

FOR LEASE

3,216 Square Feet

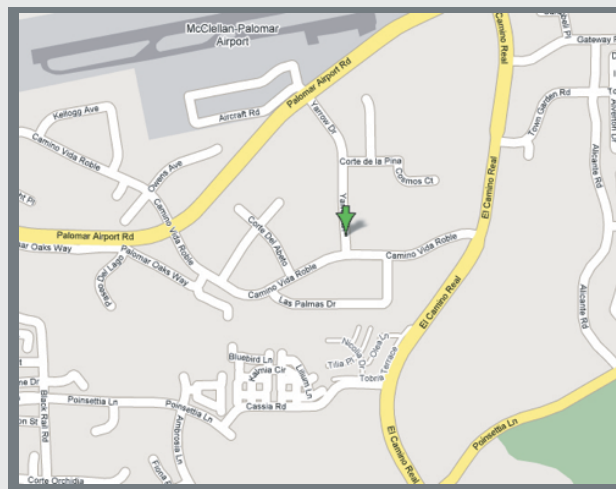
Showroom Industrial/Manufacturing Suite



6361 Yarrow Drive, Suites F Carlsbad, CA 92011

Property Features:

- ± 1,168 S. F. of HVAC Office
- ± 2,048 S. F. of 16' Clear Height Warehouse
- One 10' x 10' Grade Level Truck Door
- Natural Gas Available
- Power: 480 Volt, 3-Phase
- Great Parking and Truck Circulation
- Fire Sprinklers
- Zoned: Light Industrial
- \$.15 / Sq. Ft. CAM for Water Sewer and Landscaping



\$1.69 / Mod. Gross

For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr.

CalBRE# 01277355

kdjr@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

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CalBRE# 01385958

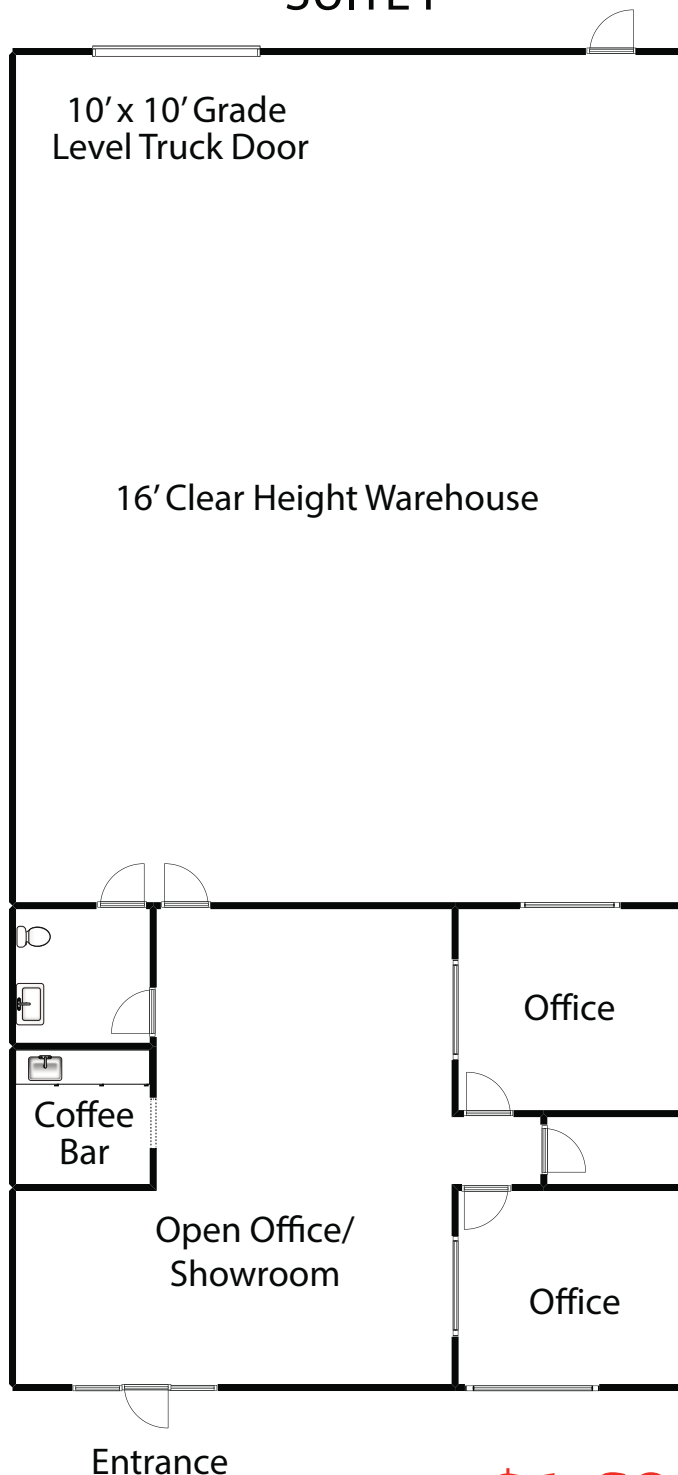
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