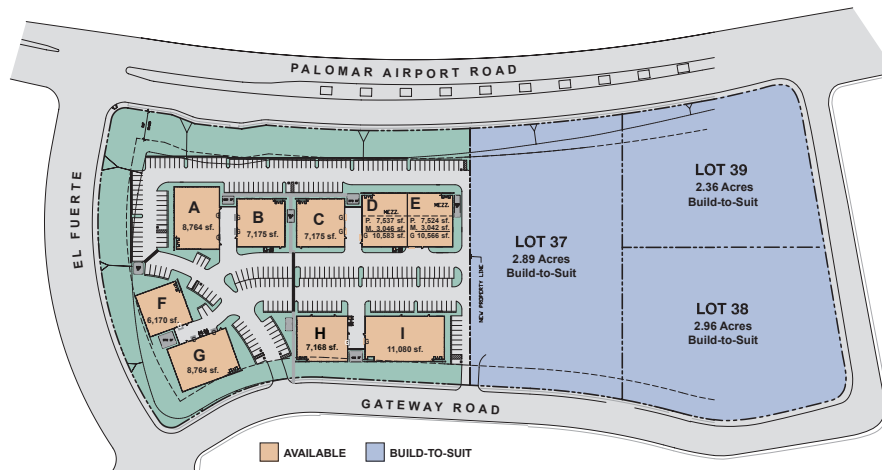


LOTS 33-36



SPECTRUMFLEX AT BRESSI RANCH



SPECTRUMFLEX AT BRESSI RANCH PRICE LIST LOTS 33 - 36			
Building	Approx. Total SF	Mezzanine	Price
A	8,764	0	\$2,278,640*
B	7,175	0	\$1,901,375*
C	7,175	0	\$1,901,375*
D	10,583	3,046	\$2,645,750*
E	10,566	3,042	\$2,641,500*
D/E	21,149	6,088	\$5,287,250*
F	6,170	0	\$1,696,750*
G	8,764	0	\$2,366,280*
H	7,168	0	\$1,971,200*
I	11,080	0	\$2,880,800*

* Prices subject to change without notice.
Buildings sold in cold shell condition.

FLEX R&D / INDUSTRIAL BUILDINGS FOR SALE OR LEASE

A DEVELOPMENT OF ST. CROIX CAPITAL CORPORATION
6,170 - 21,149 SF

FOR ADDITIONAL INFORMATION CONTACT

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

Roger G. Carlson
First Vice President
760.438.8533
roger.carlson@cbre.com

John C. Barksdale
Senior Associate
760.438.8538
john.barksdale@cbre.com

FEATURES:

- Part of Bressi Ranch Master Planned Community
- Available 4th Quarter 2007
- One of Carlsbad's finest industrial/flex developments
- 3.6/1000 parking
- Can accommodate up to 75% office
- Great owner/user/investment opportunity
- Close to McClellan-Palomar Airport
- Enhanced landscape plan throughout project
- Project offers Palomar Airport Road frontage and spectacular canyon views
- Ease of accessibility to Interstate 5 and Highway 78

