

FOR LEASE

5,778 Square Feet

Dock-Hi & 480 Volt Industrial Suite



6351 Yarrow Drive, Suite E, Carlsbad, CA 92011

Property Features:

- ± 1,029 S. F. of HVAC Office
- ± 4,749 S. F. of 24' Ceiling Height Warehouse
- One 20' x 10' Dock-Hi Truck Door
- Natural Gas Available
- Power: 100 amps of 480 Volt, 3-Phase
- Great Parking and Truck Circulation
- Fire Sprinklers
- Zoned: Light Industrial
- \$.08 / Sq. Ft. CAM for Water Sewer and Landscaping



\$.99 / Mod. Gross

For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr. CalBRE# 01277355
kdjr@dubsandcompany.com

Vince Console CalBRE# 01900022
vince@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



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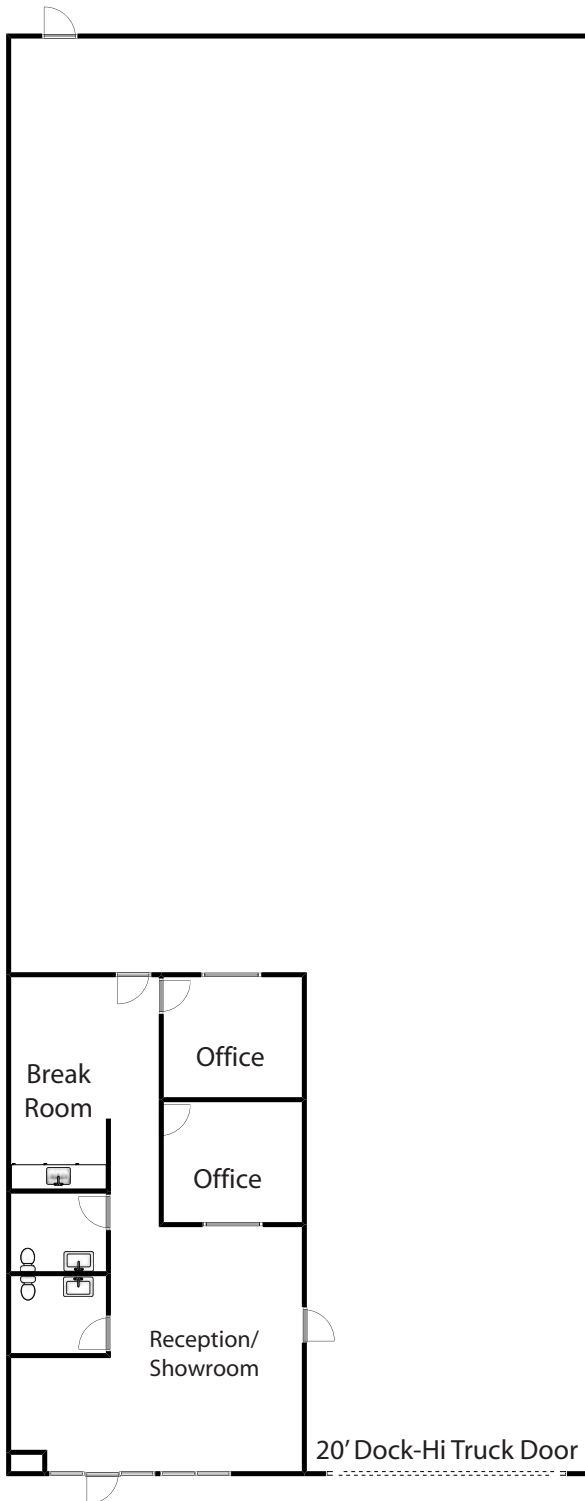
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Industrial/Manufacturing Suite

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