

# RACEWAY POINT

Carlsbad Raceway Business Park

3209 Lionshead Ave Carlsbad, CA



## 64,327 SF R&D / Flex Building

## Available For Sale

### BUILDING FEATURES

First Floor - 57,327 SF

Second Floor - 7,000 SF

Total - 64,327 SF (Divisible to 28,496 to 35,831 SF)

4.56 Lot Acres

Parking Ratio: 3.7 / 1,000 SF, 238 Stalls

Power: 2,000 Amps 277 / 480 Volts, Expandable

Truck Loading: 4 GL, 3 Docks

24' Clear Height

Fire Sprinklers: 0.45 GPM / 3,000 SF

Natural Gas Service

Column Spacing 42' x 48'

Office Ceiling Height 10'

**SALE PRICE (SHELL): \$107 / SF**

### Contact

**Chuck McNary, SIOR**  
Senior Vice President  
760.930.7904 Lic# 0466251  
chuck.mcenary@colliers.com

**Erik McNary**  
Associate  
760.930.7924 Lic# 01478947  
erik.mcenary@colliers.com

**Colliers International**  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
Phone: 760.438.8950  
Fax: 760.438.8925



Contact

Chuck McNary, SIOR  
 Senior Vice President  
 760.930.7904 Lic# 0466251  
 chuck.mcnary@colliers.com

Erik McNary  
 Associate  
 760.930.7924 Lic# 01478947  
 erik.mcnary@colliers.com