

1934 KELLOGG AVENUE

CARLSBAD, CALIFORNIA 92008

± 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

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

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

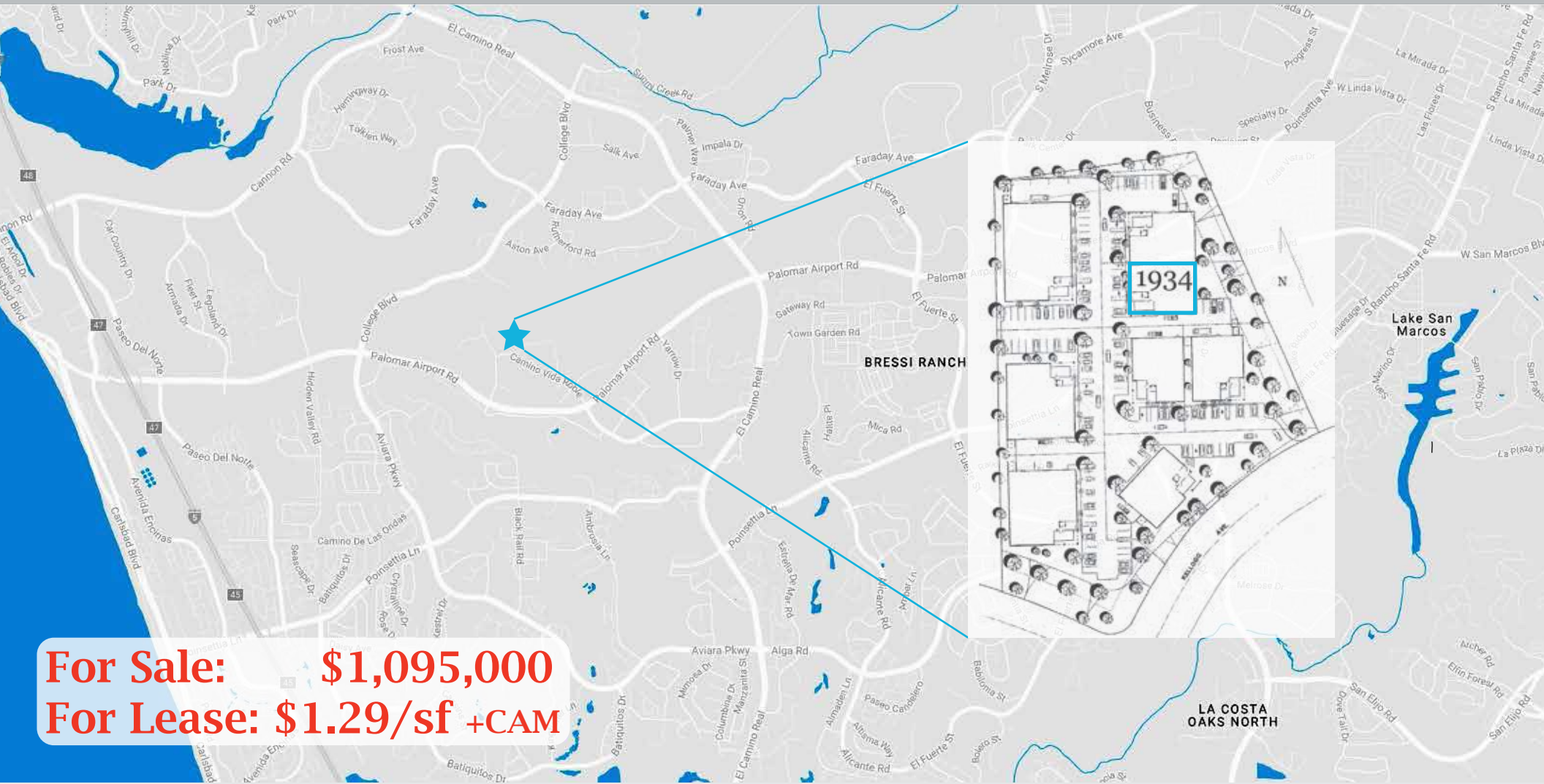
The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.

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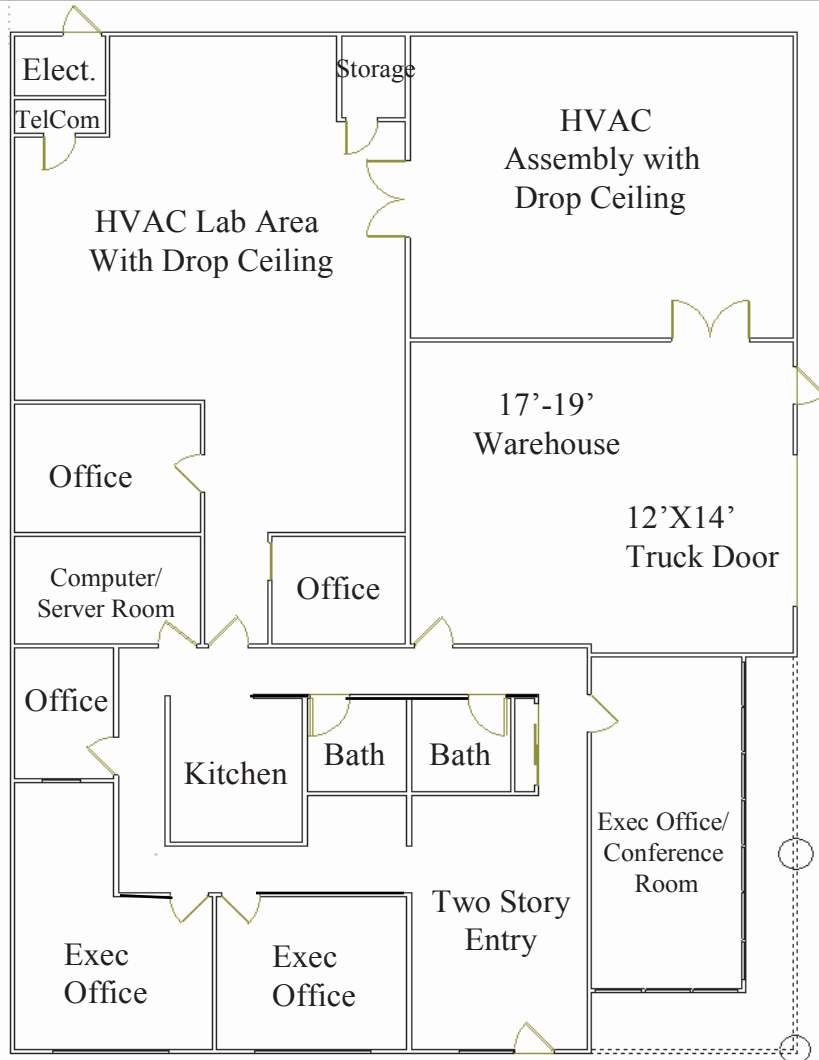


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