



Carlsbad Raceway Business Park

3197 | LIONSHEAD AVE,
CARLSBAD, CA

The only free standing warehouse opportunity with dock-high loading on the market in Carlsbad.

Features



Warehouse/Distribution/Manufacturing
Free-Standing



Office Area
±4,859 SF (21%) - Newly Renovated



Clear Height
24'



Fire Sprinklers
0.45 GPM / 3,000 SF



Column Spacing
42' x 48'



Heavy Power
800 Amps 277/480 Volts (Tenant to verify)



Square Feet
±23,109



Loading
1 Dock-High / 1 Grade-Level



Parking Ratio
2.8/1,000 SF



Lot Size
1.6 Acres



Year Built
2009



Highlights



Rare Free-Standing Building



Dock Loading



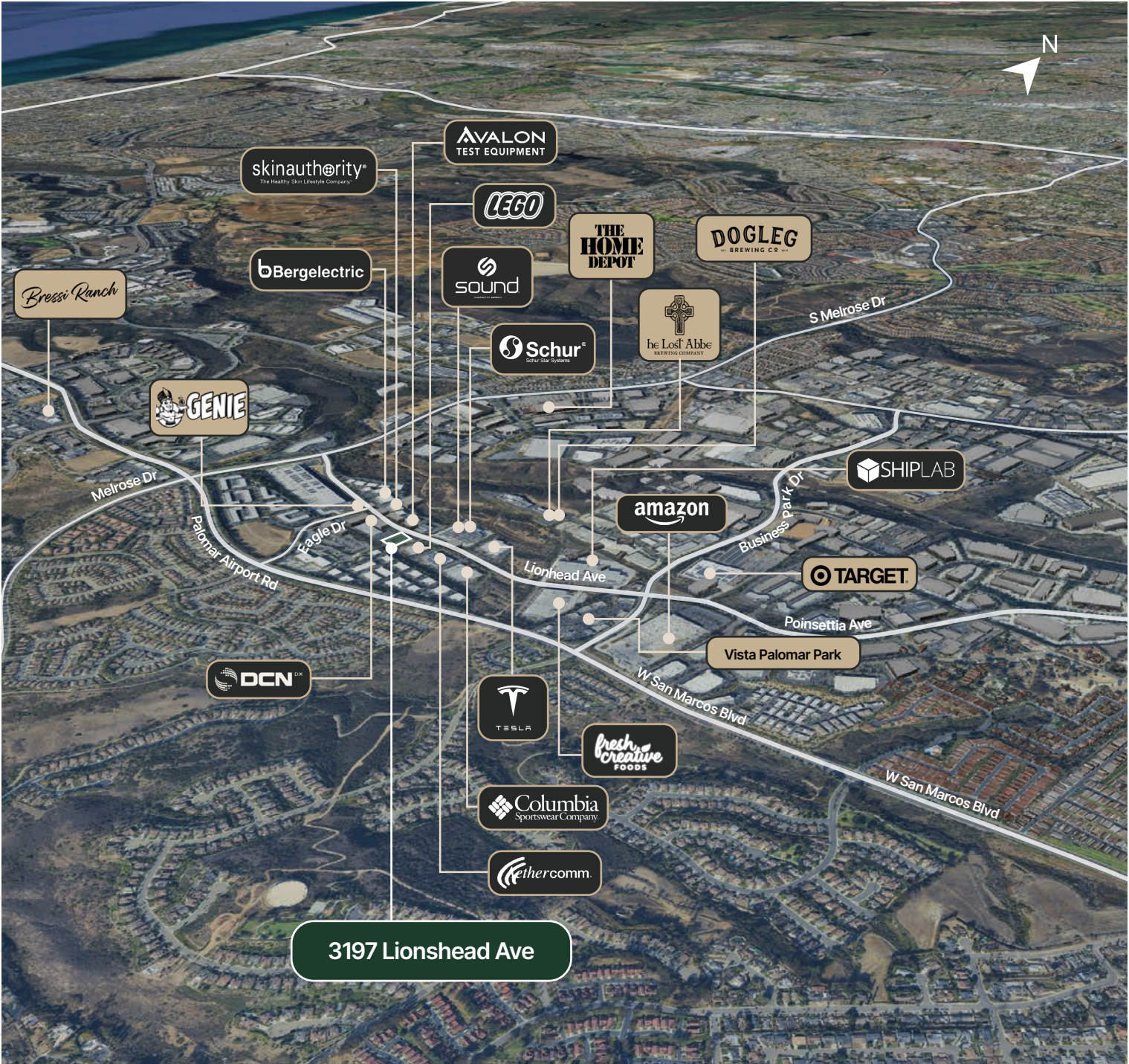
Warehouse Racking Available



Low Occupancy Costs

- Low NNN Expenses (estimated at \$0.23/SF)
- Newly Replaced Roof
- On-Site Solar - Offsets Utility Costs

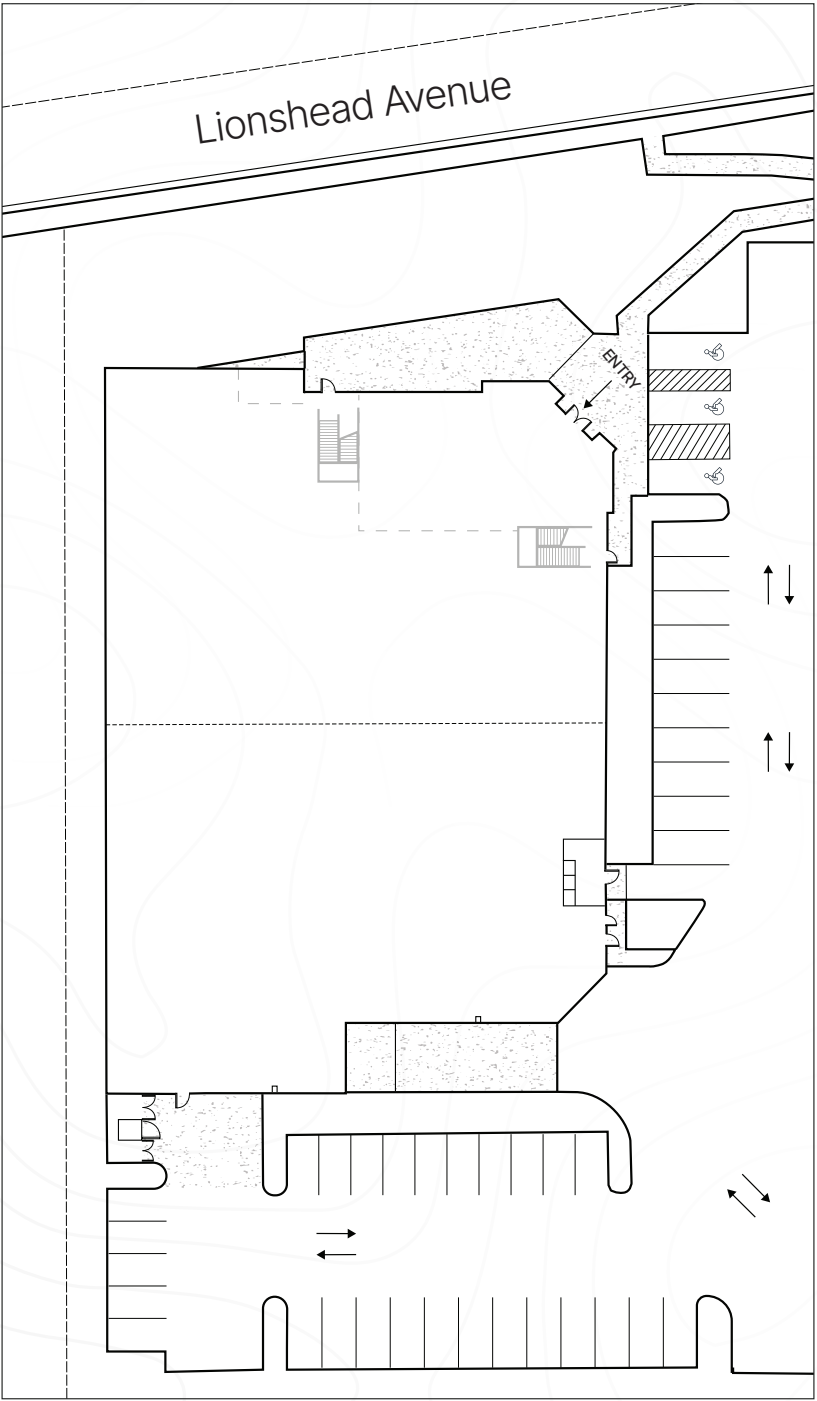
Aerial



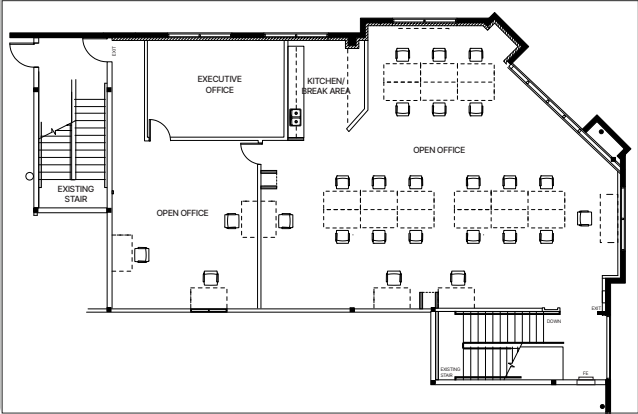
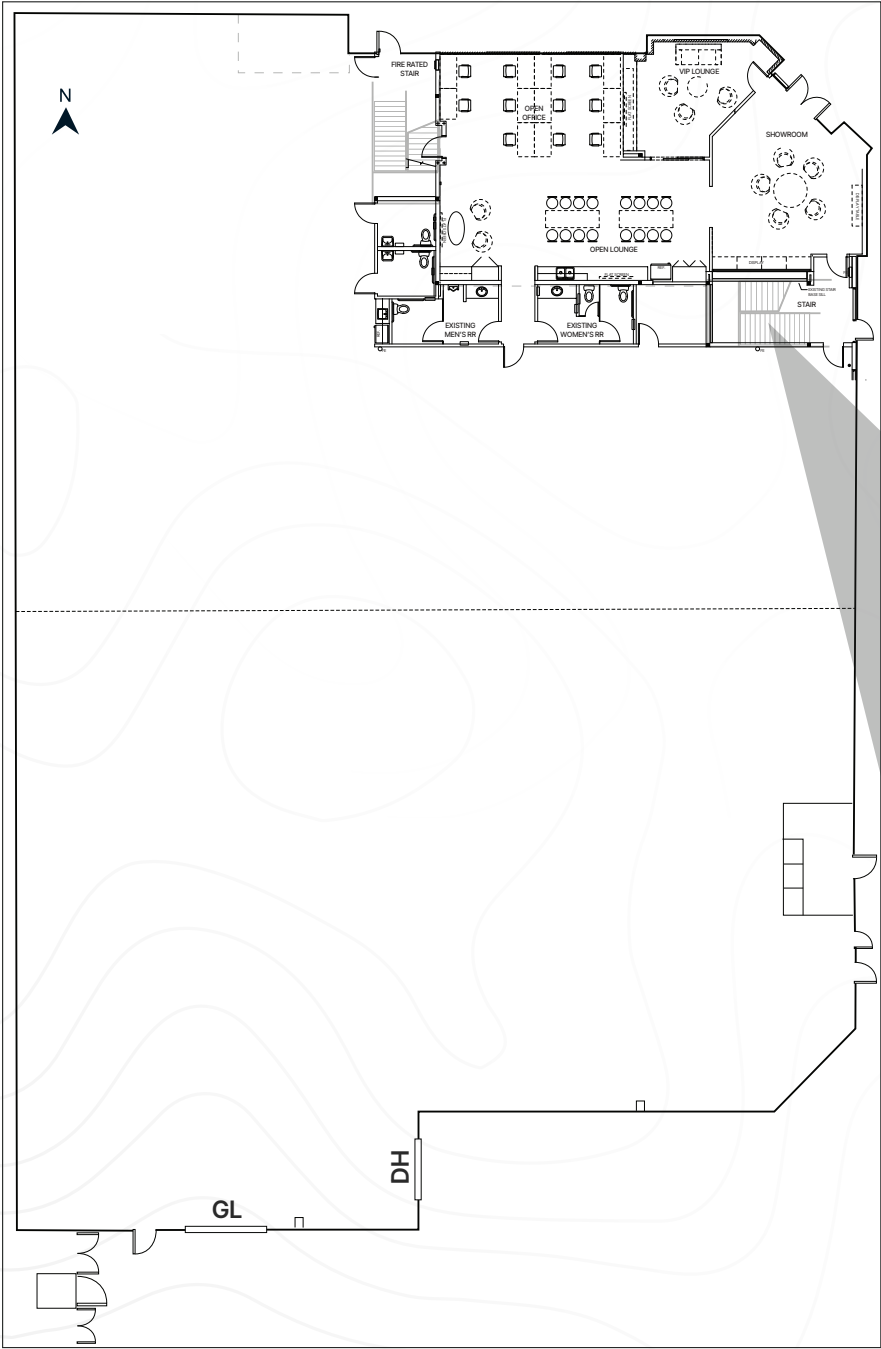
 Corporate Neighbors

 Retail/Services

Site Plan



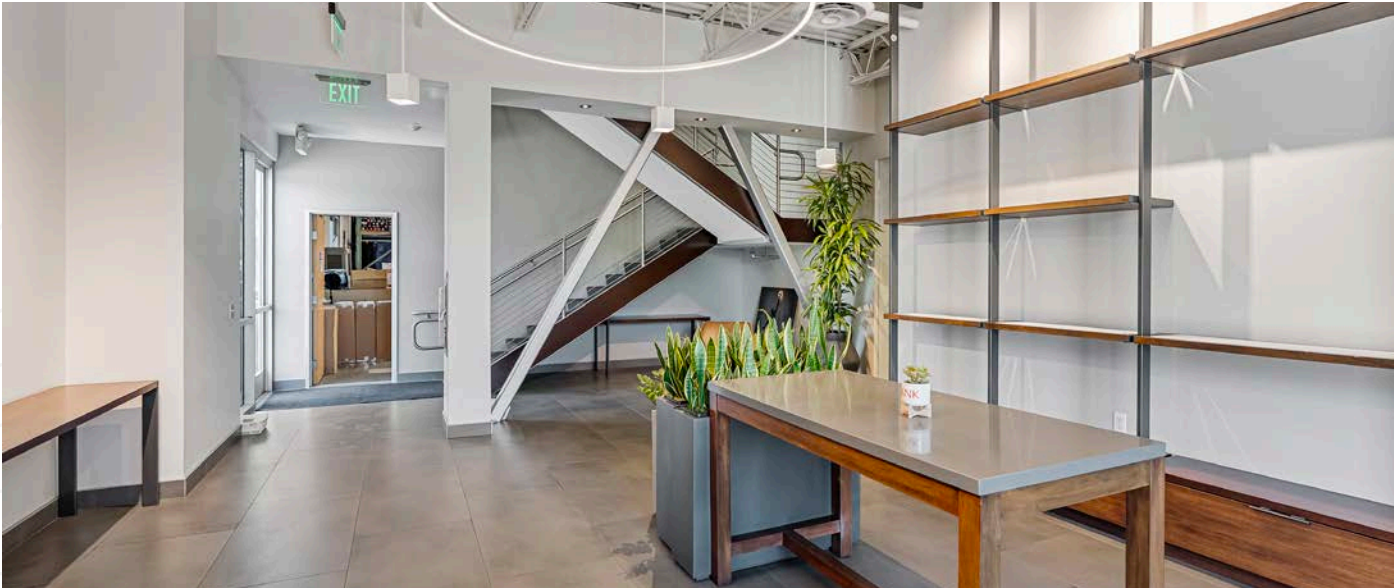
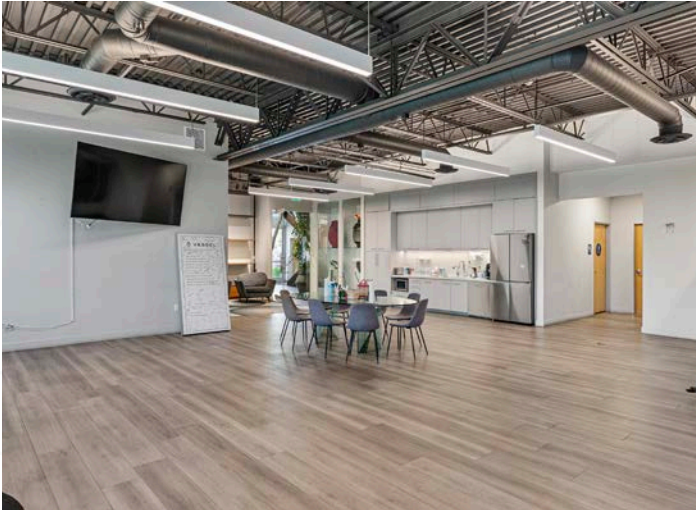
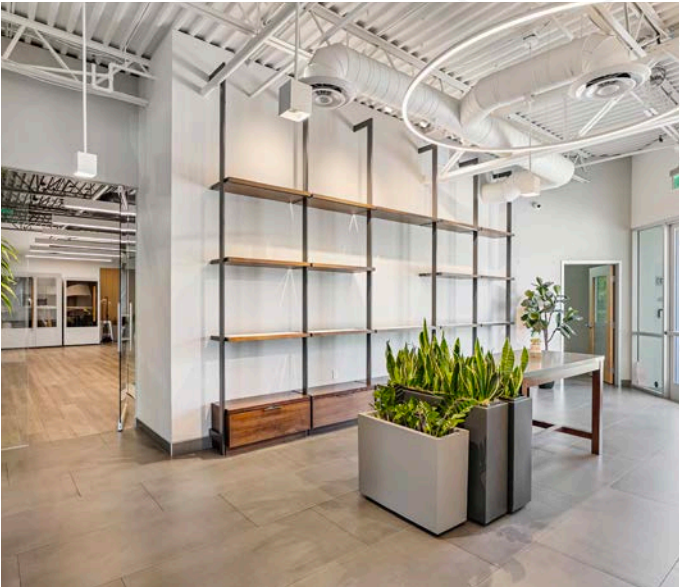
Floor Plan



2nd Floor

*Furniture shown as a representation only

Photos





Carlsbad Raceway Business Park

3197 | LIONSHEAD AVE,
CARLSBAD, CA

CONTACT:

STEVEN FIELD

+1 949 310 4422

steven.field@jll.com

RE License #01762108

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

