

1600

FARADAY AVENUE

Carlsbad Research Center



59,860 SF R&D/MFG/CORPORATE HQ BUILDING FOR LEASE

1600

FARADAY AVENUE

CARLSBAD, CA 92008



PROPERTY FEATURES



59,860 SF available for lease



Outdoor break area for employees



Parking: 166 spaces (2.78/1,000 ratio)



Flexible Floor Plan – ability to modify for lower finish users



2 (9'x9') dock high doors



2 (12'x14') grade level door (potential for additional grade level doors)



95% HVAC – approximately 20,000 SF of Office, 35,000 SF of Manufacturing/Lab, balance Warehouse



Easy access to I-5 Freeway and coastal amenities via Cannon or Palomar Airport Road



Located in North County's preeminent business park: The Carlsbad Research Center



Power: 4,000 amps of 120/208 volts



Available 11/01/2024



Sprinklered: .45/3,000

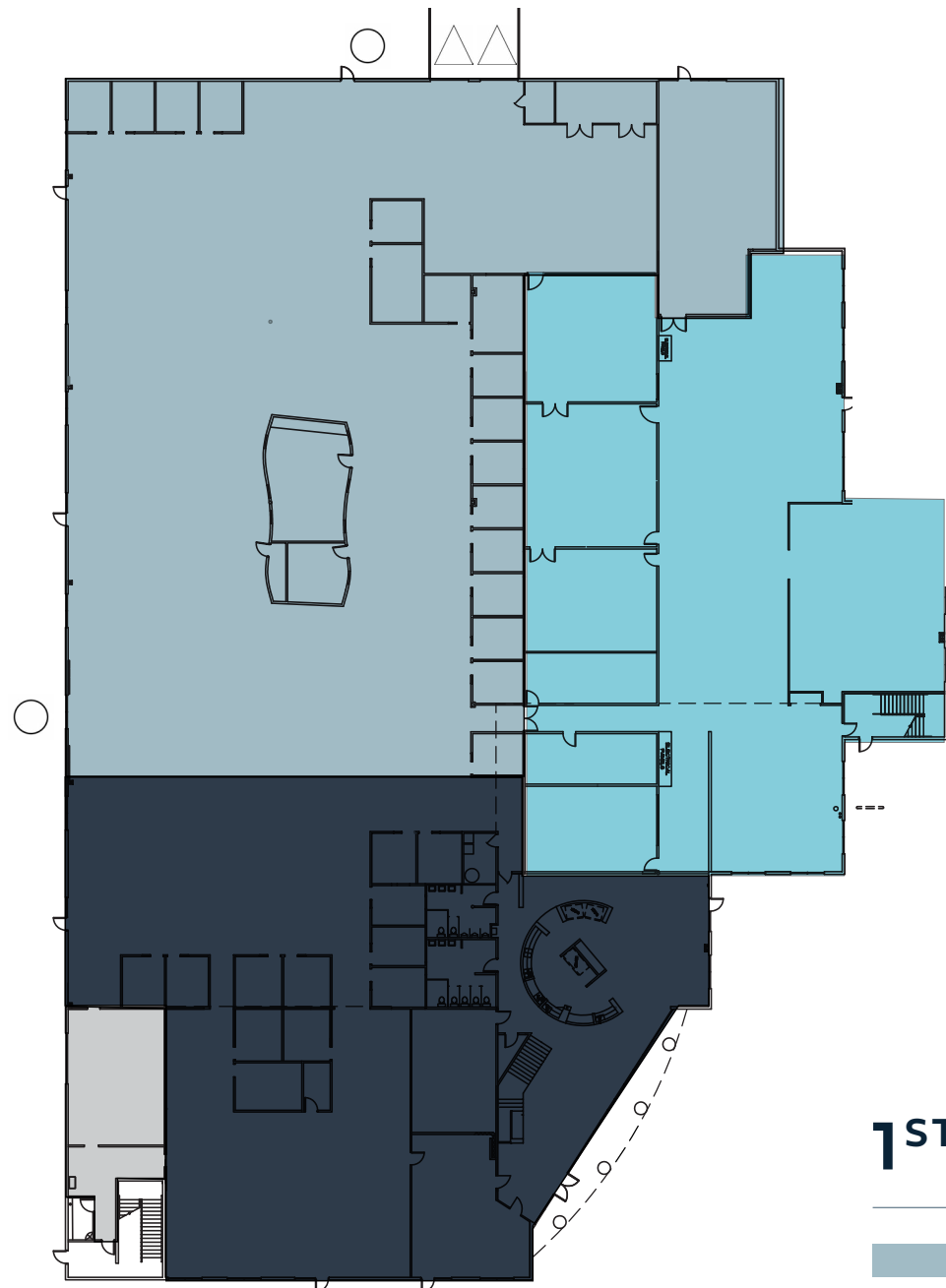


Excellent Corporate Identity on Faraday Avenue

FLOOR PLAN

FLOOR PLAN

- GRADE LEVEL DOORS
- △ DOCK HIGH DOORS

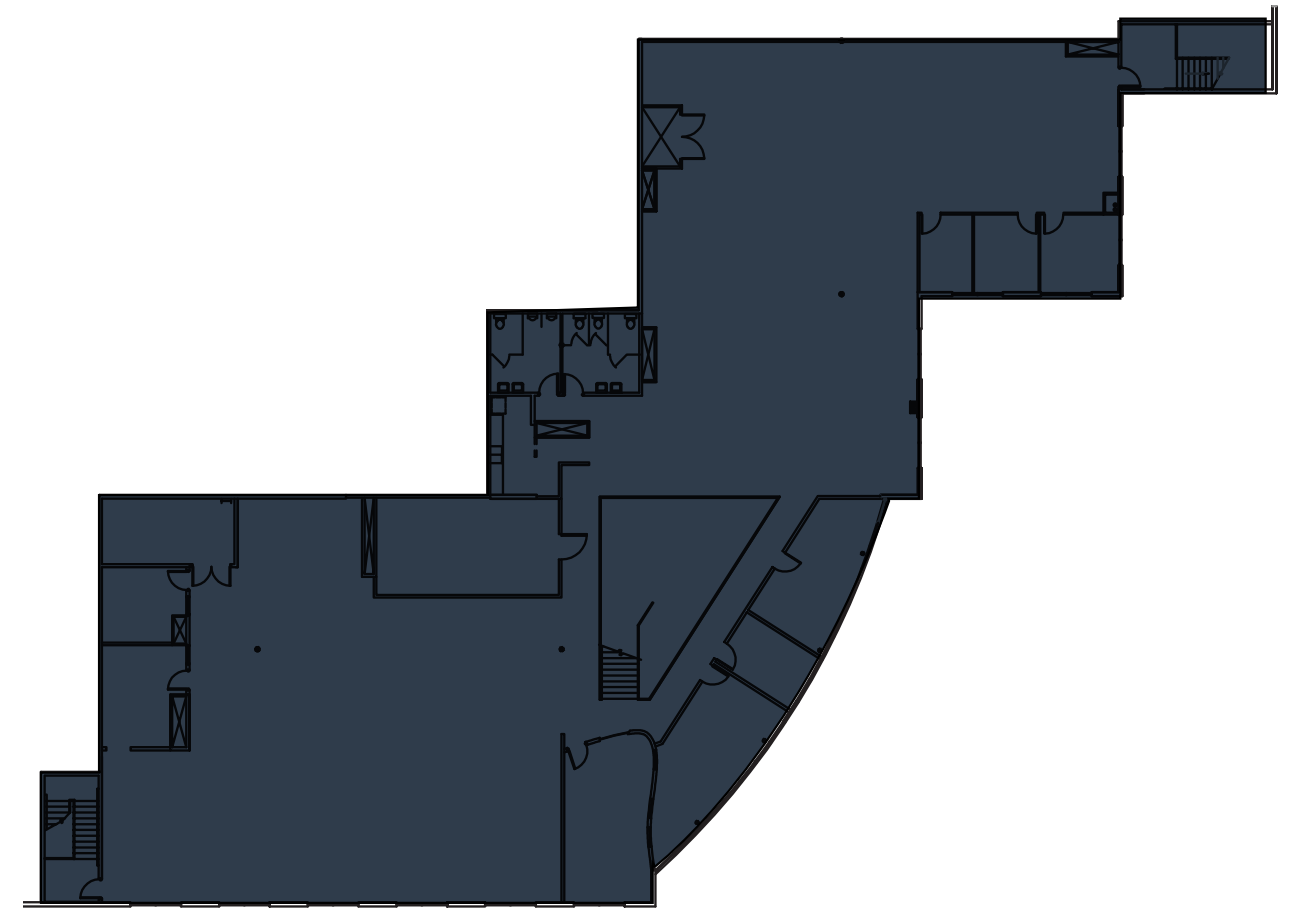


1ST FLOOR

- WAREHOUSE
- MANUFACTURING LAB
- OFFICE

FLOOR PLAN

FLOOR PLAN



2ND FLOOR

- WAREHOUSE
- MANUFACTURING LAB
- OFFICE

FLOOR PLAN

CONCEPTUAL FLOOR PLAN

- GRADE LEVEL DOORS
- △ DOCK HIGH DOORS

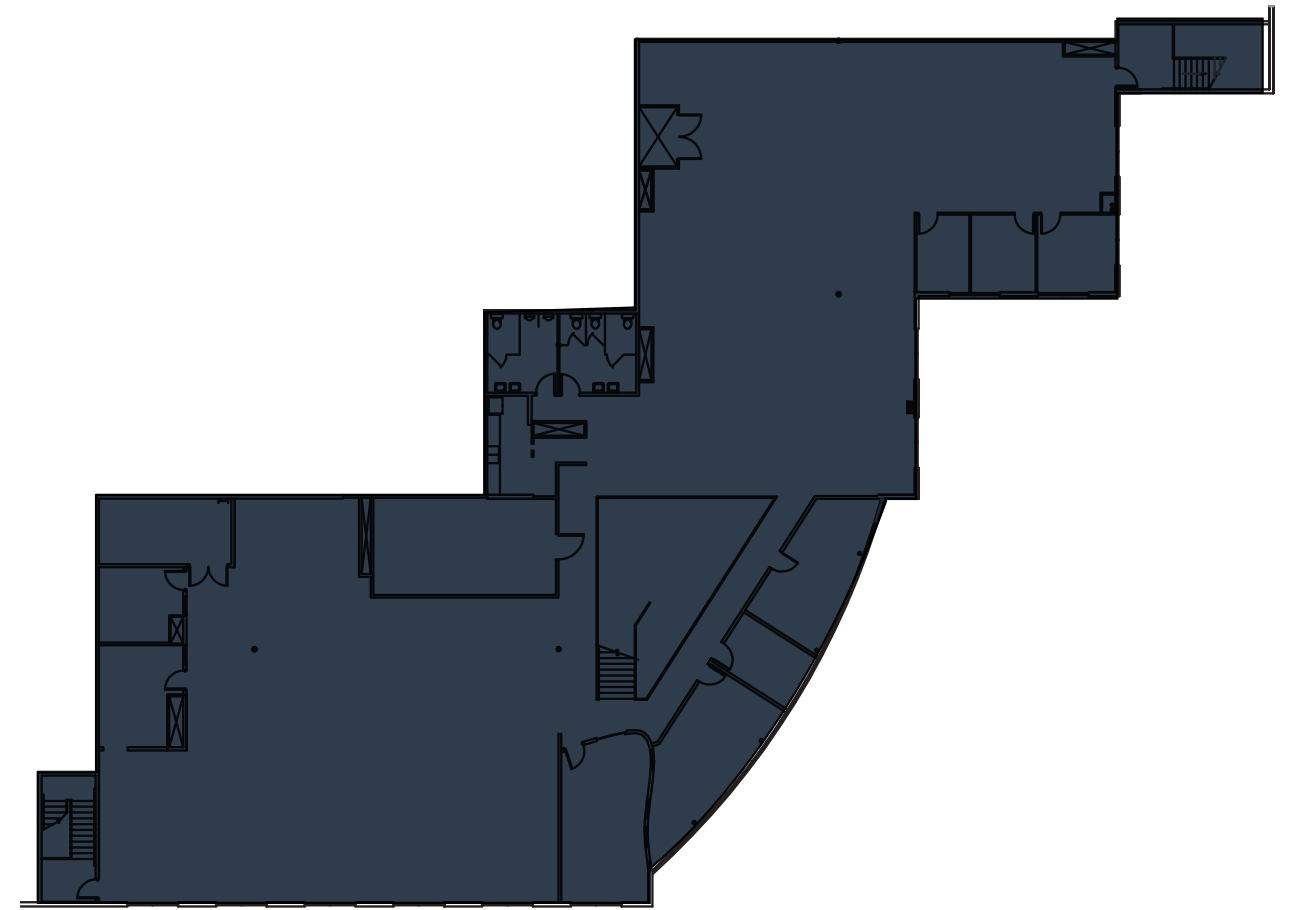


1ST FLOOR

- WAREHOUSE
- OFFICE

FLOOR PLAN

CONCEPTUAL FLOOR PLAN



2ND FLOOR

- WAREHOUSE
- OFFICE

AREA OVERVIEW

HOTEL & DINING

1. Island at Carlsbad
2. Rubios
3. Marriot
4. The Crossings at Carlsbad
5. Aviara Golf Club
6. Omni Hotels & Resorts

RETAIL

1. Adidas
2. TaylorMade
3. Cobra | Puma | Golf
4. Nixon
5. Reef
6. Callaway

OTHER

1. ThermoFisher Scientific
2. Scripps Medical Center
3. Netgear
4. Rockstar Games
5. ISIS Pharmaceuticals
6. Abbott Laboratories
7. Mercedes
8. Genoptix Medical Laboratory
9. Genoptix Medical Laboratory
10. MaxLinear
11. FedEx Express
12. Alphatec Spine
13. Beckman Coulter

1600
FARADAY AVENUE
CARLSBAD, CA 92008



1600

FARADAY AVENUE

CARLSBAD, CA 92008

ROGER CARLSON
Senior Vice President

Lic. 01236185
+1 760 438 8533
roger.carlson@cbre.com

BLAKE WILSON
First Vice President

Lic. 02001878
+1 760 438 8587
blake.wilson@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE