

1896 Rutherford Road

Carlsbad, CA

For Lease
47,056 RSF

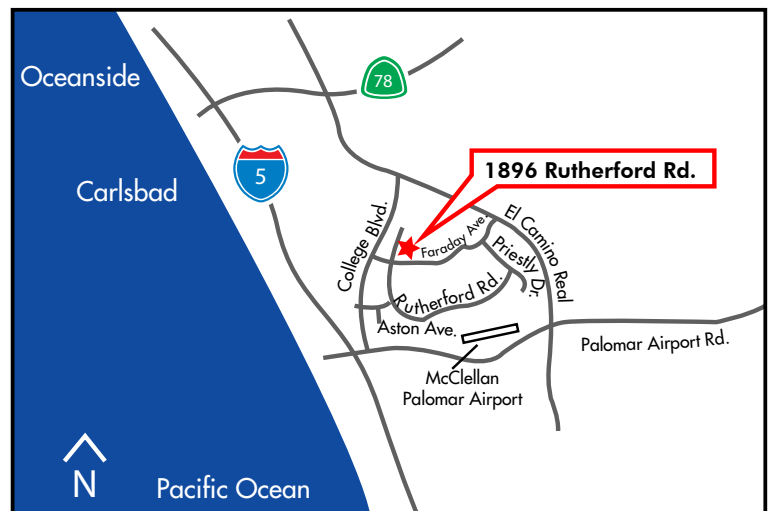


CORPORATE HEADQUARTER/R&D/LIGHT MANUFACTURING

Features:

- Cul-de-sac location on Rutherford Road
- Walking distance from The Island @ Carlsbad Retail Center – restaurants, food court, and retail services
- Approximately 27,698 SF of office (includes approximately 7,177 SF of mezzanine office)
- 19,358 SF of warehouse
- 151 On-site parking spaces (3.21/1,000 SF)
- Approximately 22' minimum clear height
- Site: 2.883 acres
- Fire sprinklers throughout (.45/3,000 SF)
- 2 grade level loading doors (expandable to 4)
- 1 dock high loading door
- 2,000 Amp, 277/480 Volt, 3 Phase/4 Wire
- Lease Rate Negotiable *
- Estimated NNN \$.24/PSF/Mo

*Tenant is responsible for all expenses associated with the property



Lannie Allee
Senior Vice President
Lic. 00840967
760.438.8590
lannie.allee@cbre.com

Roger Carlson
Senior Vice President
Lic. 01236185
760.438.8533
roger.carlson@cbre.com

Larry Cambra
Associate
Lic. 01492381
760.438.8538
larry.cambra@cbre.com

CBRE

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[Click Here to Enlarge Floor Plan](#)

- Lobby
- 35 Private Offices
- Open Cubicle Areas
- Large Conference Room
- Lunch Room
- Copy/ Work Room
- Restrooms with Showers

Second Floor



[Click Here to Enlarge Floor Plan](#)

- 21 Private Offices
- Open Cubicle Area
- 2 large Conference Rooms
- Work Room
- Restrooms

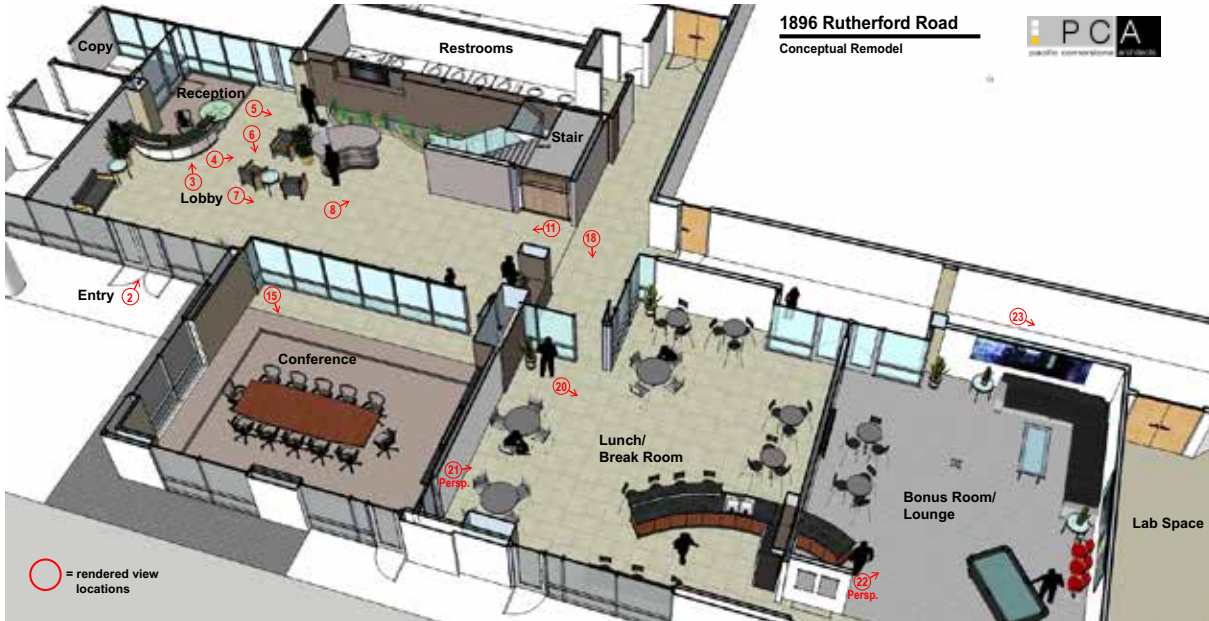
DH = Dock High
GL = Grade Level

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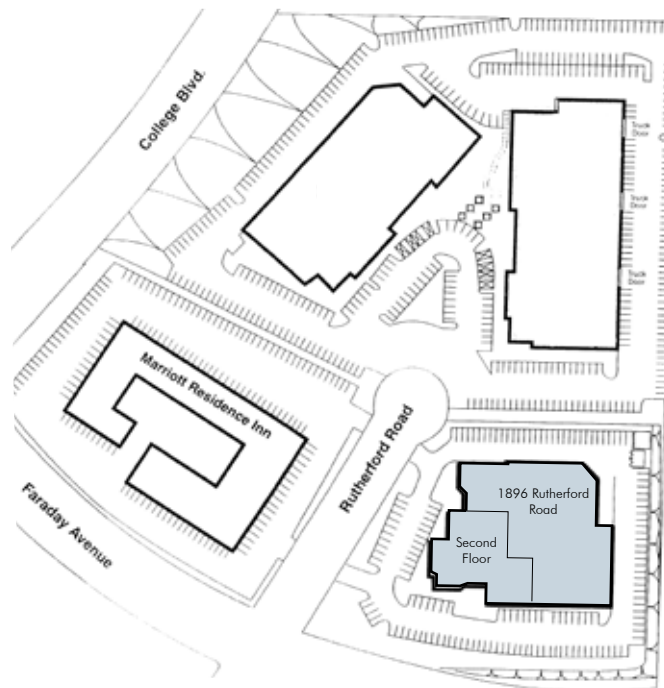
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[Click Here to See a Video of Planned Improvements](#)



[Download Plan Perspective](#)

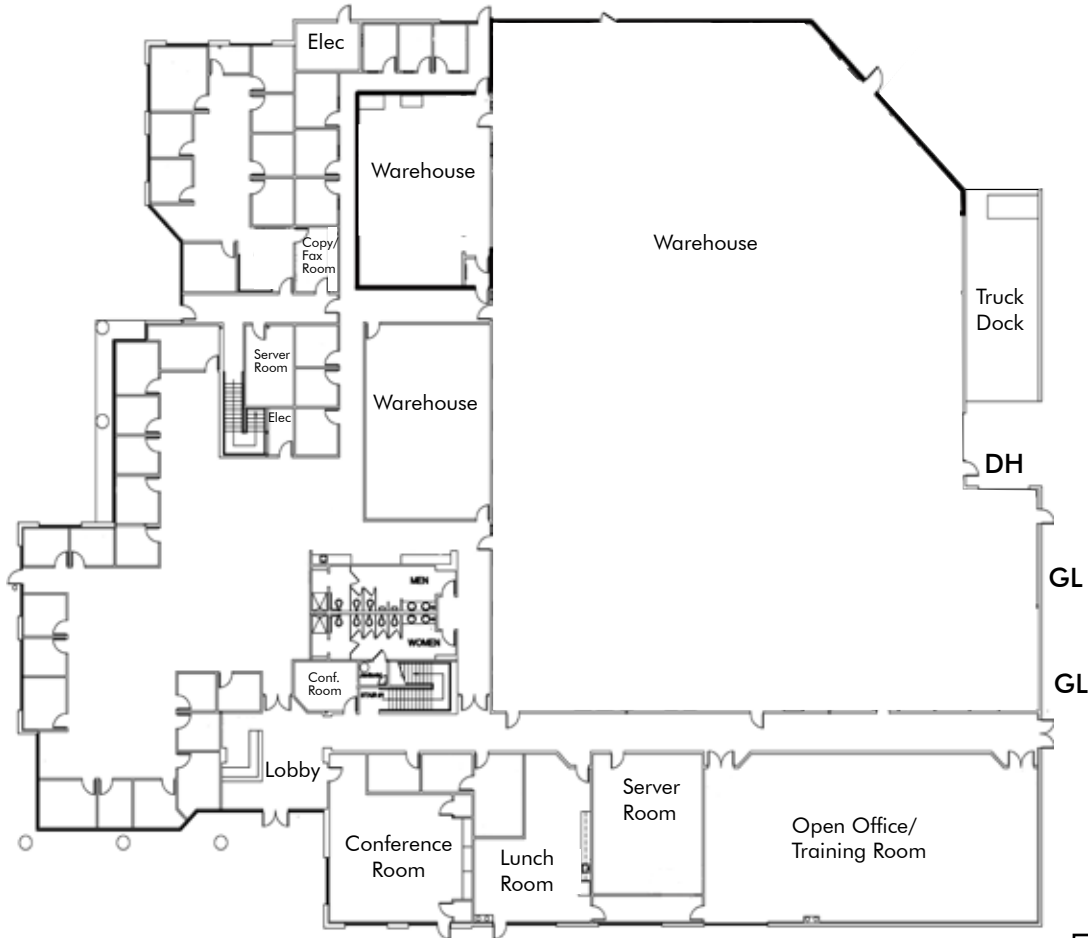


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First Floor
39,879 SF



DH = Dock High
GL = Grade Level

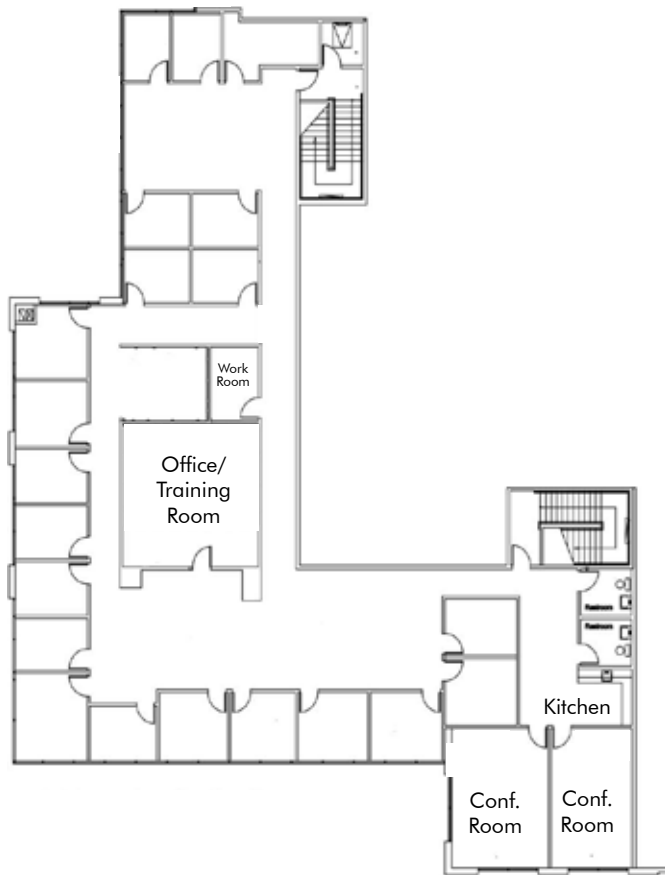
- Lobby
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Second Floor 7,177 SF



- 21 Private Offices
- Open Cubicle Area
- 2 large Conference Rooms
- Work Room
- Restrooms