

# FOR SALE OR LEASE

2350 CAMINO VIDA ROBLE, CARLSBAD, CA 92011

BEST SALE  
PRICING  
IN ALL OF  
NORTH  
COUNTY!

MONTH TO  
MONTH  
SHORT TERM  
LEASE!



## FEATURES

- For Sale: 56,924 SF
- For Lease: 30,442 SF
- Divisible down to 10,000-15,000 SF
- Available space - manufacturing/distribution
- Power: 1,000 amps, 277/480 volt, 3 phase
- 19' - 20' clear height
- Drive around truck access
- Dock high truck doors
- Grade level truck door
- Fire sprinklered



## PRICE REDUCED

SALE PRICE: ~~\$6,797,040.00 (\$120/SF)~~ \$6,262,000 (\$110/SF)

LEASE RATE: ~~\$.88/SF Modified Gross~~ \$.82/SF Modified Gross

BARRY HENDLER

760.431.4219

bhendler@breb.com

ANDY MELZER

760.431.4205

amelzer@breb.com

MONIQUE MEDLEY

760.431.4236

mmedley@breb.com

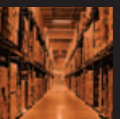


**GRUBB & ELLIS**  
BRE Commercial

*Independently Owned and Operated*

1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011  
P | 760.431.4200 F | 760.454.3869 www.brecommercial.com

*Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt it's accuracy, but we do not guarantee it.*



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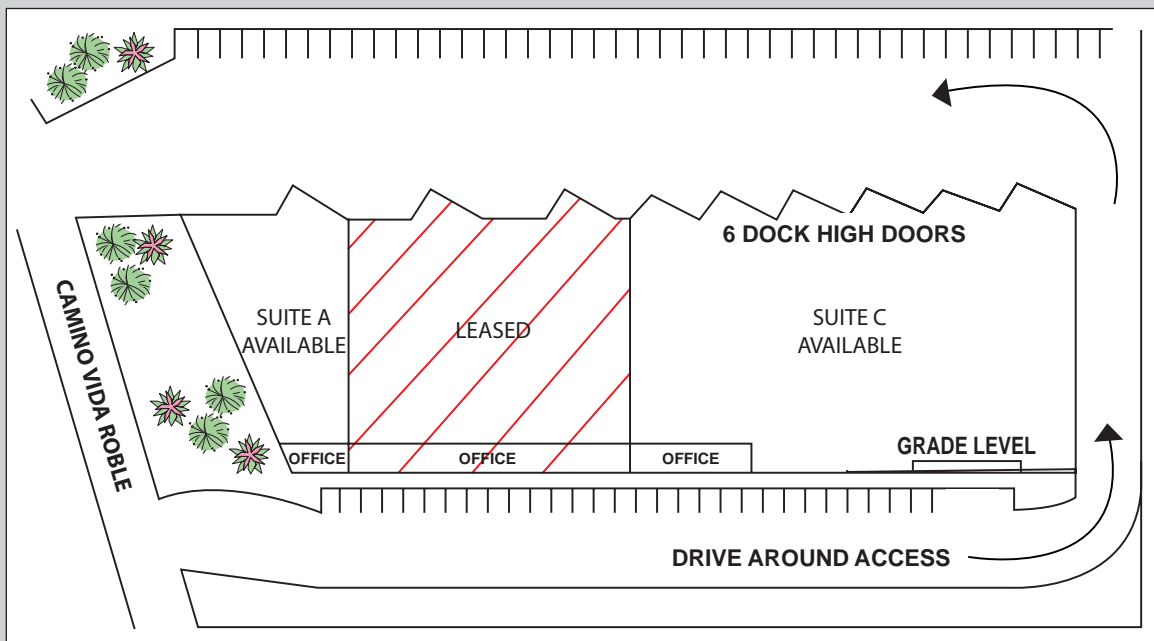
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## AVAILABILITIES

SUITE	SIZE	OFFICE
A	8,901 SF	1,333 SF
C	30,442 SF	1,974 SF

Divisible down to 10,000-15,000 SF



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