

FOR SALE | 8,396 SF INDUSTRIAL/FLEX PROPERTY (CORNER UNIT)



3282

grey hawk court  
carlsbad, ca 92008



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## broker contacts

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# project highlights



## IDENTITY & IMAGE

- Unit is located at the entrance of the project
- Impressive Corporate Image with extensive glassine
- Unique corner location

## MASTER PLANNED BUSINESS PARK

- Located within a prestigious 52-acre master planned Palomar Forum
- 28 building project Totaling 208,439 Square Feet
- Modern 2008 Architecture and Construction

## PREMIUM LOCATION

- Central Carlsbad Location with quick access to Vista, San Marcos, Bressi Ranch and La Costa
- Located directly off Palomar Airport Road with easy access to Interstate 5 and Highway 78.
- Strong Nearby demographics and Employment Base

## UNIQUE AMENITIES

- Excellent Parking: 3 Spaces/1,000 SF
- Proximity to Restaurants & Retail
- Upscale landscaping and outdoor lounge areas

# premises overview

ADDRESS:	3282 Grey Hawk Court, Carlsbad, CA 92008
BUSINESS PARK:	Grey Hawk Business Center
APN:	221-015-02
SQUARE FEET:	8,396 Square Feet
IMPROVED AREA:	4,932 SF (58%)
WAREHOUSE AREA:	3,496 SF (42%)
YEAR BUILT:	2008 Construction
ZONING:	PM (Planned Industrial)
LOADING:	One 12'x12' Grade Level Door
PARKING RATIO:	3 stalls per 1,000 SF
CLEAR HEIGHT:	20' Clear Height
RESTROOMS:	Four (4) Restrooms
POWER:	200 amps, 120/208 V
PURCHASE PRICE:	\$2,185,000
SHOWING INSTRUCTIONS:	Call Brokers to schedule a showing



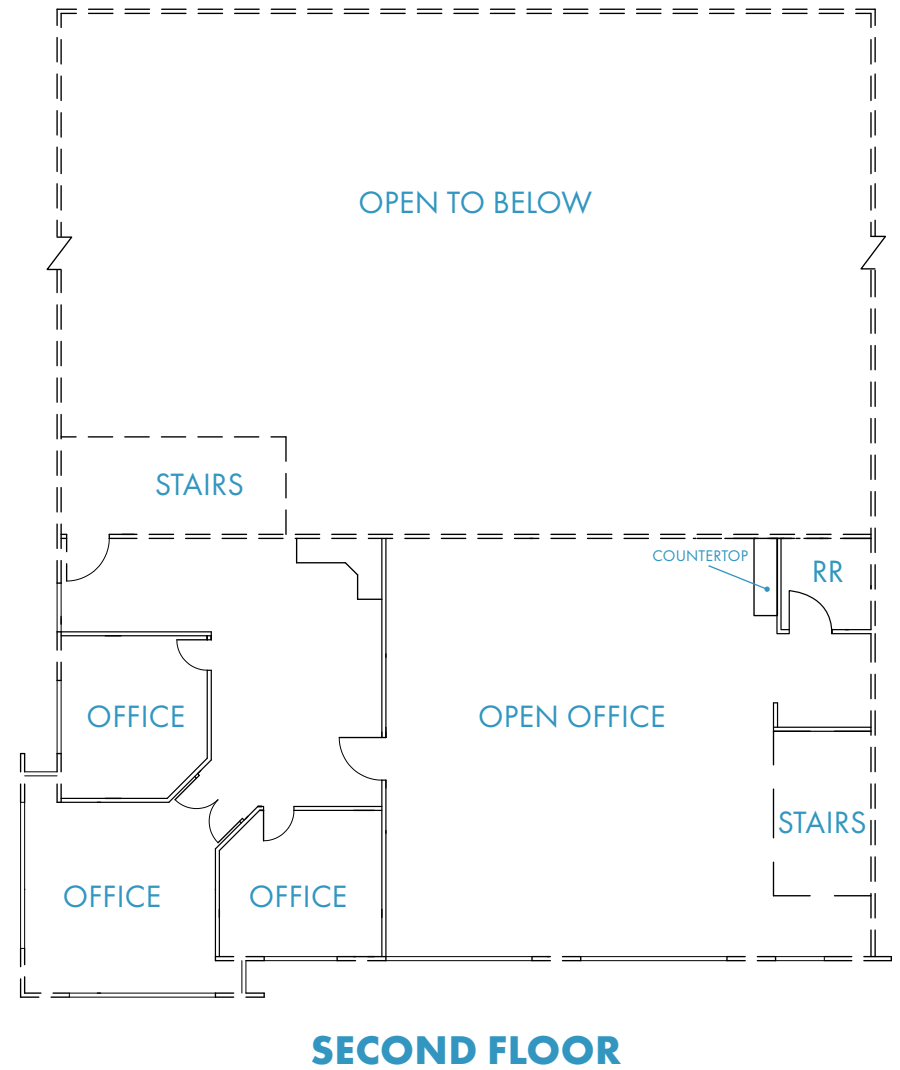
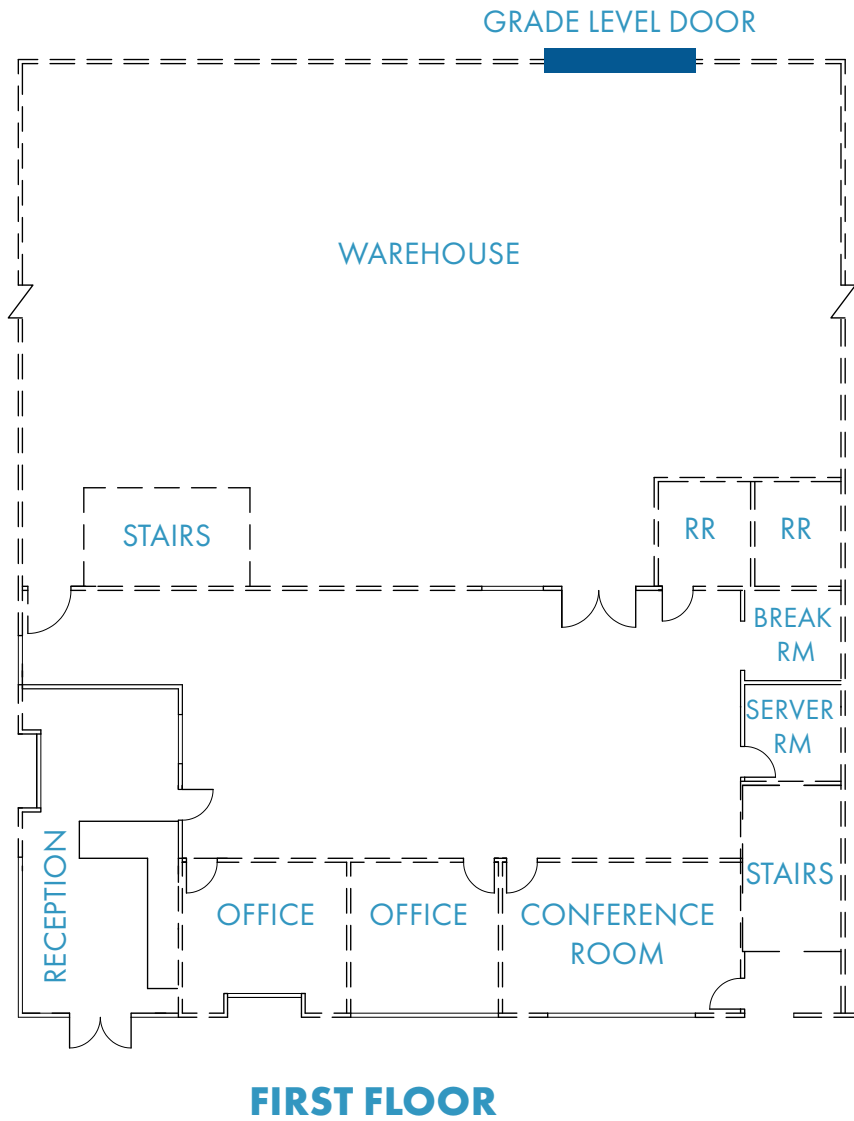


# site plan

## GREY HAWK BUSINESS CENTER



# floor plan



# property photos





# business center overview







Encina Power Plant

Agua Hedionda Lagoon

Oceanside Pier

Lego Land

The Crossing Golf Course

Carlsbad Research Center

McClellan Palomar Airport

Carlsbad Oaks West Business Park

ViaSat Headquarters

Carlsbad Oaks North Business Park

Bressi Ranch Village Center

The Square at Bressi Ranch

Spectrum Flex at Bressi Ranch

Carlsbad Oaks East Business Park

Bressi Ranch Corporate Center

Palomar Forum Business Park

Rancho Carillo 1,500 Home Master Planned Community

Forum at Carlsbad

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Carlsbad Race Way Business Park

Grey Hawk Business Center

aerial map



# 3282

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