

CARMEL, BUSINESS CENTER

Industrial/Flex Suites For Lease

**Carmel Business
Center
12225 - 12285**

H.G. FENTON COMPANY

CBRE

12225-12285
WORLD TRADE DRIVE, SAN DIEGO, CA 92128

FEATURES



Approximately
89,998 SF
in four buildings



Attractive
functional office
upgrades



IL-2-1
zoning



Over **1,000,000 SF** of
retail amenities
within walking
distance



All **Time Warner Cable**
Business Class Services
available (including
Coax and Fiber)



Excellent freeway
access to **I-15**



Approximately
3.23/1,000 parking
ratio



Building signage
available



Natural gas
available



NEW: Be Green
and save on utility bills!
Suite powered by solar.



SITE PLAN



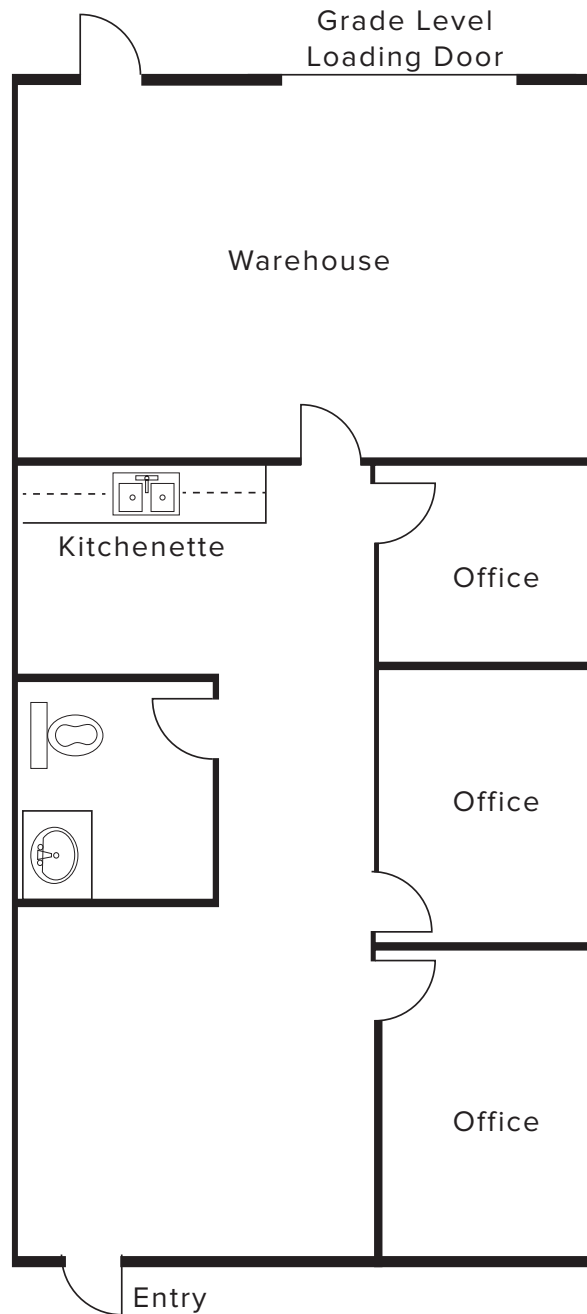
SUITE	SF	RATE	COMMENTS
12225 World Trade Drive			
Suite I	1,200 SF	\$2.15/SF NNN	Approximately 80% office / 20% warehouse with (1) grade level loading door. Available Immediately.
12245 World Trade Drive			
Suite D	1,443 SF	\$2.15/SF NNN	Street frontage suite. Approximately 25% office / 75% warehouse with (1) grade level loading door. Available Immediately.

NNNs = Approximately \$0.39/SF/Mo.



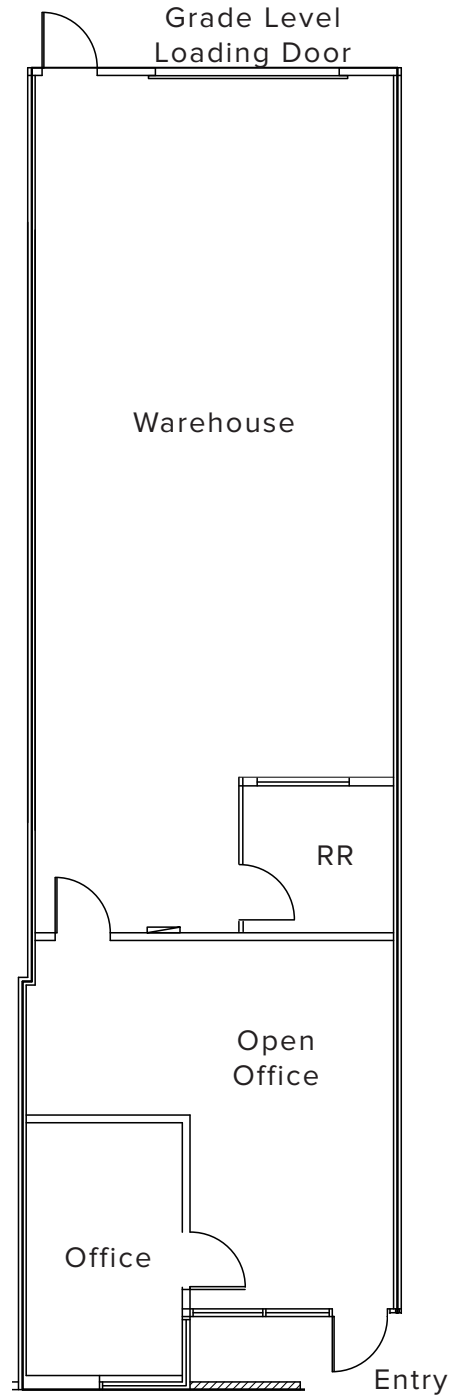
FLOOR PLAN

12225 World Trade Drive
SUITE I | 1,200 SF



FLOOR PLAN

12245 World Trade Drive
SUITE D | 1,443 SF



Property Photos





CARMEL

BUSINESS CENTER

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CBRE

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