

# 1934 KELLOGG AVENUE

CARLSBAD, CALIFORNIA 92010

± 5,248 SF

FOR SALE OR LEASE | FREE-STANDING INDUSTRIAL / FLEX / R&D BUILDING



**For Sale: \$1,095,000**  
**For Lease: \$1.29/sf +CAM**

- Dramatic 2 Story Entry With Soffit Lighting
- ± 1,978 S.F. Private Office; ± 2,120 S.F. R&D
- New Roof 2018
- ± 1,150 S.F. of 17'-19' Warehouse
- 12'X14' Grade Level Truck Door
- 2.58 Per Thousand Parking Ratio
- Great Access to Interstate 5 and Palomar Airport
- Great Presence and Very Functional Floor Plan
- Contact Listing Agent for Showing Instructions



CalBRE# 01385958

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

**Kenneth Dubs, Jr.**

CalBRE# 01277355

[kdjr@dubsandcompany.com](mailto:kdjr@dubsandcompany.com)

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

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

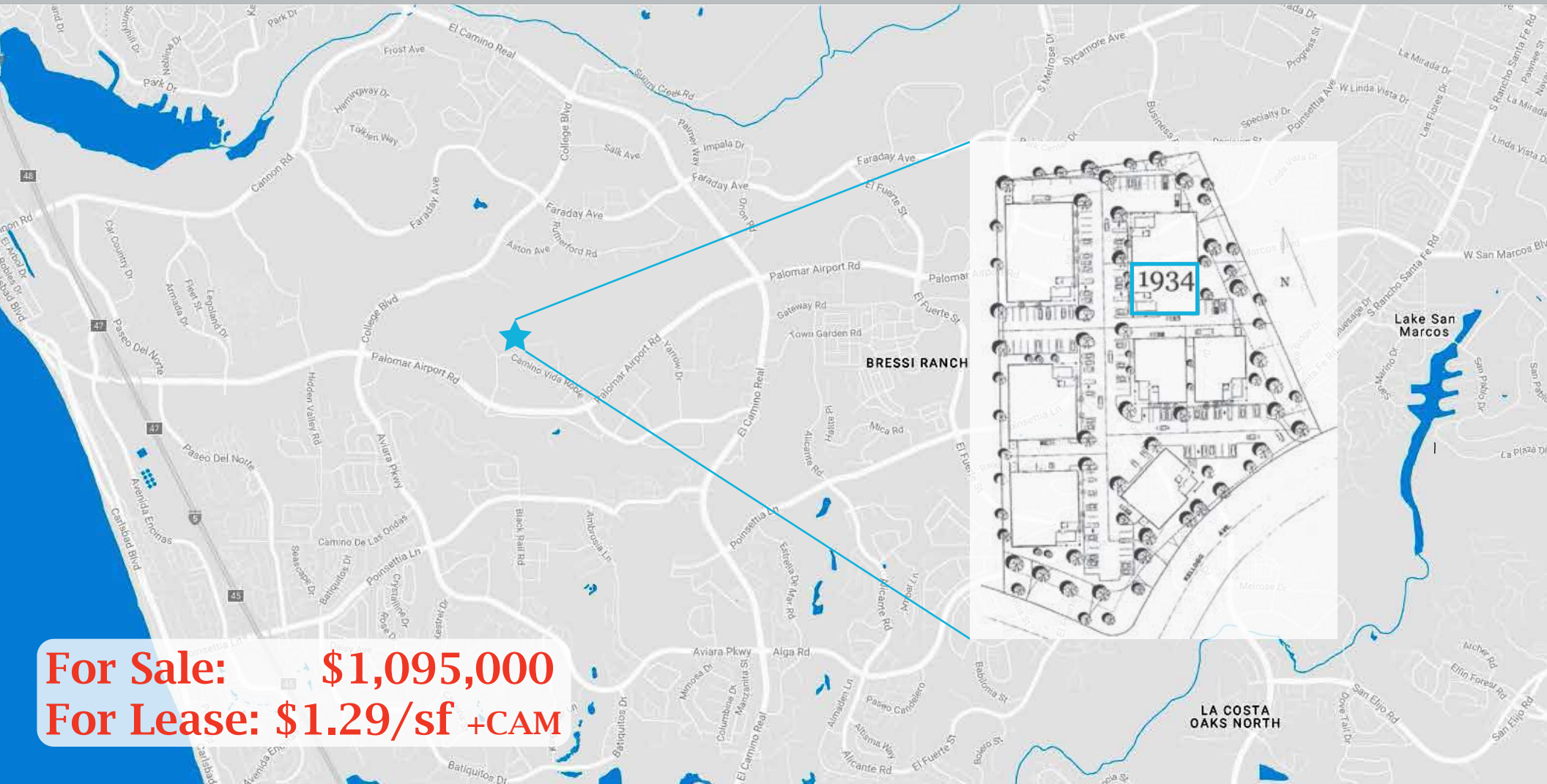
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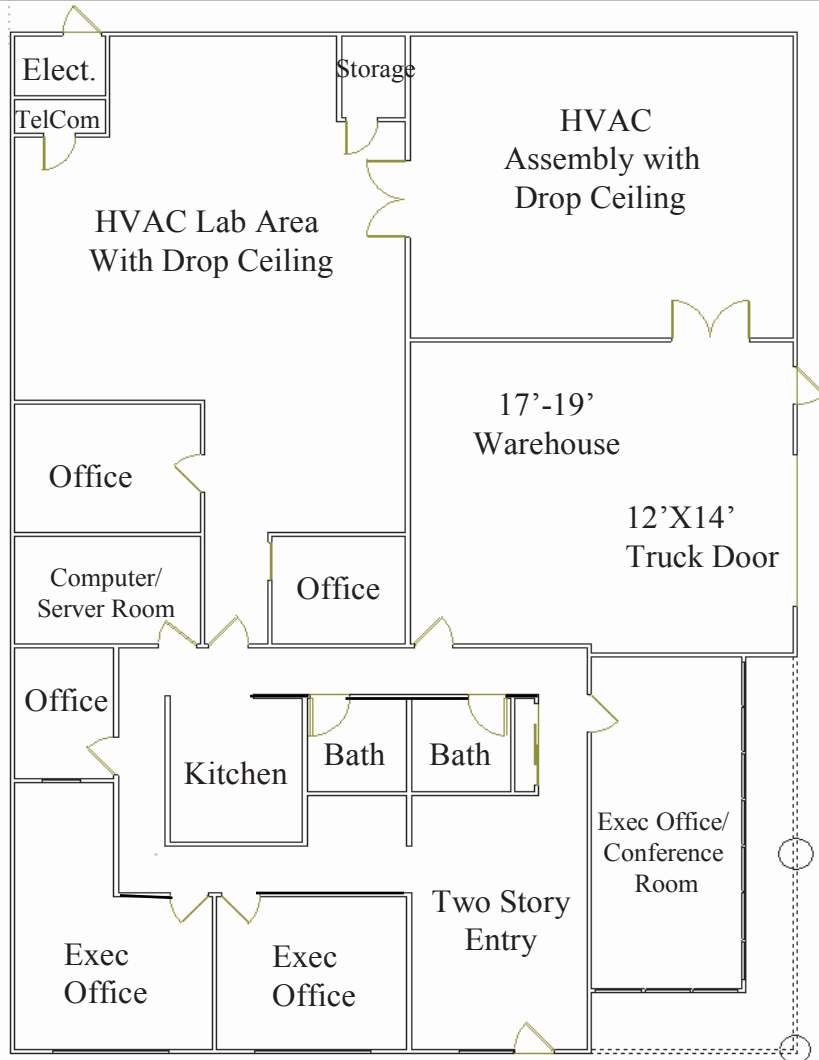


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