

# 3266 GREY HAWK COURT

Condo T, Carlsbad, CA

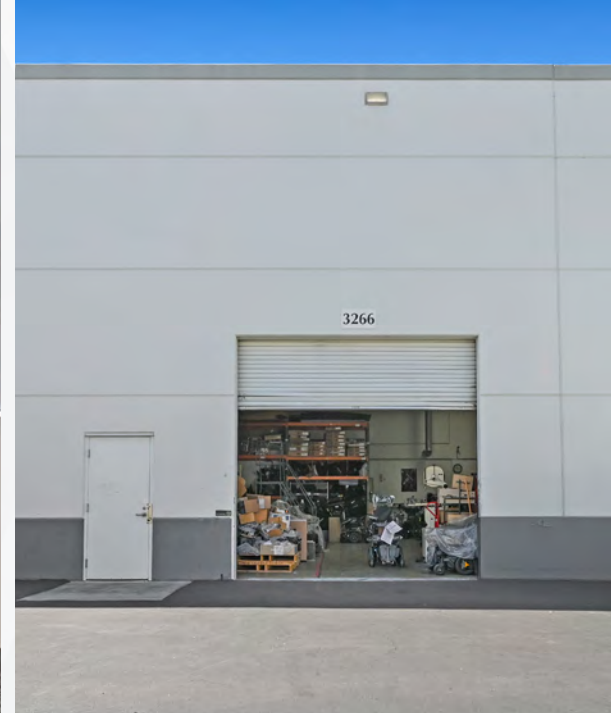


**FOR SALE**  
**INDUSTRIAL CONDO**

**7,058 RSF**



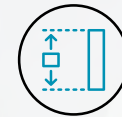
# PROPERTY HIGHLIGHTS



## GREY HAWK BUSINESS CENTER



±7,058 Square Foot  
Industrial Condo



Clear Height: 20'+



12'X12' Grade Level Roll-Up  
Loading Door



Parking Ratio  
3.0 / 1,000 SF



Fully Sprinklered



Zoning: P-M



Located in Highly Desirable  
Bressi Ranch Carlsbad  
Submarket



Built in 2006



Power: 3-Phase, 400 Amps



Sale Price:  
\$2,223,270 (\$315/SF)

\*Power specs to be independently verified

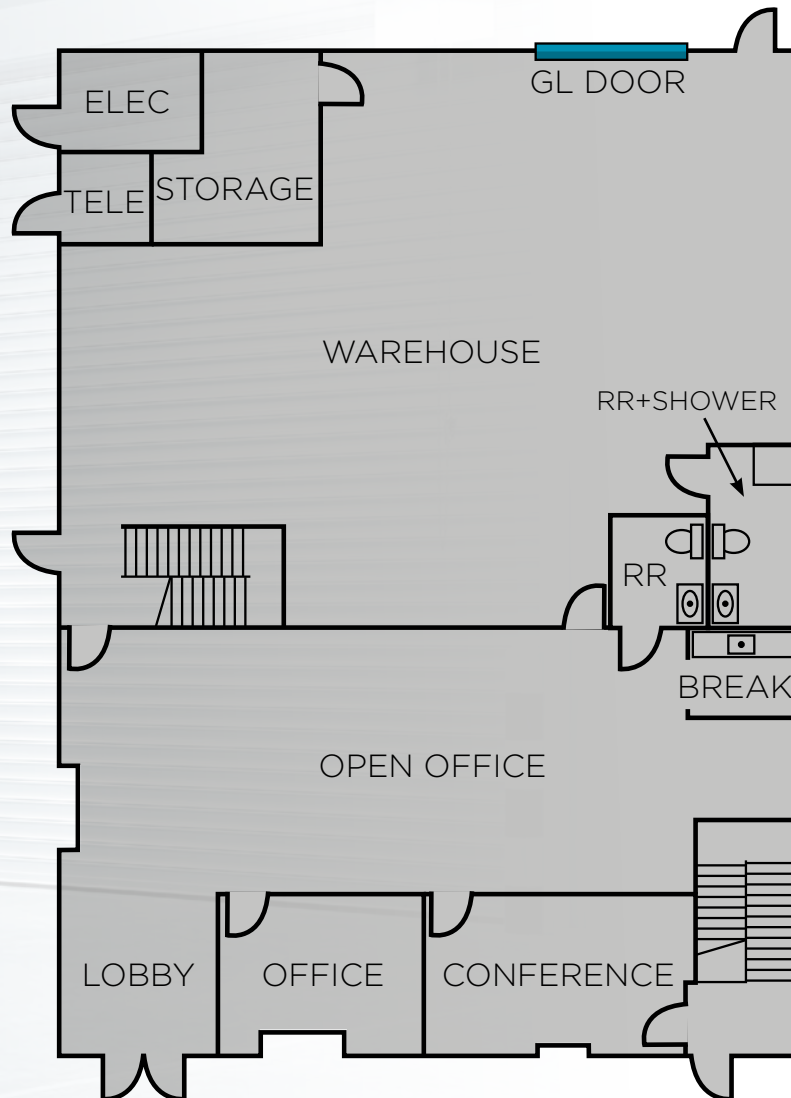
**3266 GREY HAWK COURT, CONDO T, CARLSBAD, CA**

# SITE PLAN



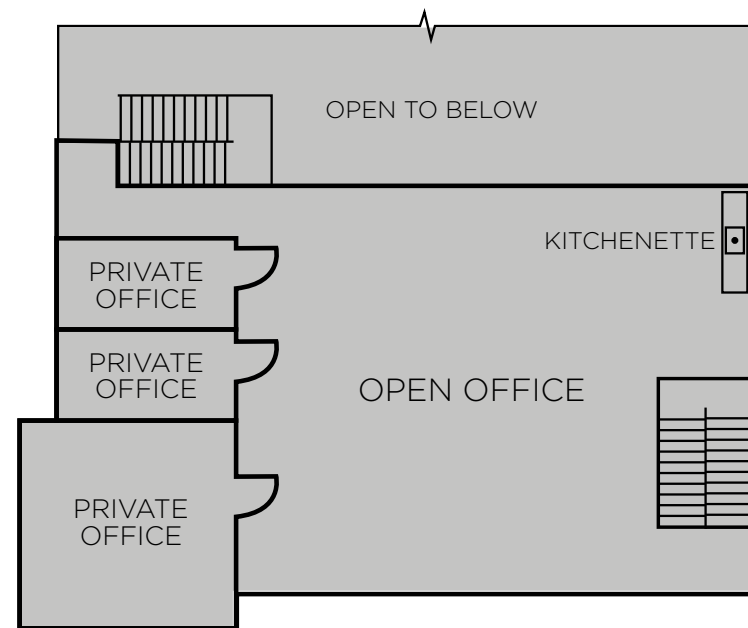
# FLOOR PLAN

## First Floor

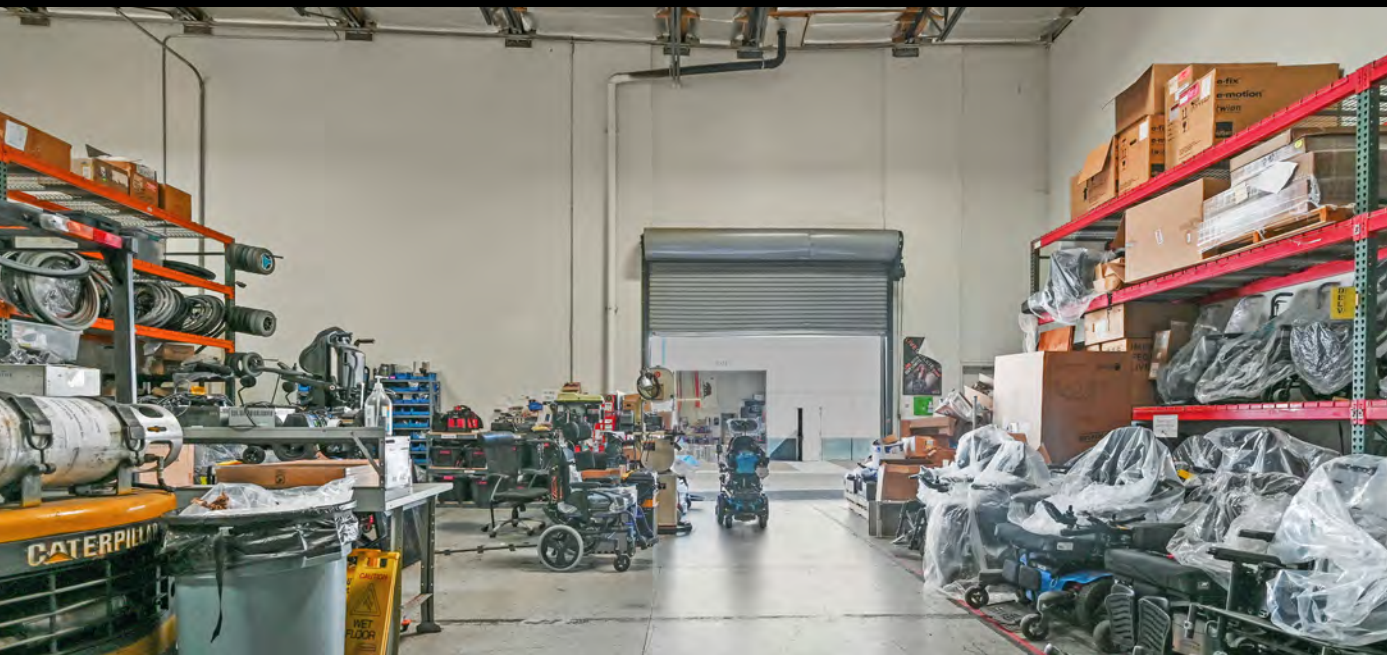


7,058 SF

## Second Floor



# PHOTOS



# LOCATION



3266 GREY HAWK COURT, CONDO T, CARLSBAD, CA

# DRIVE TIMES & CORPORATE NEIGHBORS



## DRIVE TIMES

**6 Minutes** to Palomar Airport  
**12 Minutes** to Hwy-78  
**15 Minutes** to I-5  
**40 Minutes** to San Diego Airport

**45 Minutes** to Downtown San Diego  
**50 Minutes** to Orange County  
**55 Minutes** to International Border

3266 GREY HAWK COURT. CONDO T //// CARLSBAD

FOR SALE



**FOR MORE  
INFORMATION  
CONTACT BROKER:**

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