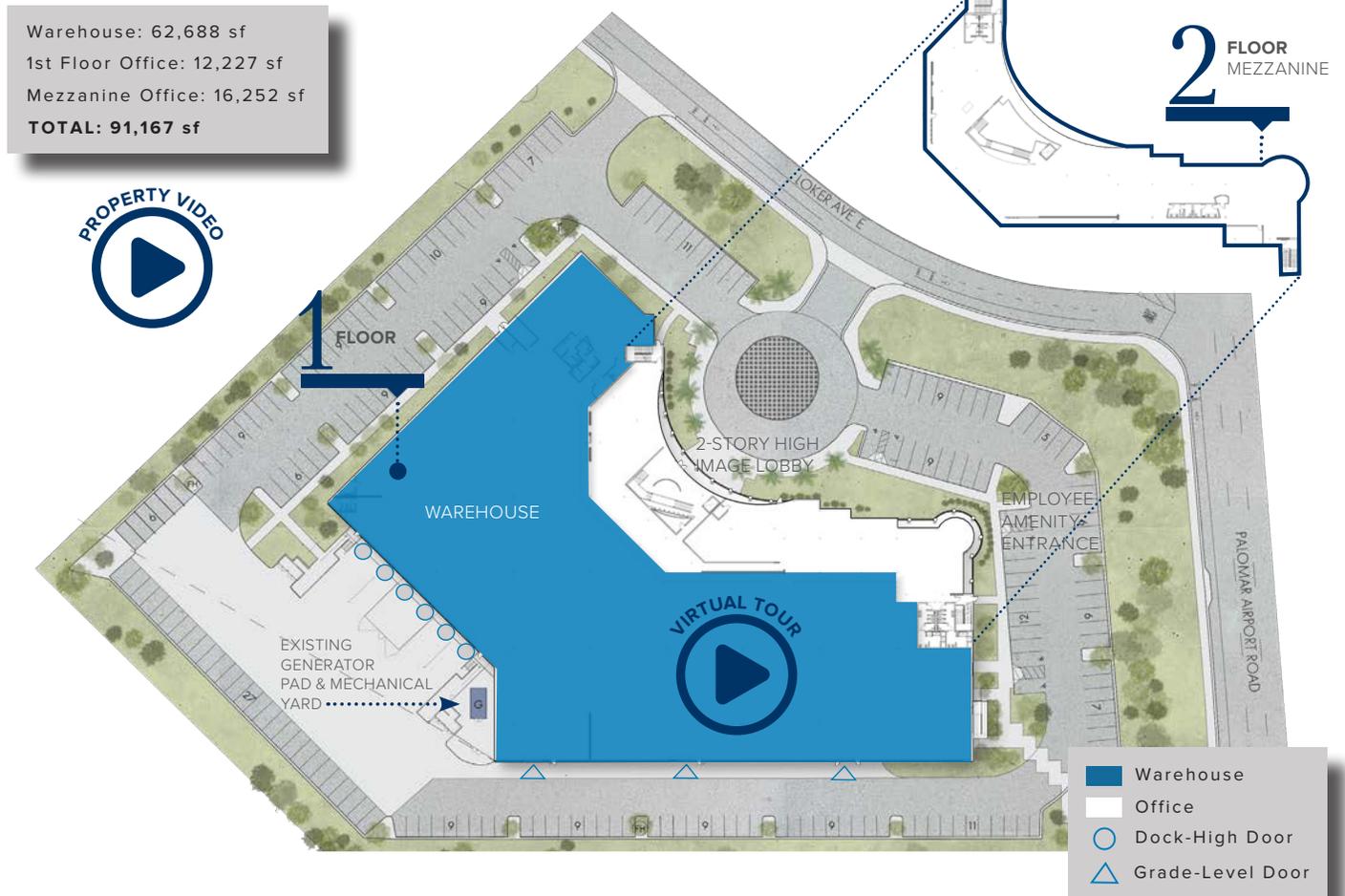
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# Existing Plans

## & Property Features



## 2885 Loker Avenue East

Carlsbad, CA 92010

### Property Features

|                       |                              |                        |   |
|-----------------------|------------------------------|------------------------|---|
| <b>Available SF</b>   | ±91,167 sf                   | <b>Parking Ratio</b>   | 2.24/1,000 (203/expandable)   |
| <b>Mezzanine SF</b>   | ±16,252 sf                   | <b>Slab Design</b>     | 6" slab + separate concrete truck court   |
| <b>Land Area</b>      | 5.7 acres                    | <b>Fire Protection</b> | ESFR Fire Sprinkler System  |
| <b>Clear Height</b>   | 26'                          | <b>HVAC</b>            | 27 single-zoned packaged heat pump rooftop units serving the office and R&D areas |
| <b>Loading Docks</b>  | 3 grade-level<br>6 dock-high | <b>Power</b>           | 2,000 AMP, 277/480 volt<br>3-phase 4-wire service                                 |
| <b>Dock Equipment</b> | Dock levelers                | <b>Utilities</b>       | 1" gas service line, water & sewage City of Carlsbad, SDG&E                       |

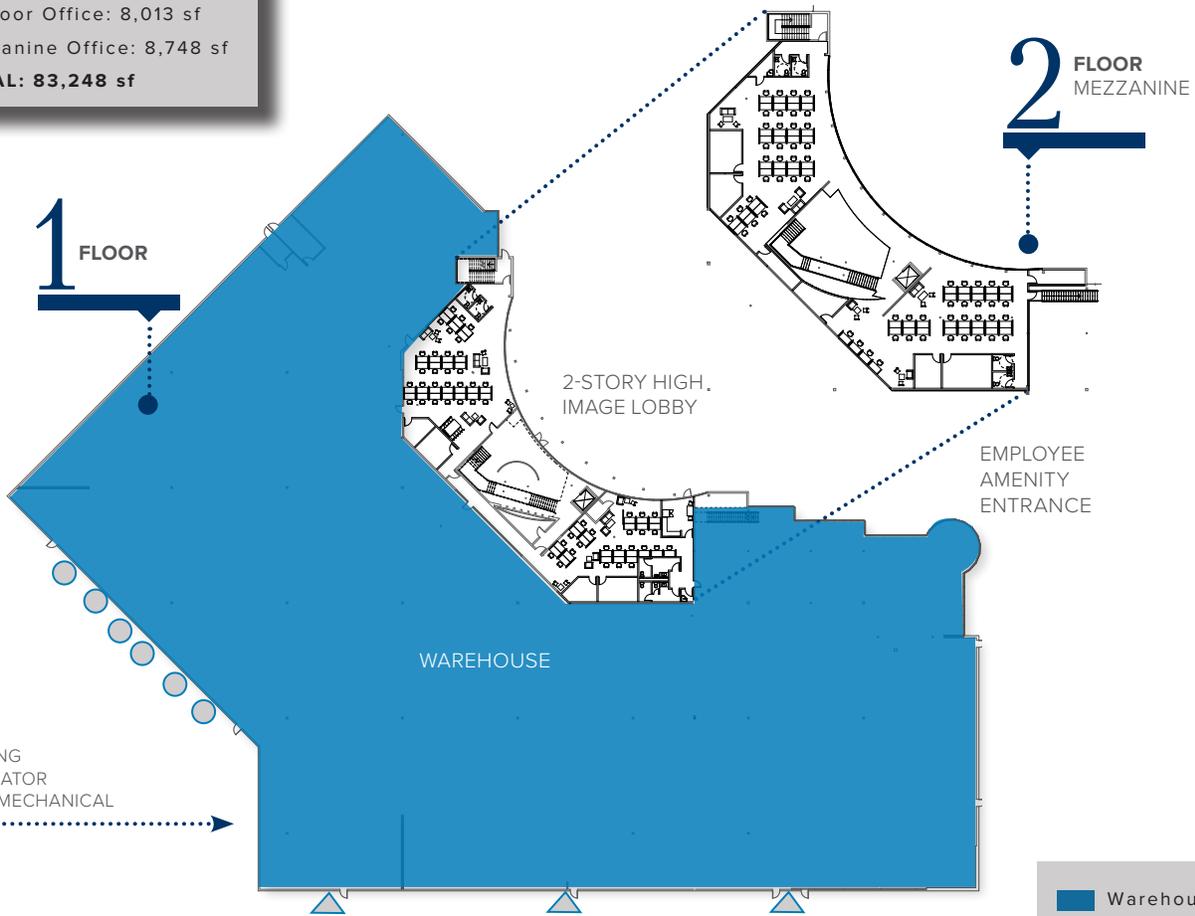
### Capital Improvements Complete

New Exterior/Interior Paint | Parking Lot Paint and Stripe | Open Warm Shell Office | Exposed Office Ceilings and Floor-to-Ceiling Glassline | Unobstructed Open Warehouse

# Low Finish

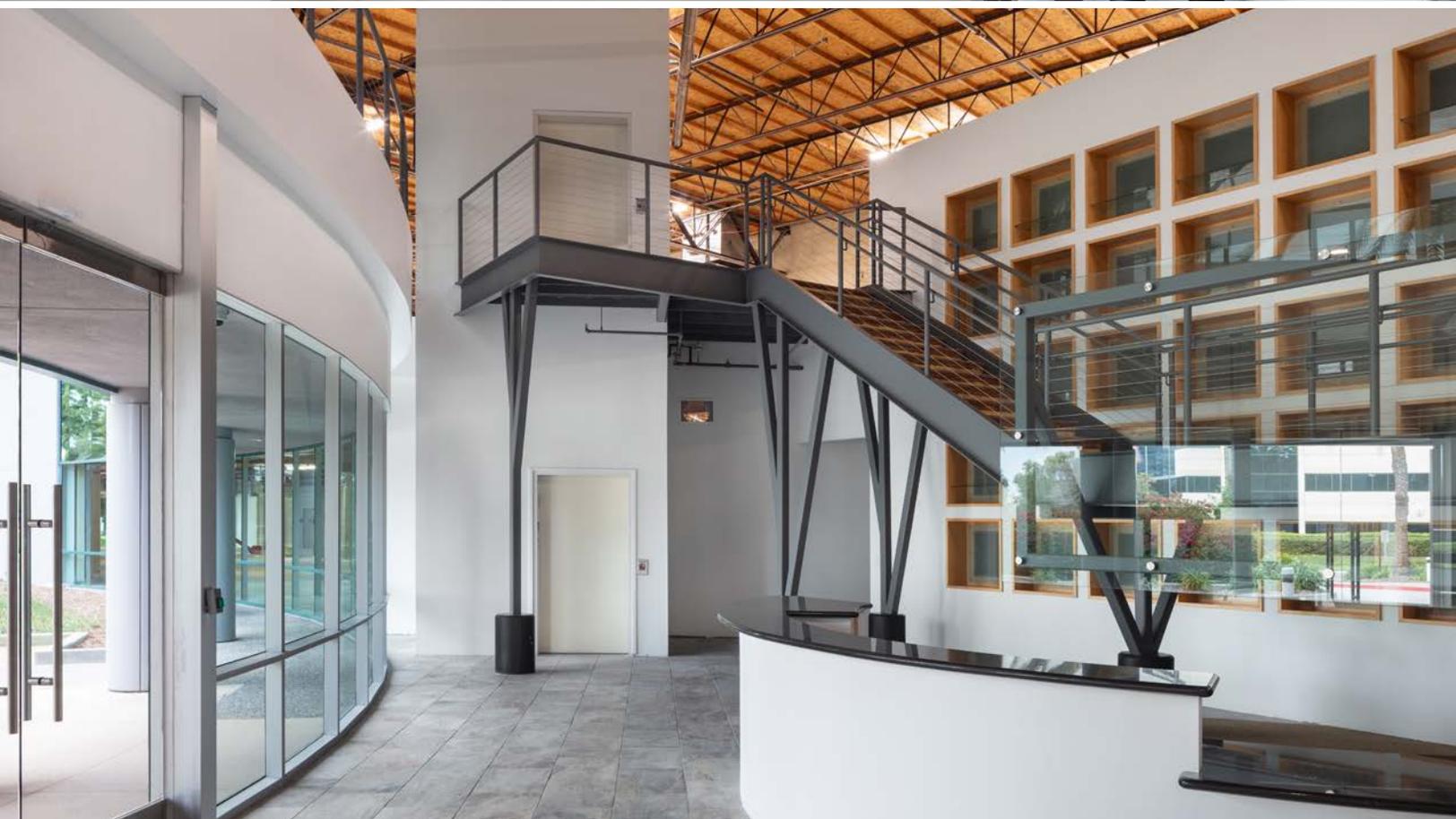
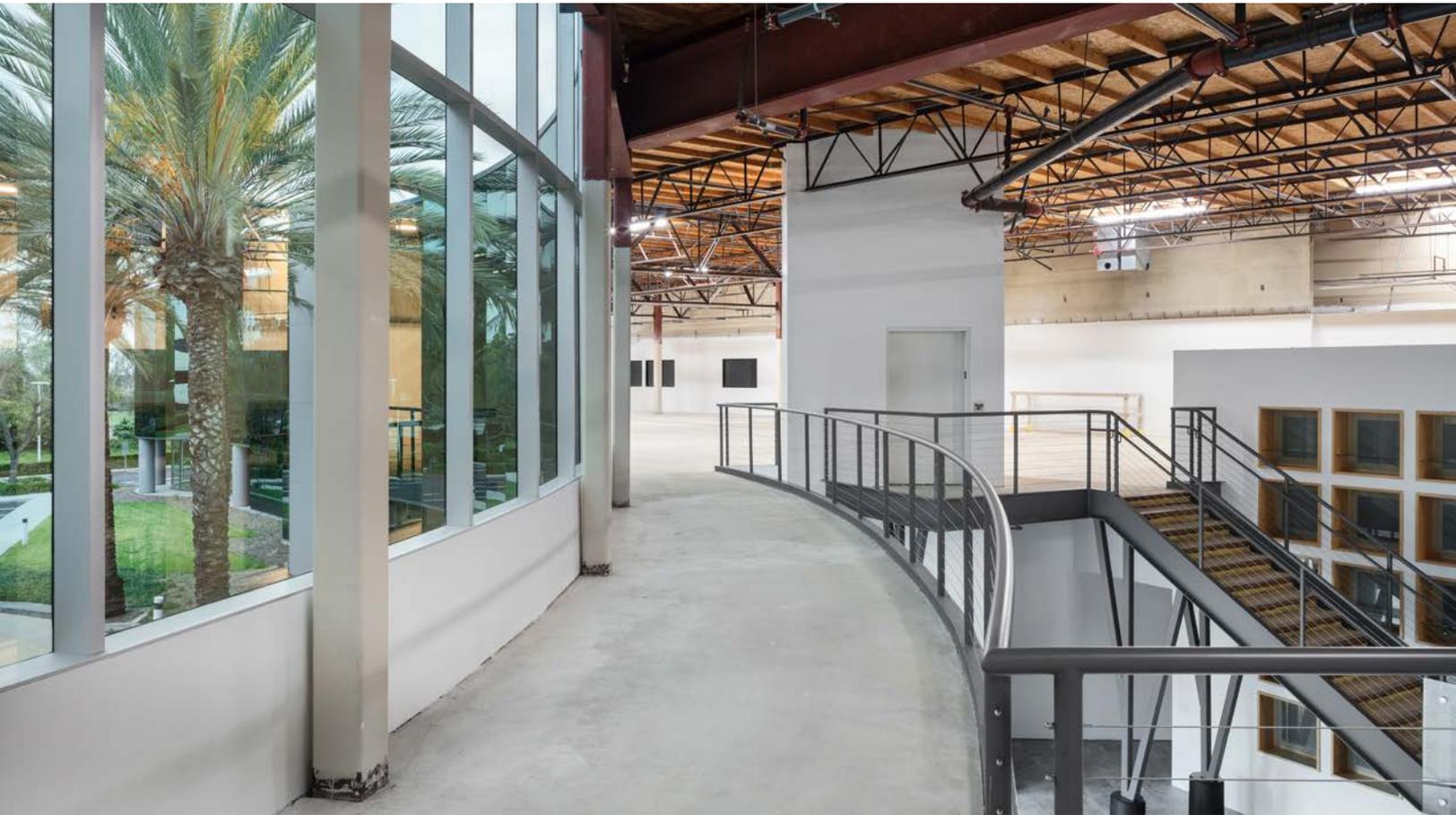
Concept & Site Plan

Warehouse: 66,487 sf  
1st Floor Office: 8,013 sf  
Mezzanine Office: 8,748 sf  
**TOTAL: 83,248 sf**



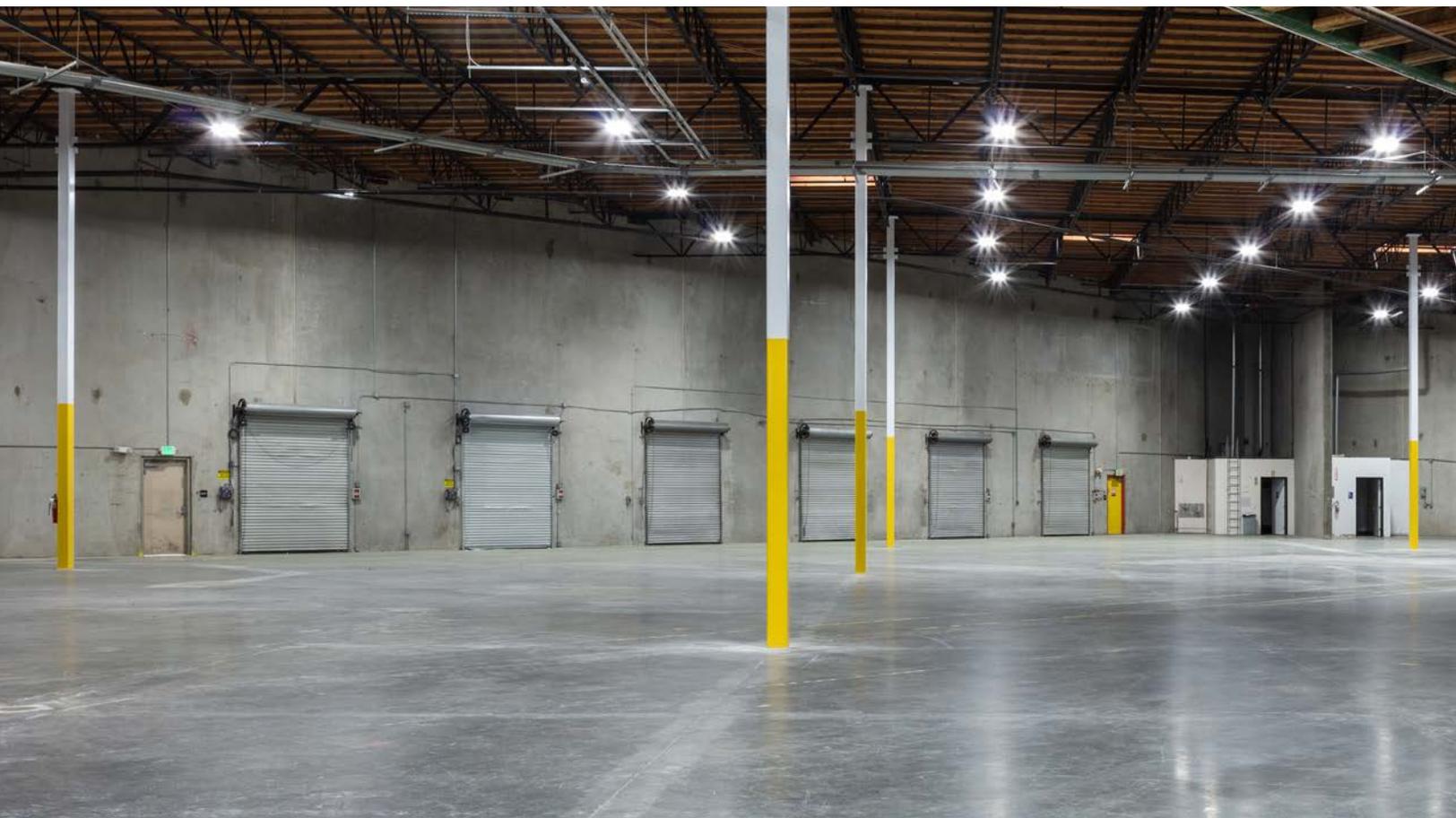
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Images



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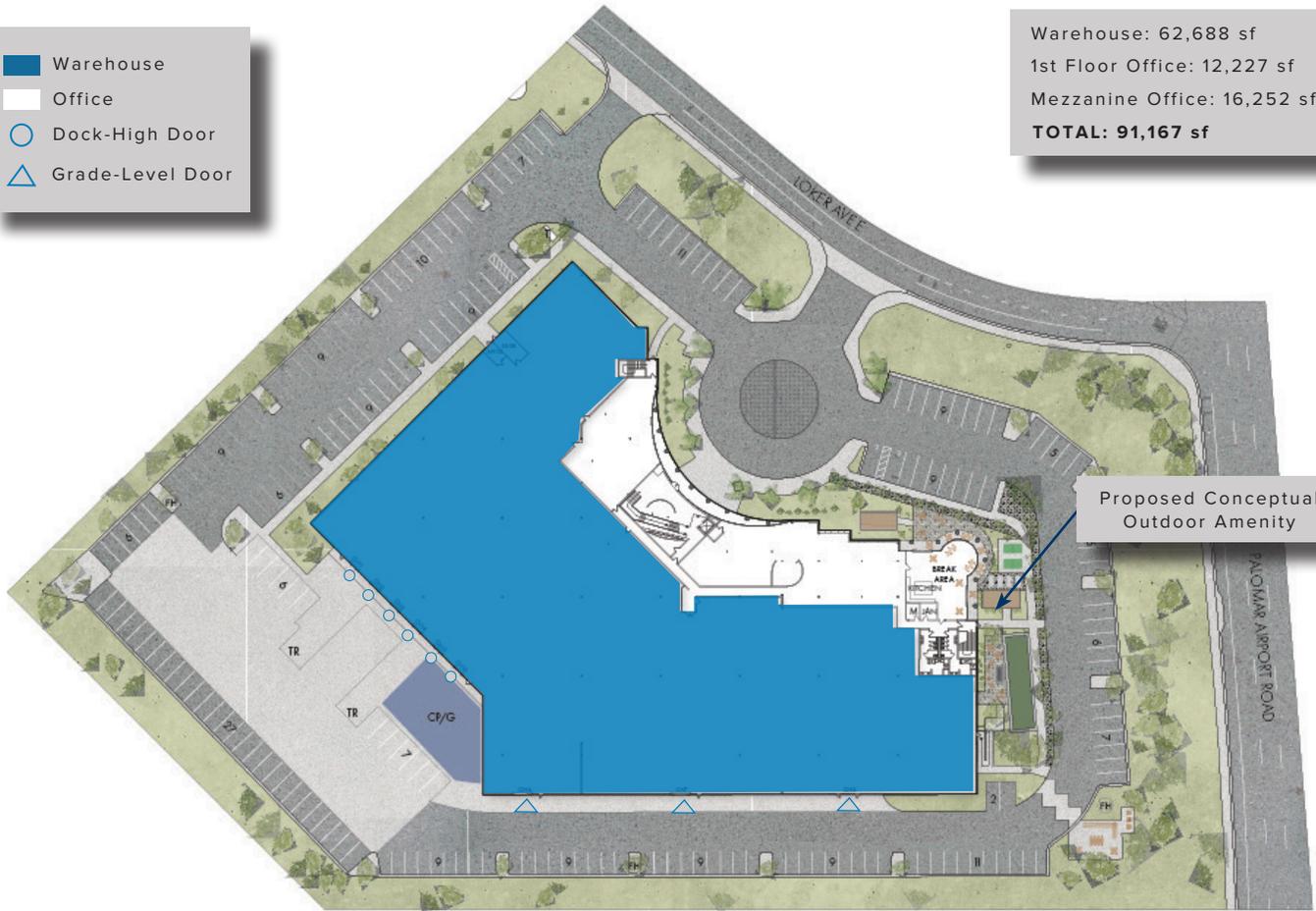


# High-Finish Concept Plans

& Renderings

- Warehouse
- Office
- Dock-High Door
- Grade-Level Door

Warehouse: 62,688 sf  
1st Floor Office: 12,227 sf  
Mezzanine Office: 16,252 sf  
**TOTAL: 91,167 sf**



# Outdoor Amenity

Concept Plan



# Corporate Neighbors

Amenities & Corporate Neighbors



| Airports                          | Distance   | Time        |
|-----------------------------------|------------|-------------|
| McClellan-Palomar Airport         | 1.7 miles  | 4 min       |
| San Diego International Airport   | 34.9 miles | 42 min      |
| John Wayne Airport                | 60.6 miles | 1 hr 5 min  |
| Los Angeles International Airport | 98.1 miles | 1 hr 36 min |

| Ports               | Distance   | Time        |
|---------------------|------------|-------------|
| Port of San Diego   | 33.9 miles | 38 min      |
| Port of Los Angeles | 90.4 miles | 1 hr 34 min |

# 2885 Loker Ave E



# Area

Drive Times & Transport



## Carlsbad, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought after submarket, this elevated site is conveniently located right off of Palomar Airport Road, the region's main thoroughfare, and just a couple of miles to both Interstate 5 and State Route 78.

Beyond 2885 Loker Avenue E's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shops, restaurants, and convenience options, some even within a 5 minute walk, make this the perfect live/work/play locale.

# Carlsbad

STATISTICS

113,725  
Population

7 Miles  
of Coastline

150+  
Manufacturing Plants

3.7%  
Unemployment Rate

46 Miles  
of Hiking Trails



## W. P. CAREY

**W. P. Carey (NYSE:WPC)** is one of the largest net lease REITs with an enterprise value of more than \$20 billion and a history of delivering steady income and growth to investors. Our diversified portfolio of high-quality, operationally critical commercial real estate includes 1,446 net lease properties covering approximately 176 million square feet leased on a long-term basis to creditworthy tenants located primarily in the U.S. and Northern and Western Europe.

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Since our establishment in 1973, W. P. Carey has consistently provided asset-based net lease capital to publicly-traded and privately held companies, developers, private equity firms and their portfolio companies. Its recognized expertise in credit underwriting, ability to structure and close complex transactions and proactive approach to asset management distinguishes it from other net lease investors.



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