



**2350**

**Camino Vida Roble, Suite 401**  
Carlsbad, CA 92011

**FOR LEASE**

**12,343 SF**  
**INDUSTRIAL SUITE**

# PROPERTY FEATURES



**12,343 SF**  
Industrial Suite



**±1,065 SF**  
\*New office build  
out underway



**Available  
Immediately**



**250 amps**



**3 Dock  
High Positions**



**1 Grade  
Level Door**



**18'  
Clear Height**



**Lease Rate \$1.47/SF NNN**  
NNNs: \$0.22/SF

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

# SITE PLAN

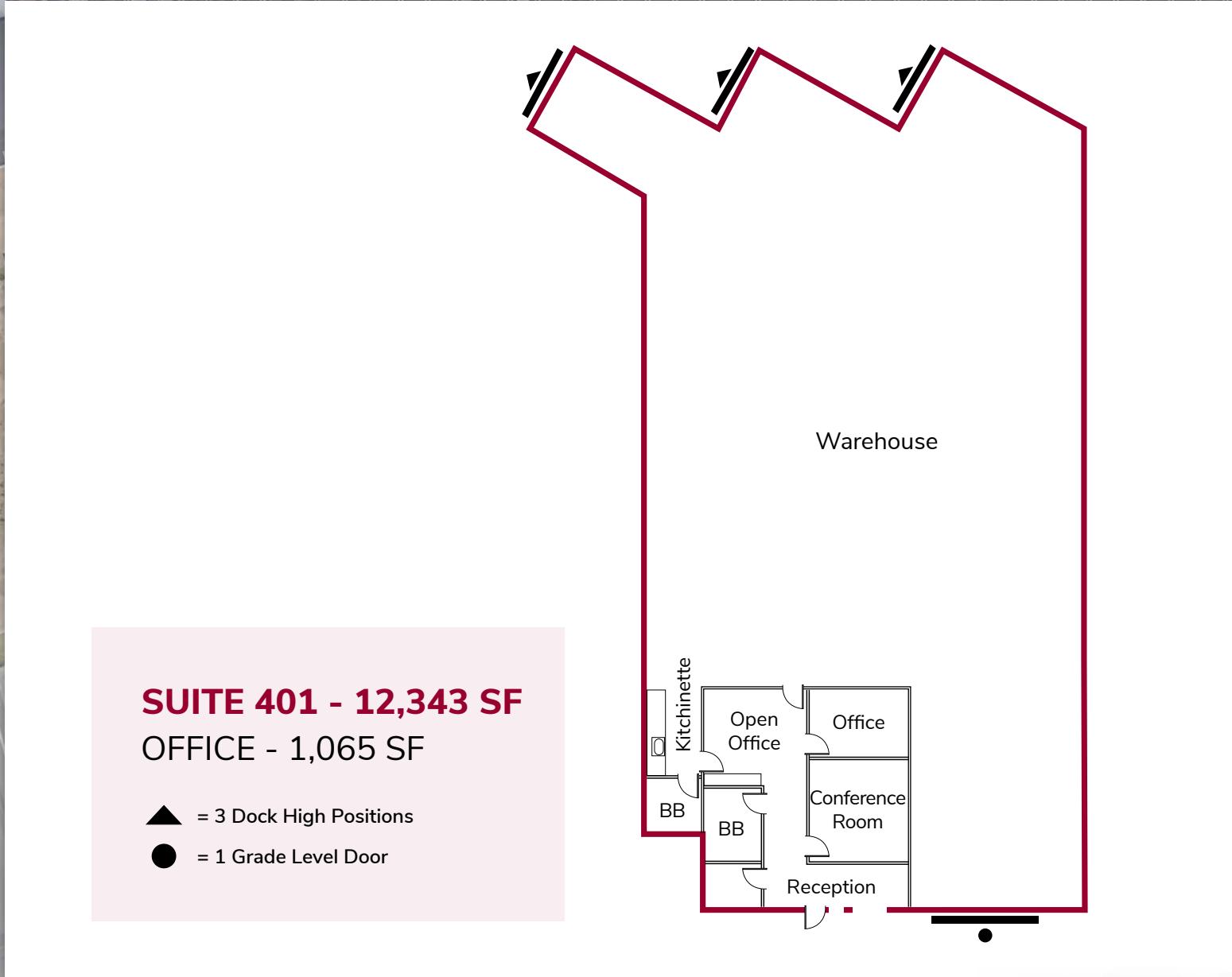


**SUITE 401**  
**12,343 SF**

▲ = 3 Dock High Positions

● = 1 Grade Level Door

# FLOOR PLAN



**SUITE 401 - 12,343 SF**

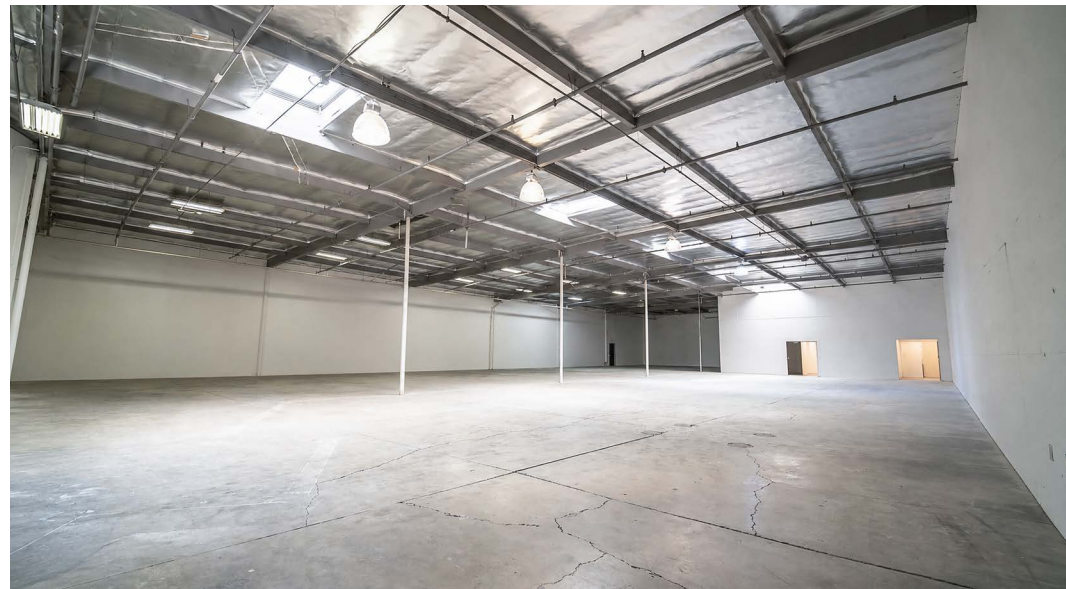
**OFFICE - 1,065 SF**

▲ = 3 Dock High Positions

● = 1 Grade Level Door

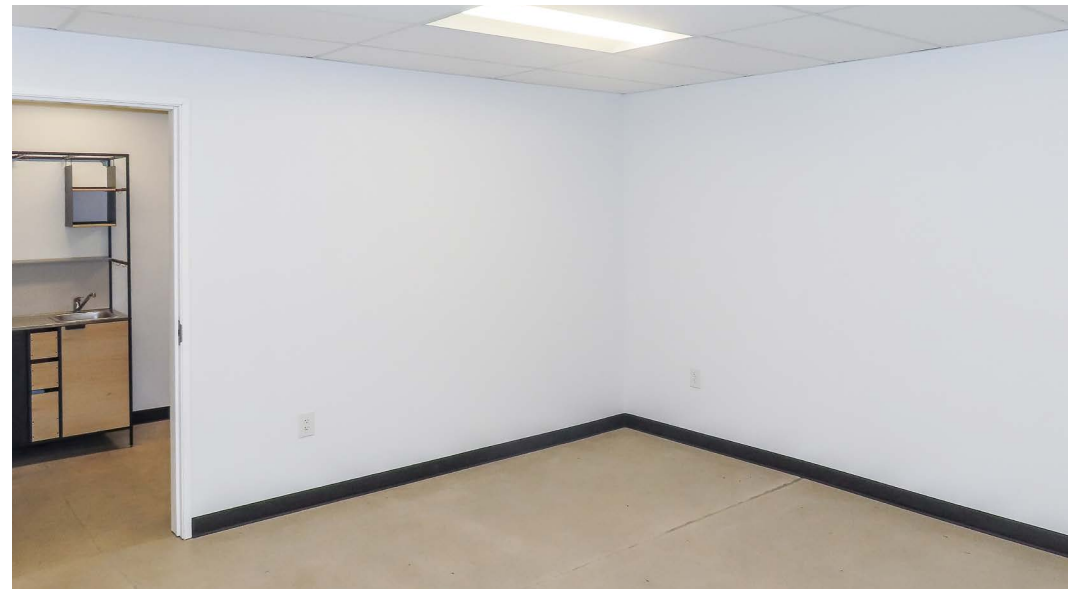
# PHOTOS

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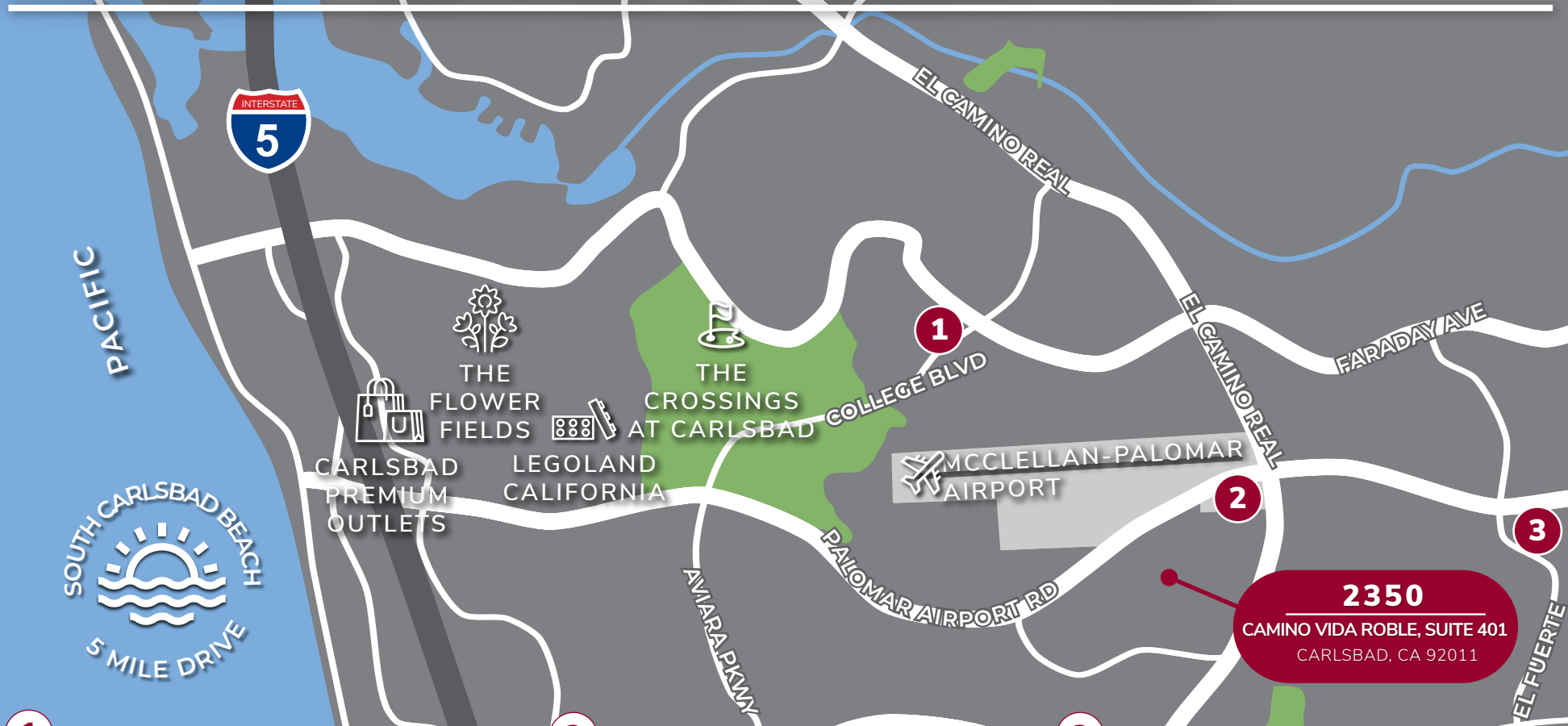


# PHOTOS

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# NEARBY RETAIL & AMENITIES



**2350**  
CAMINO VIDA ROBLE, SUITE 401  
CARLSBAD, CA 92011

**1 THE ISLANDS AT CARLSBAD**

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**2 PALOMAR COMMONS**

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**3 BRESSI RANCH**

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# SITE PLAN



**SITE**

PACIFIC OCEAN

8.3 miles



OCEANSIDE



52 miles

ORANGE COUNTY

LOS ANGELES

85 miles

VISTA



S Santa Fe Rd

Rancho Santa Fe Rd

Las Posas Rd

San Marcos Blvd

RIVERSIDE

60 miles

TEMECULA

27 miles



ESCONDIDO



DOWNTOWN SAN DIEGO

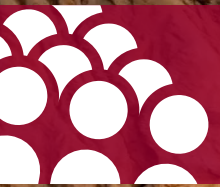
28 miles

SAN DIEGO AIRPORT

26 miles

# LIFE IN CARLSBAD

where corporate meets the beach



population

114,746



corporate & local  
businesses

10,383



median household  
income

\$185,121



annual visitors

3.7M

7

miles of



Pacific Ocean  
Coastline

# 2350

## CAMINO VIDA ROBLE, SUITE 401

### CARLSBAD, CA 92011

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