

FOR LEASE

LOKER CORPORATE CENTER

*10,304 SF & 31,095 SF Industrial Suites
Available for Lease*

2777 LOKER AVENUE WEST, CARLSBAD, CA 92010

PROFESSIONALLY OWNED
AND MANAGED BY



EXCLUSIVELY LISTED BY

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LOKER CORPORATE CENTER

Project Features

10,304 SF and 31,095 SF suites available

High image distribution & manufacturing building

6 Miles to I-5, 4.4 Miles to HWY 78, 9.3 Miles to I-15

Numerous dock high doors and oversized grade doors

Fenced & secured loading area

24' minimum clear height

Sprinklers 0.45 GPM/3,000 SF

Parking ratio approx. 1.5/1,000 SF

Column spacing 30' x 60'

Natural gas service to building

Zoned P-M, Planned Industrial

Cox fiber optics in-place

Available Now

Walking distance to Bressi Ranch retail amenities

Outdoor lunch/break area with tables

Building top signage available

Rental Rate: Contact broker (approx. \$.33 nets)



31,095 SF

SUITE B

Approximately 20% newly constructed Class A office

Approximately 80% high bay warehouse area

Men's and women's showers

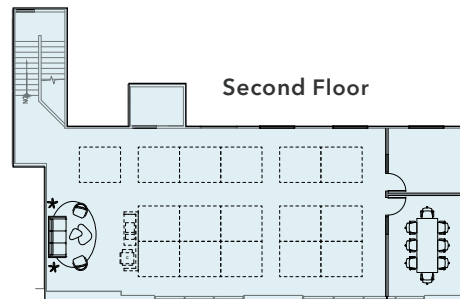
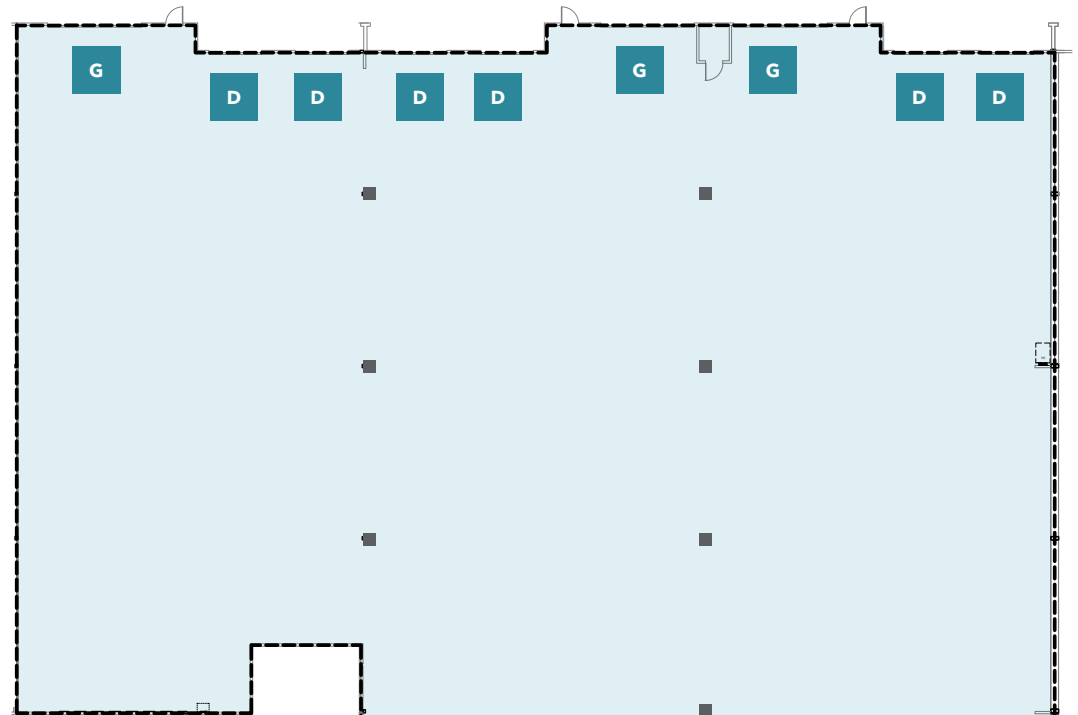
6 dock high loading doors

3 oversized grade level doors

Power: 200 amp, 277/480 volt and
800 amp, 120/208 volt*

*Tenant to verify

NEW SPEC SUITE COMING SOON!



- D** Dock Loading Door
- G** Oversized Grade Door

10,304 SF

SUITE E

Approx. 30% creative office area

70% warehouse area

2 dock high loading doors

End unit with prominent corner entryway

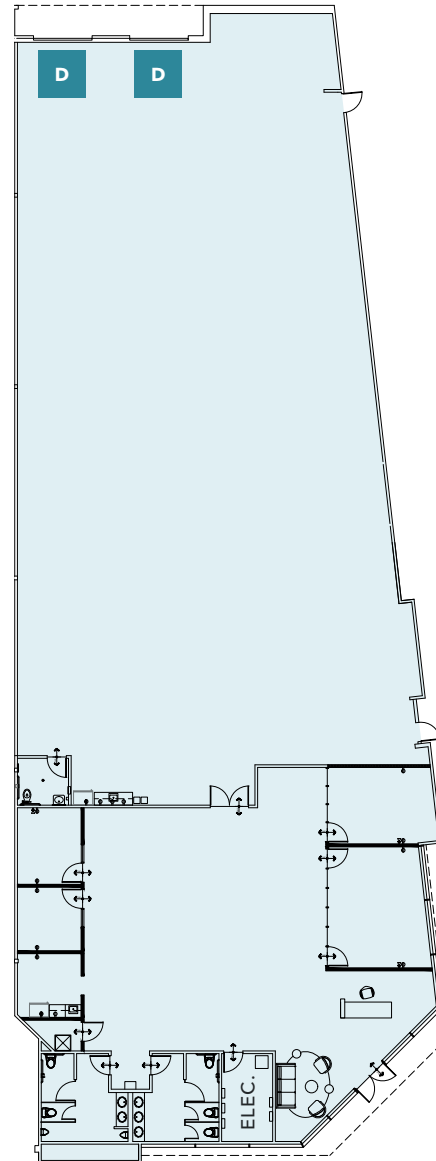
Newer office improvements

825 Amps of Power *

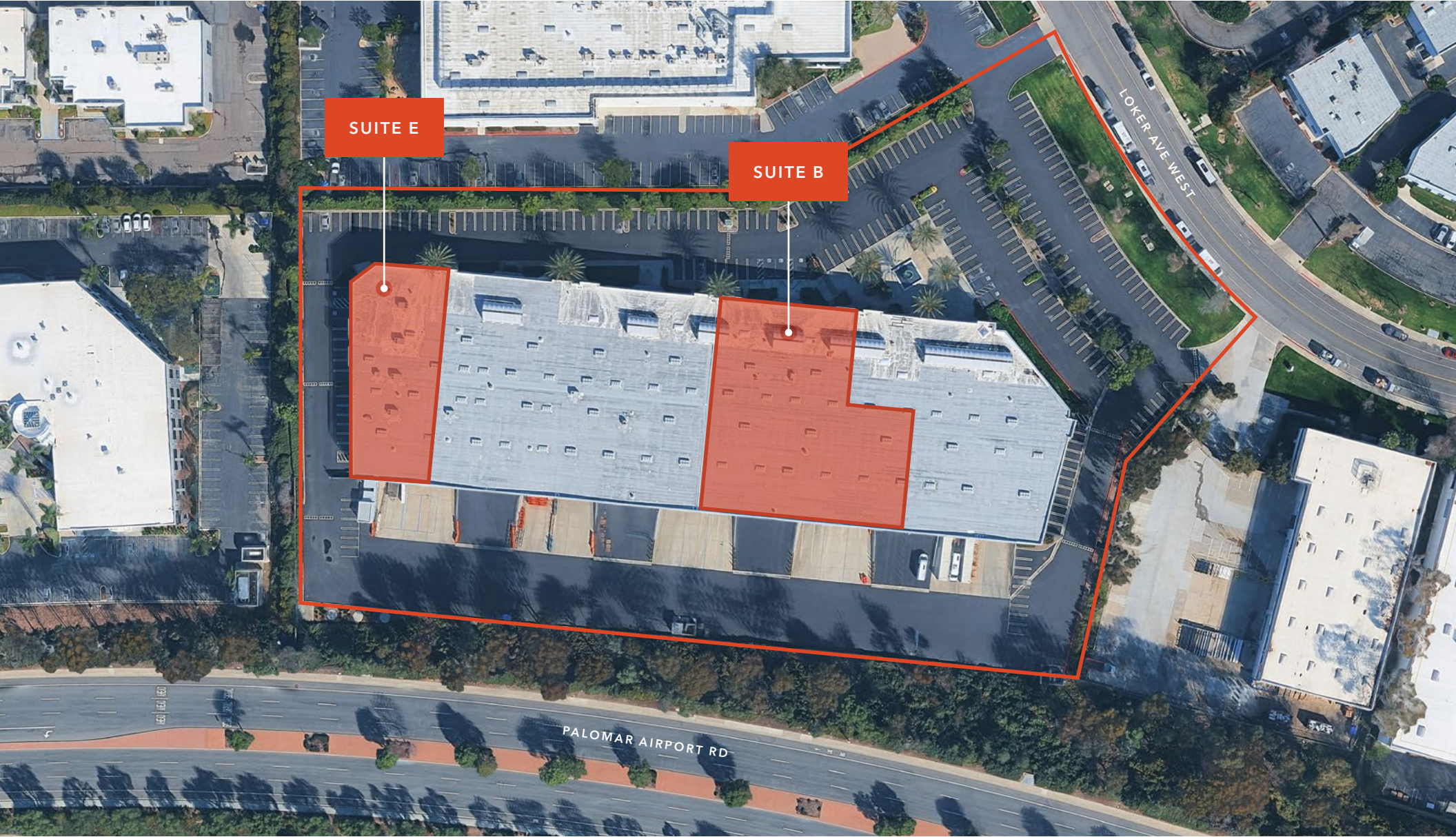
- 400 Amps, 120/208 volts
- 425 Amps, 277/480 volts

*Tenant to verify

D Dock Loading Door



LOKER CORPORATE CENTER



LOKER CORPORATE CENTER | NEARBY RETAIL AMENITIES

Pacific Ocean



CARLSBAD OAKS BUSINESS

PALOMAR AIRPORT

SUBJECT PROPERTY

PALOMAR COMMONS

THE SQUARE AT BRESSI RANCH

BRESSI RANCH VILLAGE CENTER



AVAILABLE FOR LEASE

KIDDER MATHEWS

PROFESSIONALLY OWNED
AND MANAGED BY



LOKER CORPORATE CENTER

*For more information on
this property, please contact*

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