

**63,062 SF AVAILABLE  
FOR LEASE**

**1695**

FARADAY AVE

Carlsbad, CA 92008

**cGMP** READY **FACILITY**

**BUILDING FEATURES**

**25'**  
CLEAR

**3,000**  
AMPS OF  
EXISTING  
POWER

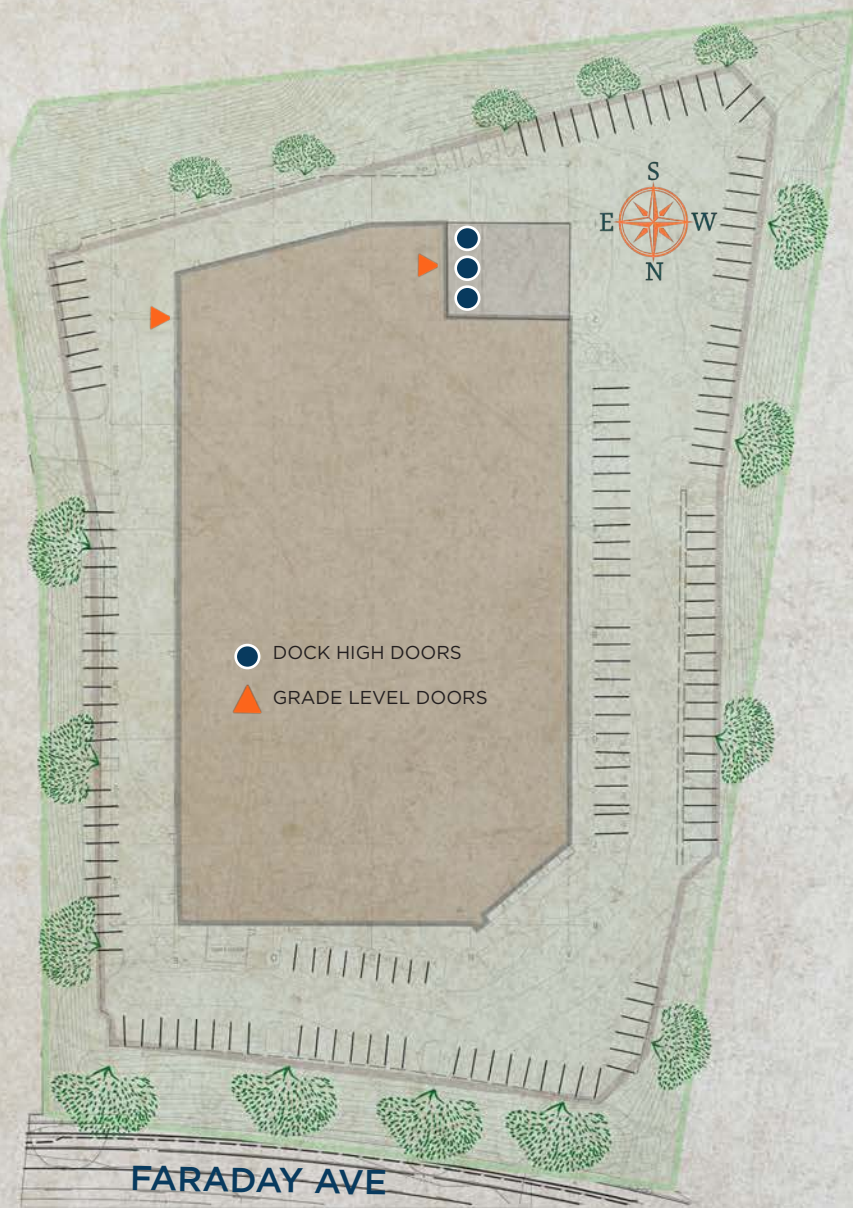


**CUSHMAN &  
WAKEFIELD**



- **FREE-STANDING BUILDING**  
In Warm Shell Condition
- **PREMIER LOCATON**  
In the Carlsbad Research Center
- **FULL-SERVICE OWNERSHIP**  
With Significant Life Sciences Experience
- **WALKING DISTANCE TO AMENITIES**  
Neighboring Food Court  
Retail Services  
Emerald Lake Picnic Area
- **TENANT IMPROVEMENT DOLLARS**  
Available For FDA/GMP Certified Facilities
- **RATE**  
Withheld

# // SITE MAP / RENOVATIONS



**ENTRY LOBBY RENOVATION**

**NEW BUILDING PAINT**

**ENHANCED, DROUGHT TOLERANT LANDSCAPING**

**PLANNED OUTDOOR TENANT AMENITY AREA**

**NEW 4" ASPHALT THROUGHOUT PARKING & DRIVE AREAS**

**EXISTING KNOCKOUT PANELS FOR ADDITIONAL GLASS OR GRADE DOORS**

**REFRESHED CORPORATE IMAGING**

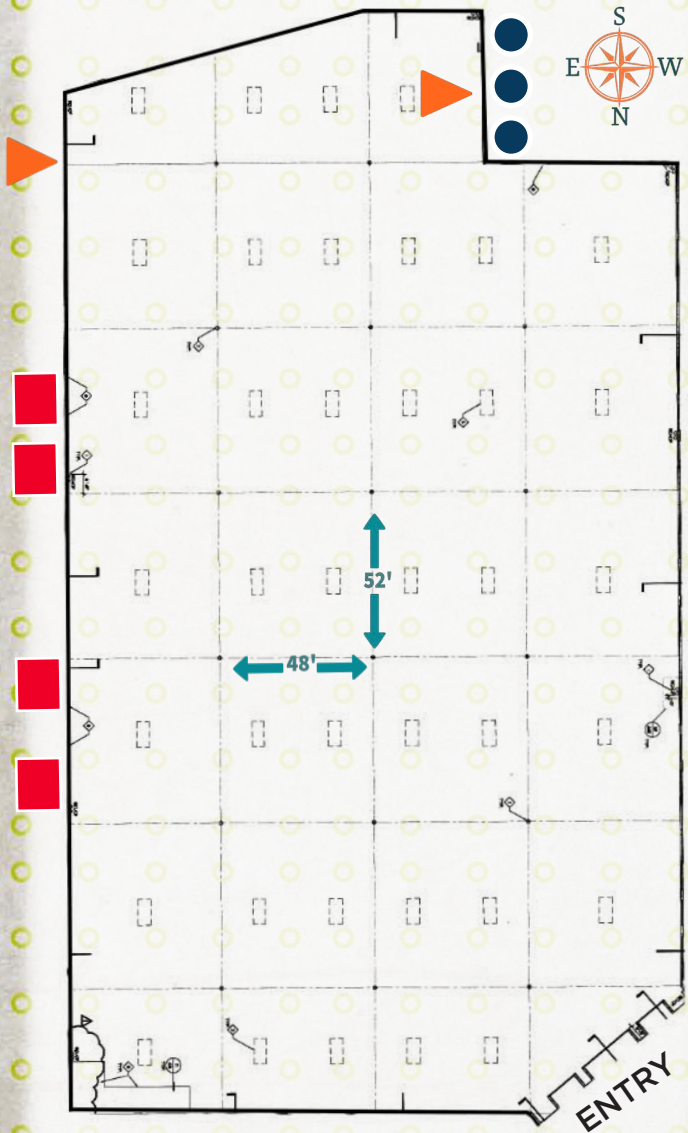
**NEW ROOF**





**NEW CONCRETE DRIVEWAY & DOCK PLATFORM**

**TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR FDA / GMP CERTIFIED FACILITIES**

**PLANNED PROPERTY ENHANCEMENTS Q3 2022**








# // FLOOR PLANS



-  DOCK HIGH DOORS
-  GRADE LEVEL DOORS
-  POTENTIAL GRADE KNOCK-OUT PANEL
-  COLUMN SPACING

# // BUILDING SPECIFICATIONS



-  BUILDING SIZE  
Free-Standing - 63,062 SF
-  CLEAR HEIGHT  
25'
-  LOT SIZE  
±4.10 Acres
-  LOADING  
3 Dock Positions  
2 Grade Level Doors (expandable)
-  KNOCKOUT PANELS  
Ability To Add 5 Grade Level  
Doors and 11 Windows
-  POWER  
3,000 Amps, 277/480v
-  COLUMN SPACING  
48' x 52' (Typical)
-  FIRE SPRINKLERS  
ESFR
-  PARKING  
102 Parking Stalls  
Expandable to 147 Stalls

# DISTANCE MAP

SORRENTO VALLEY  
21 MILES

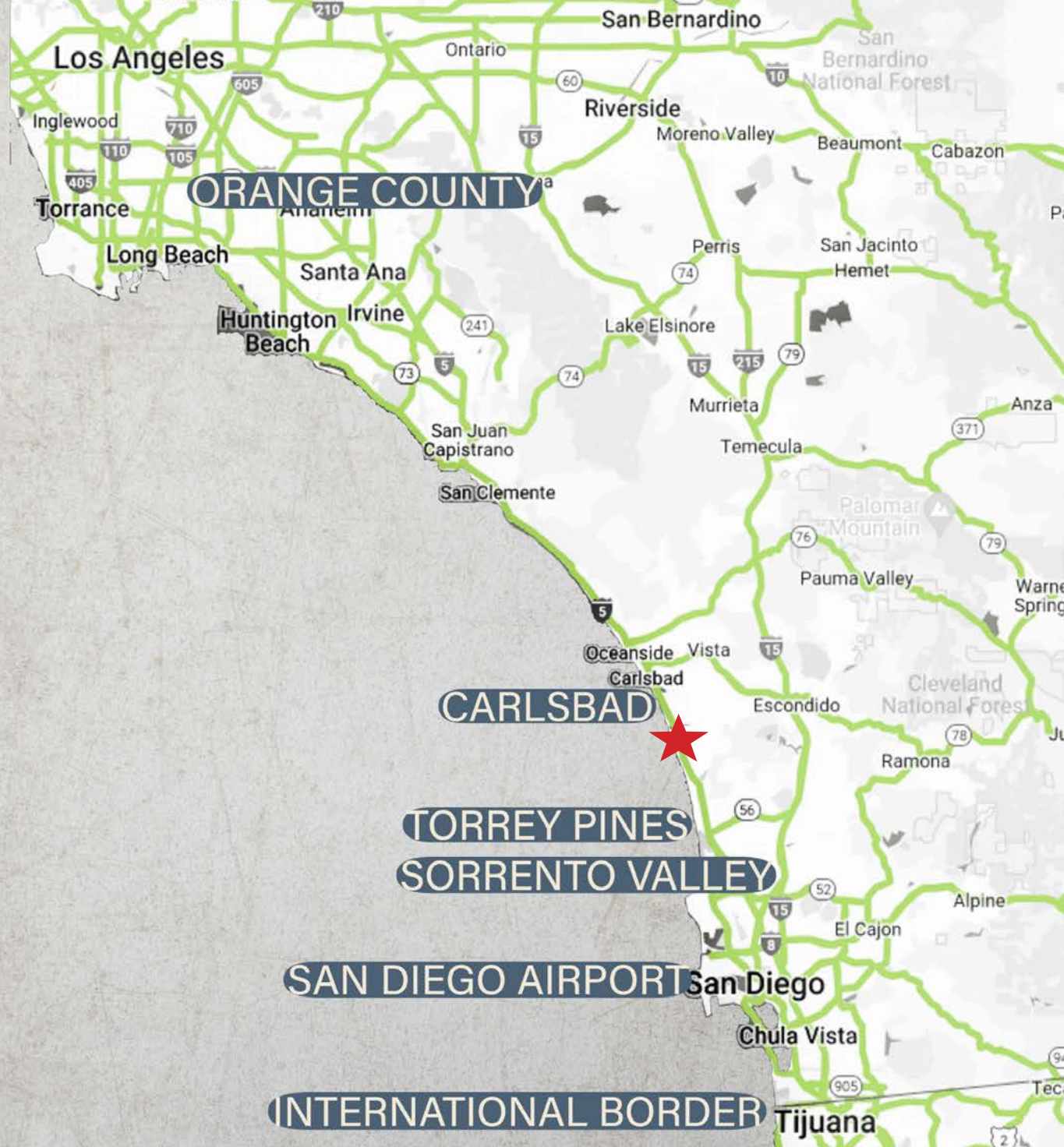
ORANGE COUNTY  
62 MILES

CARLSBAD BEACH  
3 MILES

TORREY PINES  
17 MILES

SAN DIEGO INTERNATIONAL AIRPORT  
32 MILES

MEXICO INTERNATIONAL BORDER  
76 MILES



1695 FARADAY AVENUE  
Carlsbad, CA 92008

Subject: 1695 Faraday Avenue, Carlsbad



- 1** Cobra Puma Golf
- 2** SMAC
- 3** Thermo Fisher Scientific
- ★** 1695 Faraday Ave \*Subject Property
- 5** Iris Group / Modern Postcard
- 6** The "Island" @ Carlsbad Retail & Food Court
- 7** HUB International
- 8** Natural Alternatives International Inc.
- 9** Planning Systems
- 10** City of Carlsbad
- 11** Capstone Advisors
- 12** SOLVD Health
- 13** AutoGenomics
- 14** Select Supplements
- 15** Drug Enforcement Administration
- 16** Signet Armorlite

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## // GALLERY



## CONTACT

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