cielo

CARLSBAD INDUSTRIAL

FOR LEASE

JLL

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

GILDRED COMPANIES

CONVENIENCE LOCATION FLEXIBILITY

An accessible, multi-tenant North County location with incubators, manufacturing and warehouse in mind.

Locally Owned
Responsive, proactive ownership

Single-level Multi-tenant
Industrial/Flex building totaling Approximately 48,874 SF

Location
Palomar Airport Business Park

Convenience
West of El Camino Real



Signage
New signage program underway

Loading
Grade level loading for all suites

Flexibility
variety of office, warehouse configurations

SITE PLAN

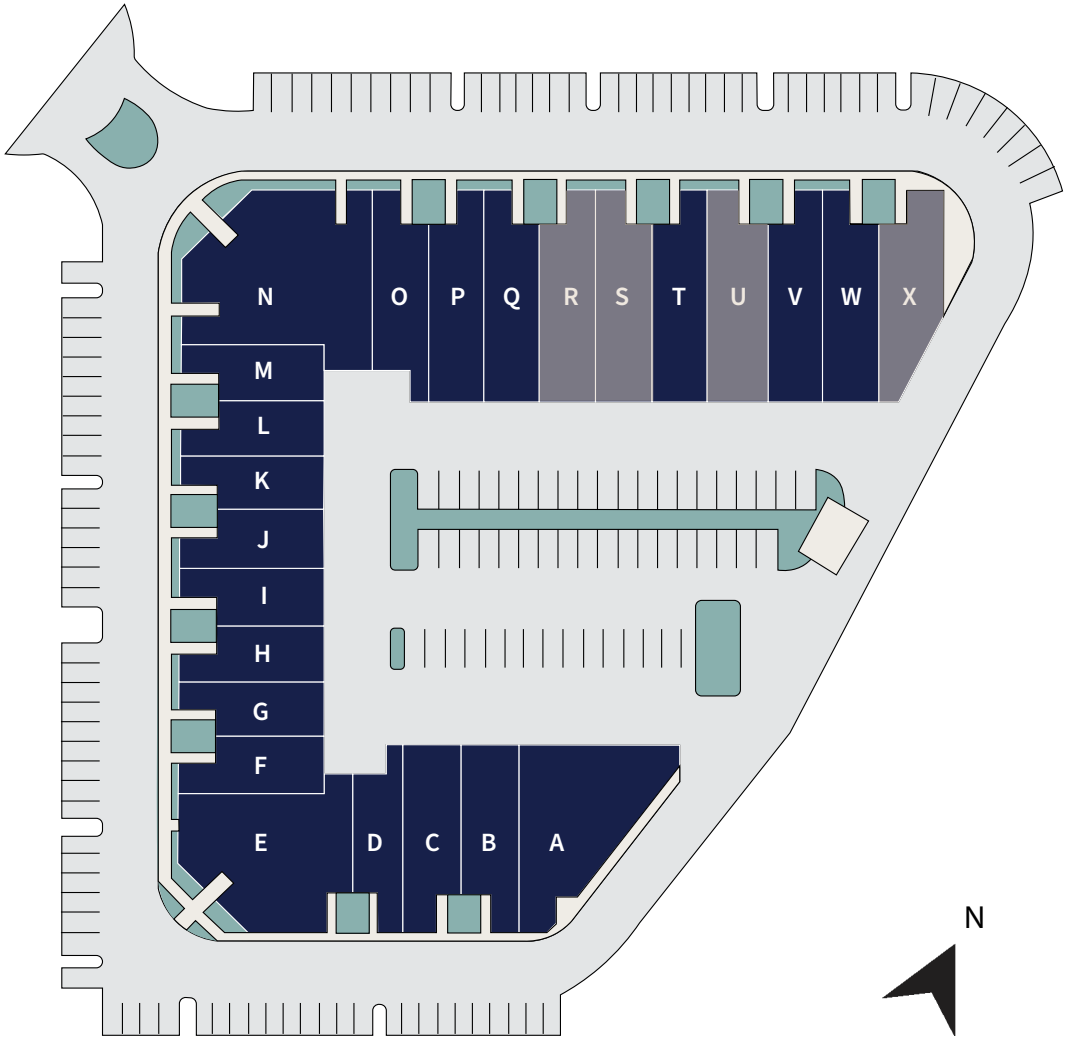
2075 Corte Del Nogal

1 Building
coastal campus

Move-in Ready
suites

Industrial/R&D
space available

±1,842 - ±2,060 SF
suite size





CURRENT AVAILABILITY

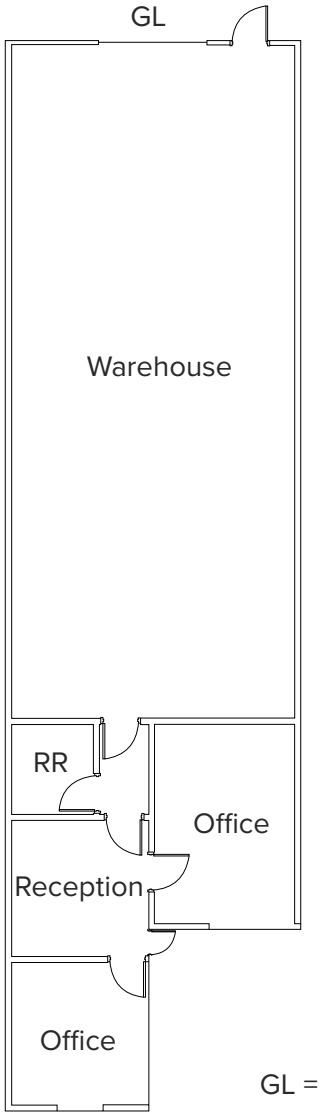
Suite	RSF	Available	Lease Rate	Comments
R	± 2,060 SF	Now	$1.65 MG	New spec suite featuring reception area, 2 private offices, restroom and warehouse space
S	± 2,060 SF	Now	$1.65 MG	Reception, 2 private offices, open office area, restroom, break area, warehouse
U	± 2,060 SF	Now	$1.50 MG	4 private offices, conference room, restroom, kitchenette, open office area
X	± 1,842 SF	Now	$1.65 MG	End-cap unit. 2 private offices, restroom, warehouse

CAM = $0.22/sf/mo.

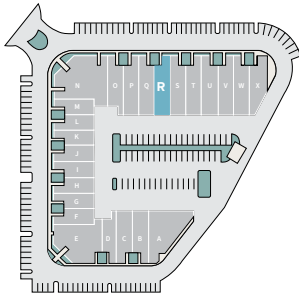
FLOOR PLAN

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2075 Corte Del Nogal | Suite R
± 2,060 SF Available Now



GL = Grade level door

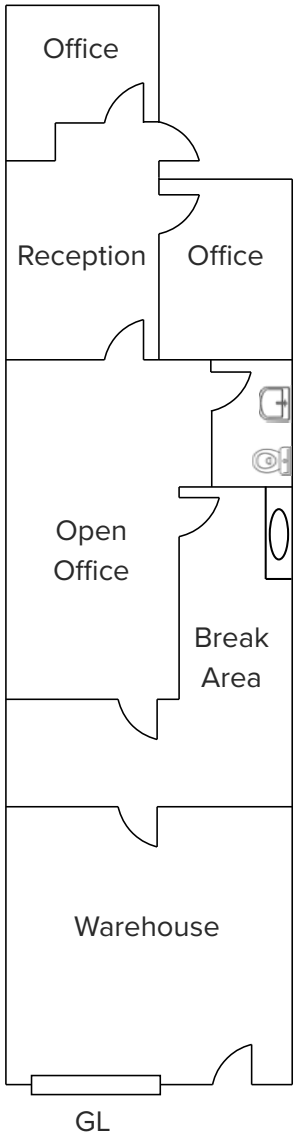


VIRTUAL TOUR

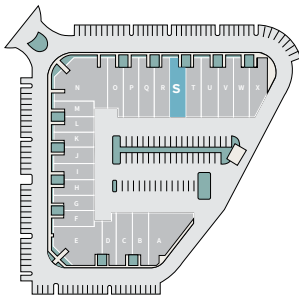
FLOOR PLAN

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2075 Corte Del Nogal | Suite S
± 2,060 SF Available Now



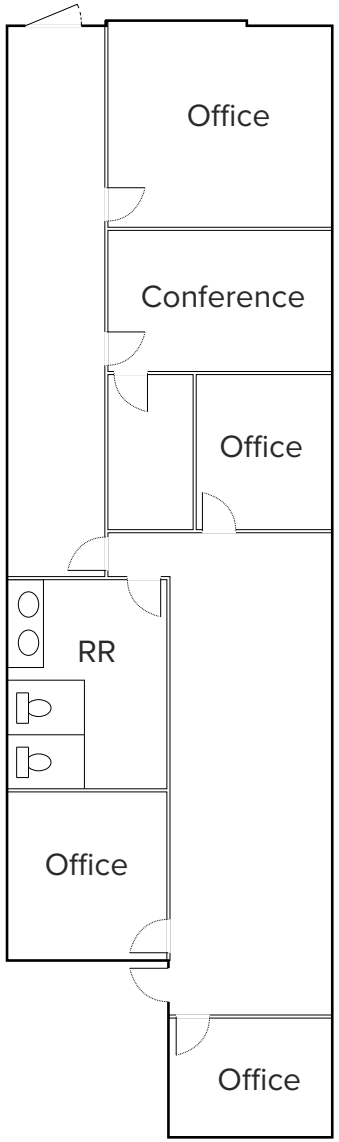
GL = Grade level door

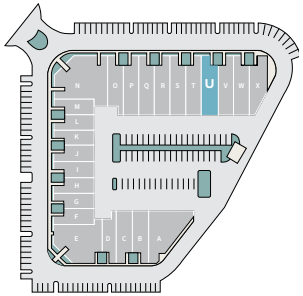


FLOOR PLAN

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2075 Corte Del Nogal | Suite U
± 2,060 SF Available Now



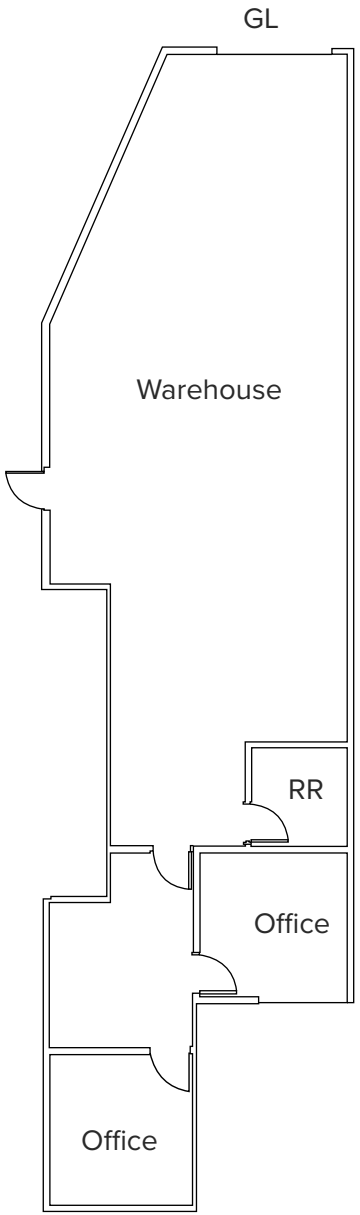


VIRTUAL TOUR

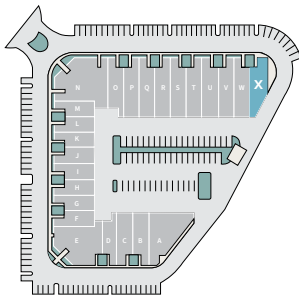
FLOOR PLAN

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2075 Corte Del Nogal | Suite X
± 1,842 SF Available Now



GL = Grade level door



WHY GILDRED?

GILDRED COMPANIES

Legacy
93 years' experience in San Diego real estate market

Local ownership
Close by and available

Impeccable reputation
Honest and direct communication

Well capitalized
Well maintained buildings and funded for improvements

Strength in numbers
Full-service leasing and management team

Self-managed
Committed to excellence

NORTH SAN DIEGO'S

MOST ACCESSIBLE LOCATION

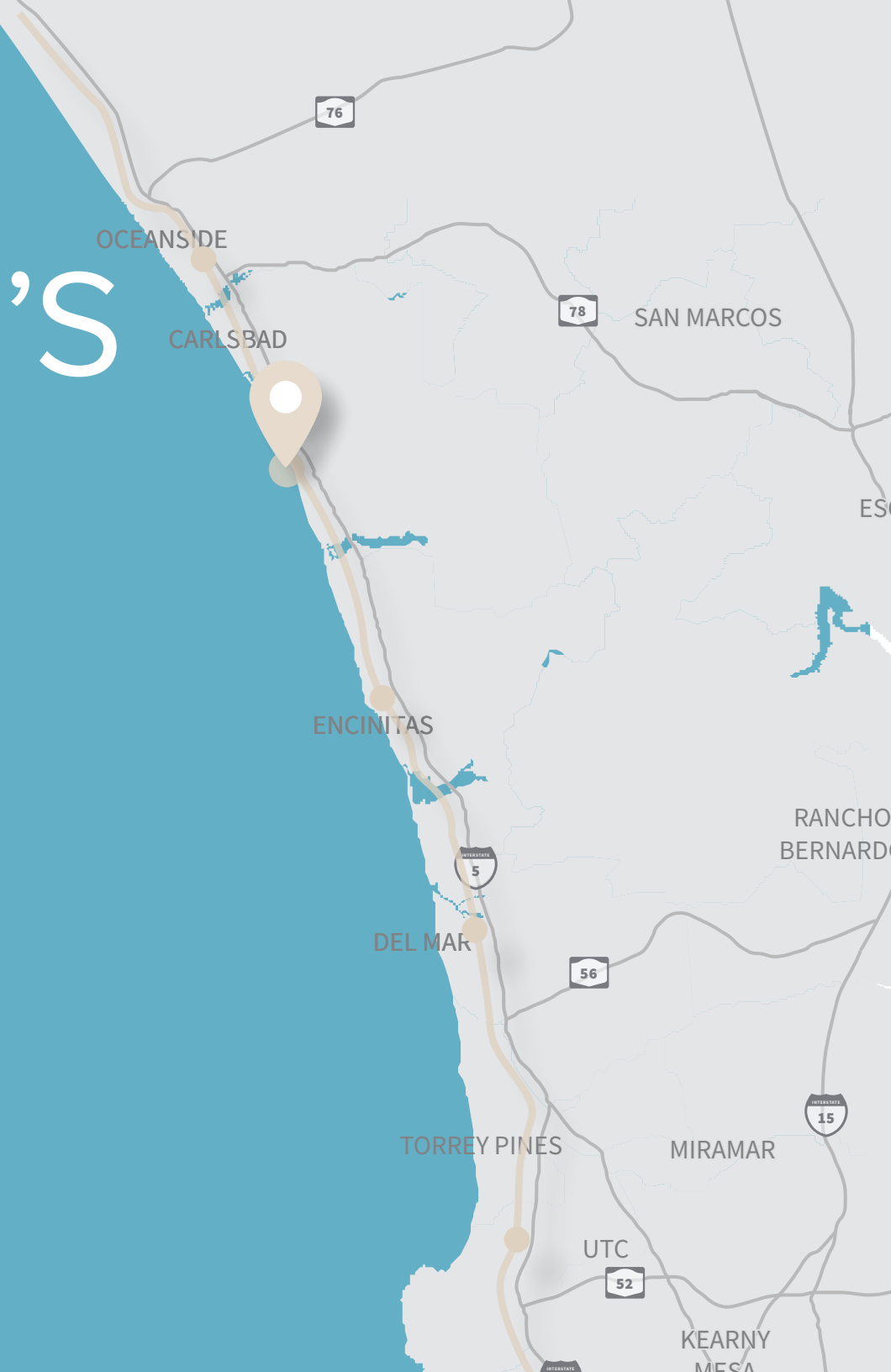
Drive times to:

- **40 min** Orange County
- **27 min** Oceanside
- **10 min** Encinitas
- **15 min** Del Mar
- **20 min** UTC
- **27 min** Mission Valley
- **30 min** Downtown

37.8%
COLLEGE GRADS
WITH STEM DEGREES

$634K
AVERAGE
HOME PRICE

645K
POPULATION













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