

CARLSBAD INDUSTRIAL

FOR LEASE





LOCATION CONVENIENCE QUALITY

An accessible, multi-tenant business park ideal for manufacturing and warehouse companies.

















SITE PLAN

2120 Las Palmas



1 Building multi-tenant business park

Move-in Ready suites

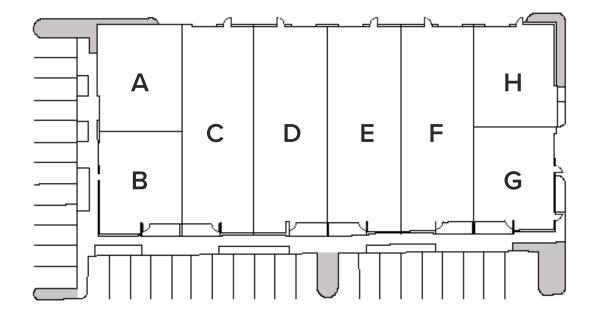




Industrial/MFG space available



± **16,038 SF** project size





CURRENT AVAILABILITY

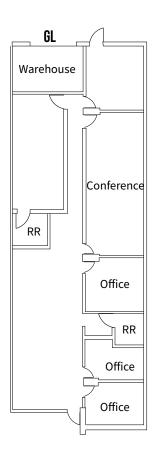
Suite	RSF	Available	Lease Rate	Comments
E	± 2,580 SF	30 Days	\$1.65 + CAM	3 private offices, 2 restrooms, reception, conference room, warehouse
F	± 2,580 SF	Vacant	\$1.65 + CAM	2 private offices, restroom, reception, kitchenette, HVAC production area, warehouse

CAM = \$0.20/sf/mo.

2120 LAS PALMAS

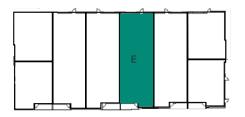
FLOOR PLAN

2120 Las Palmas | Suite E ±2,580 SF Available 30 Days



GL = GRADE LEVEL



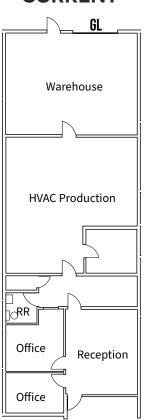


2120 LAS PALMAS Carlsbad

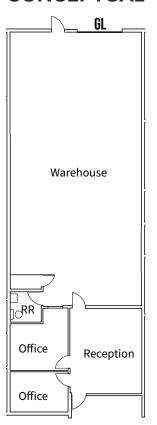
FLOOR PLAN

2120 Las Palmas | Suite F ± 2,580 SF Available Now

CURRENT

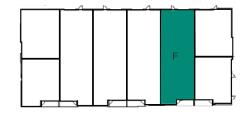


CONCEPTUAL



GL = GRADE LEVEL











93 years' experience in San Diego real estate market











NORTH SANDIEGO'S

MOST ACCESSIBLE LOCATION

Drive times to:

60 min Orange County

25 min Oceanside

15 min Encinitas

25 min Del Mar

40 min UTC

40 min Mission Valley

42 minDowntown

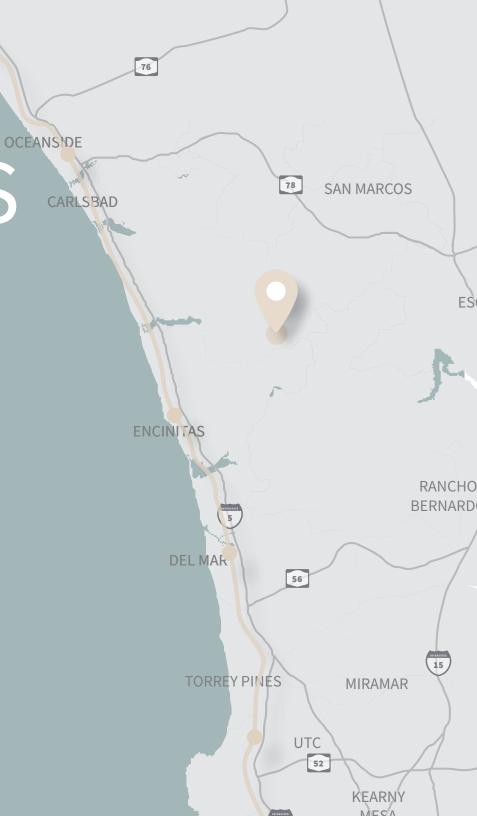
37.8% COLLEGE GRADS WITH STEM DEGREES

\$634K

average

HOME PRICE

645K POPULATION















Chris Baumgart, SIOR

+1 858 410 6336 chris.baumgart@jll.com RE Lic. #01888224

Steven Field

+1 949 310 4422 steven.field@jll.com RE Lic. #01762108

