

<http://www.cbreim.com/logistics>

2765 Loker Ave



93,254 SF

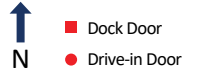
(Divisible down to 38,593 SF)

2765 Loker Ave
Carlsbad, CA 92010

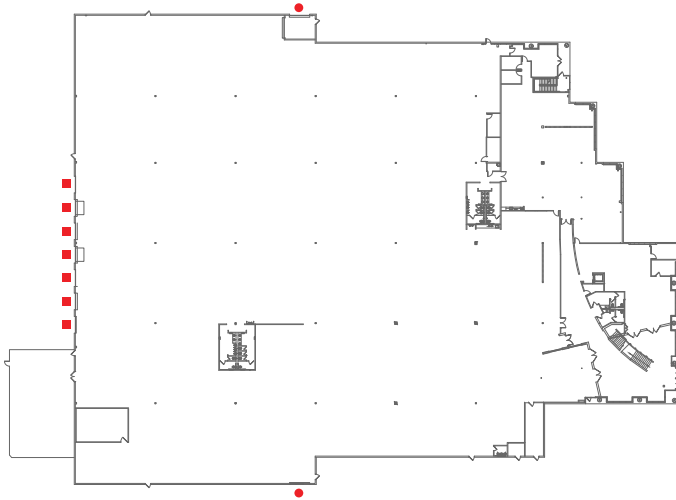


Total Available	93,254 SF (±38,593 Divisible)
Office Space	To suit
Mezzanine	±6,990 SF
Clear Height	30'
Dock Doors	7 Loading positions
Grade Level Doors	2 Drive-in doors
Power	3,000 - 4,000a 227/480v
HVAC	Fully HVAC warehouse

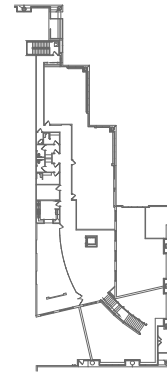
Year Built	1999
Sprinklers	Fully sprinklered (ESFR)
EV Charging	2 Auto spaces
Car Parking	245 (2.6/1000) Auto spaces
Column Spacing	48' x 48'
Lighting	LED with motion sensors
Site Size	5.22 acres
Amenities	Outdoor break area



As-Is Plan

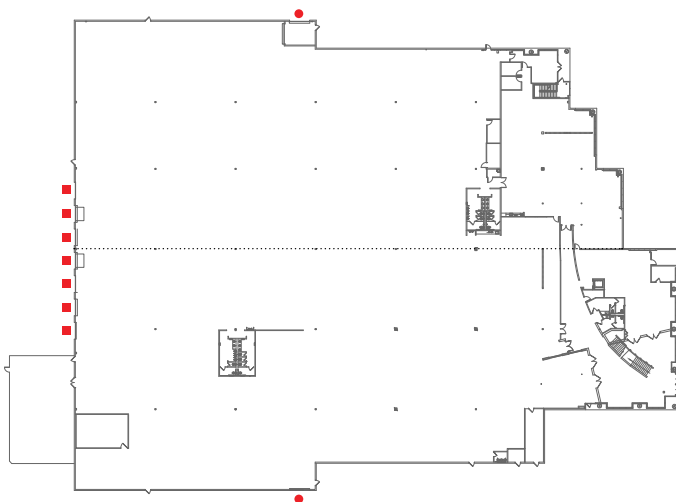


Ground Floor

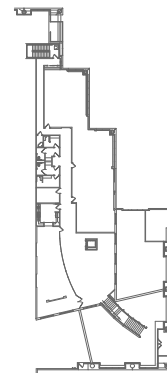


Mezzanine

Demising Plan

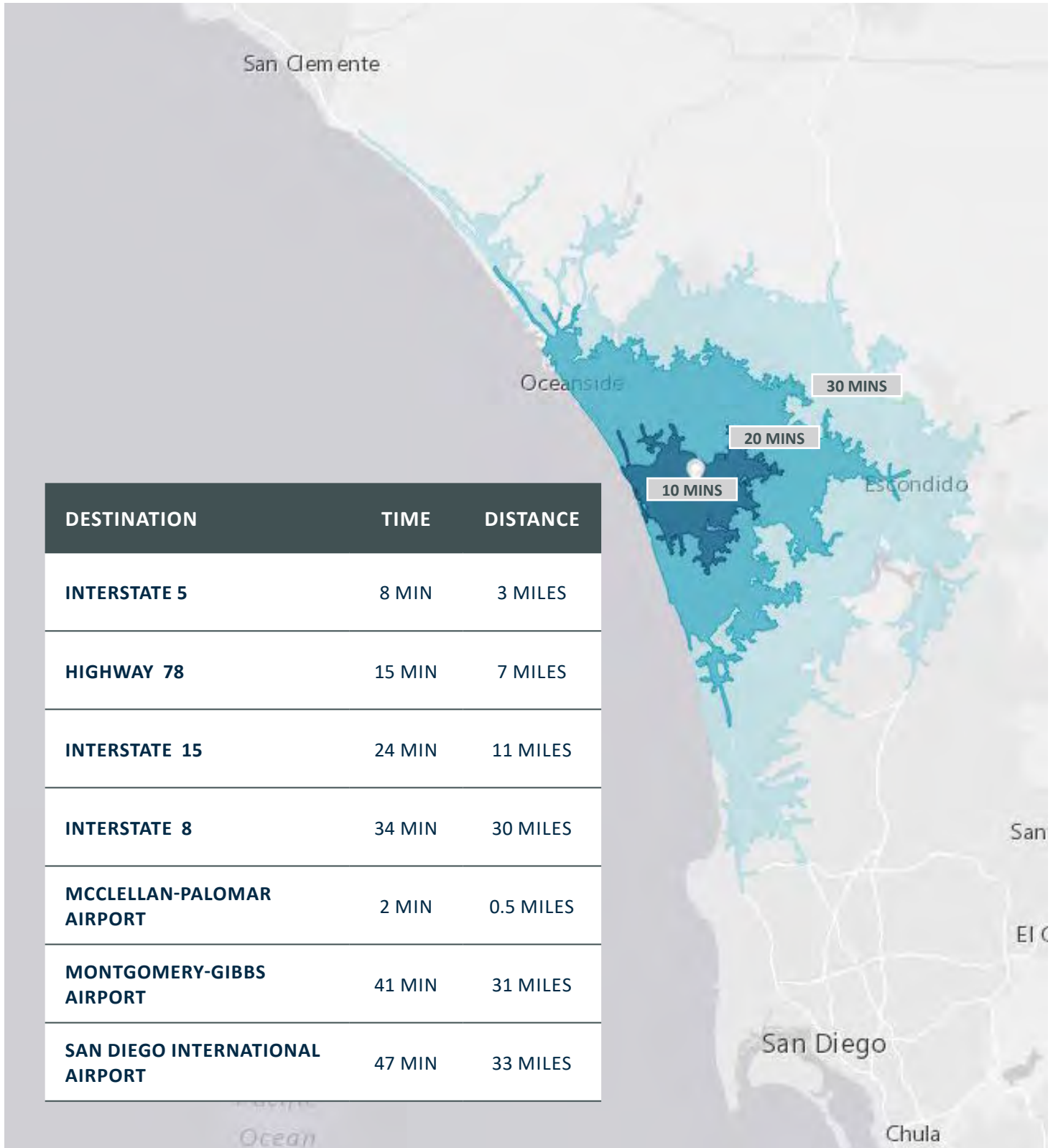


Ground Floor



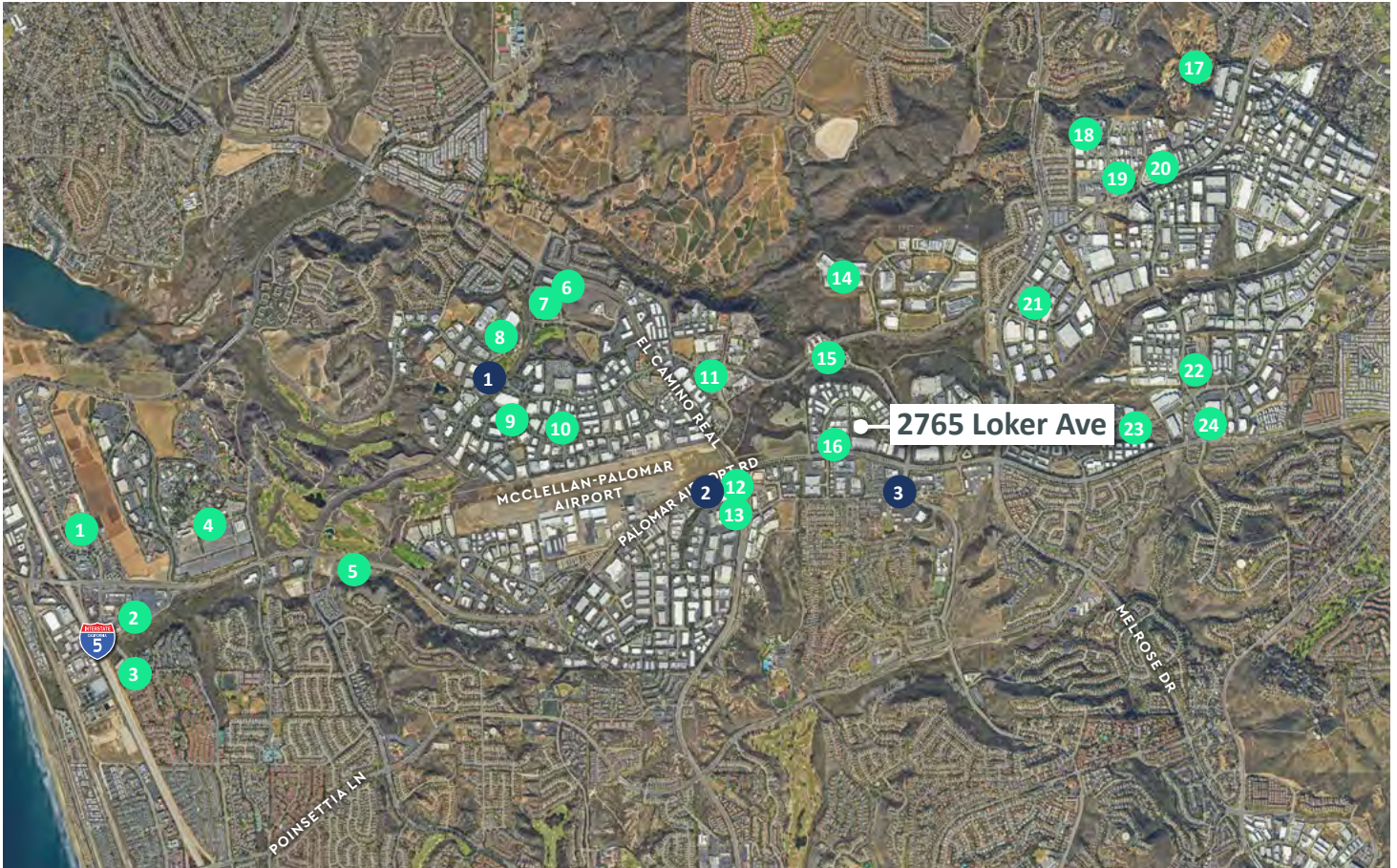
Mezzanine

Drive Times



DESTINATION	TIME	DISTANCE
INTERSTATE 5	8 MIN	3 MILES
HIGHWAY 78	15 MIN	7 MILES
INTERSTATE 15	24 MIN	11 MILES
INTERSTATE 8	34 MIN	30 MILES
MCCLELLAN-PALOMAR AIRPORT	2 MIN	0.5 MILES
MONTGOMERY-GIBBS AIRPORT	41 MIN	31 MILES
SAN DIEGO INTERNATIONAL AIRPORT	47 MIN	33 MILES

Corporate Neighbors & Amenities



Corporate Neighbors

- 1 Nike
- 2 Costco
- 3 U-Haul
- 4 LegoLand
- 5 24 Hour Fitness
- 6 Adidas
- 7 TaylorMade
- 8 ThermoFischer
- 9 Prologis
- 10 Callaway Golf
- 11 FedEx
- 12 Lowes
- 13 ViaSat
- 14 OnTrac
- 15 Amazon
- 16 Staples
- 17 Nuface
- 18 Total Source
- 19 FedEx
- 20 Applied Membranes Inc.
- 21 Home Depot
- 22 Target
- 23 Tesla
- 24 Amazon

Amenities

- 1 **The Island @ Carlsbad**
Croutons
El Cubano
MAI Martial Arts International
Punjabi
Little Zeus
Studio Barre
- 2 **Palomar Commons**
Five Guys
Panera Bread
Lowes
- 3 **Bressi Ranch**
Trader Joes
Board & Brew
Staer Bros.
Rubios
Tommy V's
Peets Coffee
CVS
Bevmo!
Yoga Six
Sprouts
Bird Rock Coffee Roasters
Mendocino Farms



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