

RACEWAY POINT

Carlsbad Raceway Business Park



R&D / FLEX BUILDINGS FOR SALE

CARLSBAD, CALIFORNIA



Address	Building Size	First Floor	Second Floor	Lot Acres	Parking Ratio	Power	Truck Loading	Clear Height	Fire Sprinklers	Sale Price (Shell)
3190 Lionshead Ave	16,532 SF	13,578 SF	2,954 SF	1.13	3.6/1,000 SF	800 Amps	2 GL	24'	0.45 GPM/3,000 SF	SOLD
3198 Lionshead Ave	18,085 SF	16,162 SF	1,923 SF	1.34	3.43/1,000 SF	800 Amps	1 GL	24'	0.45 GPM/3,000 SF	SOLD
3197 Lionshead Ave	23,109 SF	20,935 SF	2,174 SF	1.6	2.8/1,000 SF	800 Amps	1 GL	24'	0.45 GPM/3,000 SF	SOLD
3201 Lionshead Ave	26,054 SF	24,060 SF	1,994 SF	1.87	2.69/1,000 SF 70 Stalls	800 Amps 277/480V	1 GL 1 Dock	24'	0.45 GPM/3,000 SF	SOLD
3193 Lionshead Ave*	59,558 SF	53,322 SF	6,236 SF	5.06	3.69/1,000 SF 221 Stalls	2,000 Amps 277/480V	4 GL 2 Docks	24'	0.45 GPM/3,000 SF	SOLD
3209 Lionshead Ave*	64,327 SF	57,327 SF	7,000 SF	4.56	3.7/1,000 SF	2,000 Amps	4 GL	24'	0.45 GPM/3,000 SF	\$107/SF

* Divisible

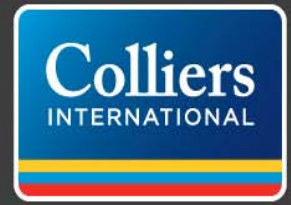
Building Features: natural gas service stubbed to each site, skylights, outdoor eating areas, and expandable power.

CHUCK MCNARY
 chuck.mcnary@colliers.com
 760.930.7904 Lic# 00466251

ERIK MCNARY
 erik.mcnary@colliers.com
 760.930.7924 Lic# 01478947

RACEWAY POINT

Carlsbad Raceway Business Park



R&D / FLEX BUILDINGS FOR SALE

CARLSBAD, CALIFORNIA



LIONSHEAD AVENUE

CHUCK MCNARY
chuck.mcnary@colliers.com
760.930.7904
Lic# 00466251

ERIK MCNARY
erik.mcnary@colliers.com
760.930.7924
Lic# 01478947

COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
Phone: 760.438.8950
Fax: 760.438.8925

Colliers Macaulay Nicolls Inc., and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 240 offices throughout more than 50 countries worldwide. Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice. CMN, Inc.