



CBRE

1695
FARADAY
AVENUE

63,062 SF Available For Sale or Lease | Industrial / Flex / cGMP Ready Facility

1695
FARADAY
AVENUE

PROPERTY FEATURES



FREE-STANDING BUILDING

In warm shell condition



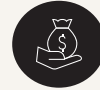
PREMIER LOCATION

In the Carlsbad Research Center



FULL SERVICE OWNERSHIP

With local, responsive management team



TENANT IMPROVEMENT DOLLARS

Available for qualified tenants



WALKING DISTANCE TO AMENITIES

Neighboring food court, retail services, Emerald Lake picnic area



LEASE RATE / SALE PRICE

Contact broker for lease rate
Sale Price: \$23,017,630 (\$365/SF)



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RENOVATIONS



Construction of new high-volume lobby



Modern exterior entry renovation



Enhanced drought tolerant landscaping



Planned outdoor tenant amenity area



Refreshed corporate imaging



New concrete driveway & Dock platform



Existing knockout panels for additional glass or grade doors



New 4" asphalt throughout parking & drive areas



New roof



PROPERTY ENHANCEMENTS UNDERWAY COMPLETION JUNE 2023

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FLOOR PLAN



Dock high doors



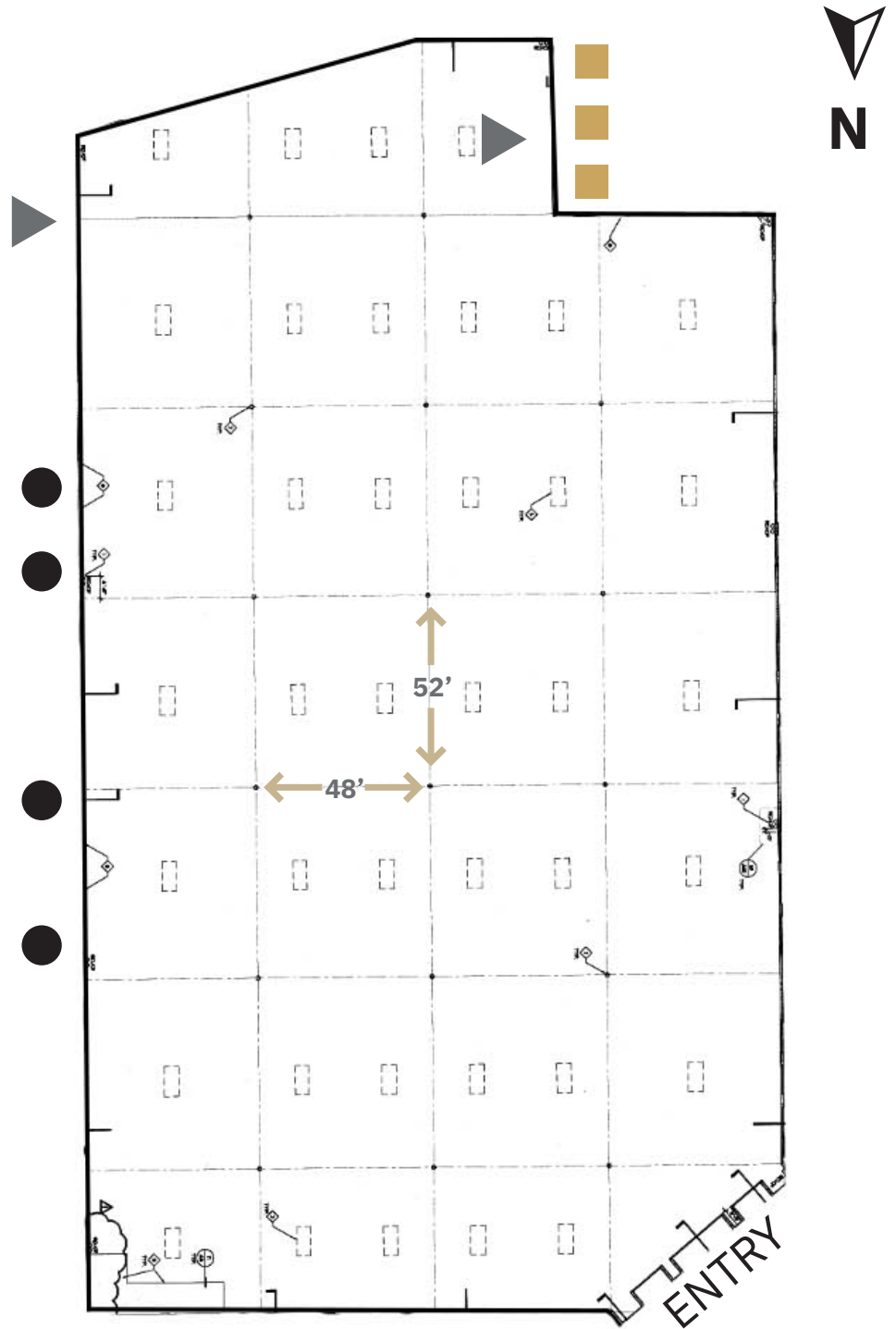
Grade level doors



Potential grade knock-out panel



Column Spacing



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BUILDING SPECIFICATIONS



BUILDING SIZE

Free-Standing - 63,062 SF



CLEAR HIGHT

25'



LOT SIZE

4.10 Acres



COLUMN SPACING

48' x 52'



FIRE SPRINKLERS

ESFR



POWER

3,000 amps, 277/480v



LOADING

3 dock positions, 2 grade level doors (expandable)



KNOCKOUT PANELS

Ability to add 5 grade level doors and 11 windows

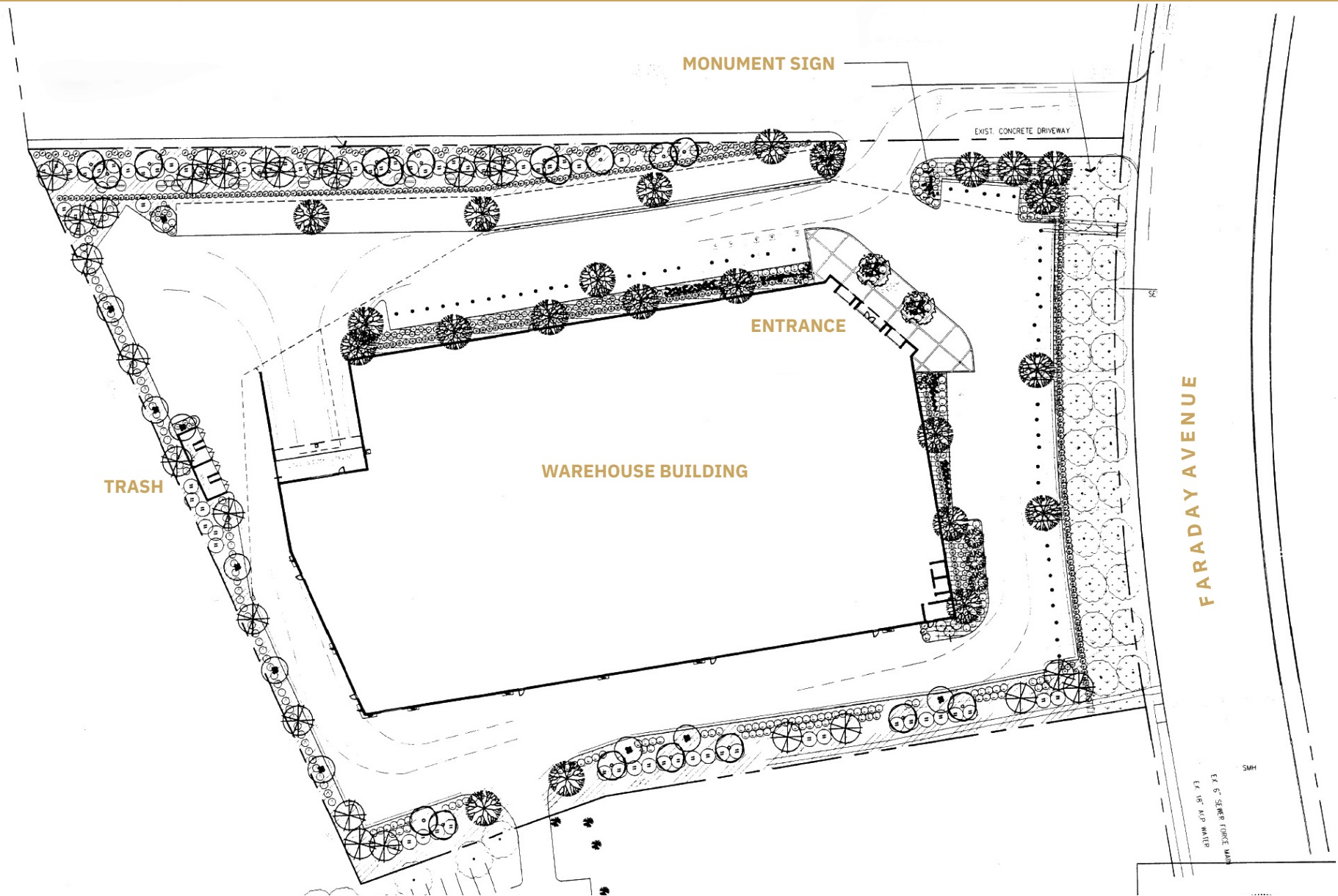


PARKING

102 Parking Stalls,
Expandable to 147 Stalls

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SITE PLAN



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DISTANCE MAP

3 MILES

CARLSBAD BEACH

17 MILES

TORREY PINES

21 MILES

SORRENTO VALLEY

32 MILES

SAN DIEGO
INTERNATIONAL
AIRPORT

62 MILES

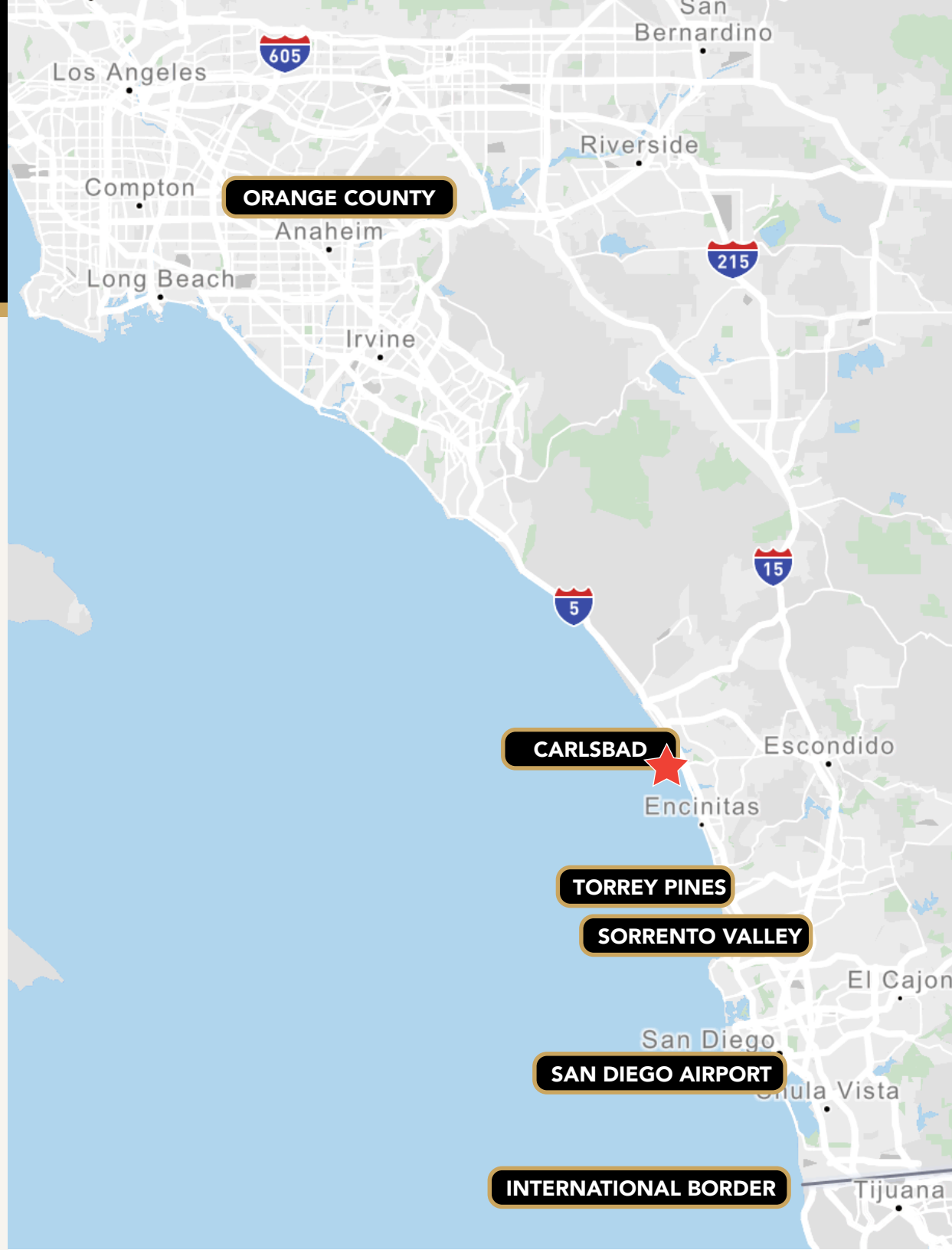
ORANGE COUNTY

76 MILES

MEXICO
INTERNATIONAL
BORDER



1695 Faraday Avenue,
Carlsbad, CA 92008



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CORPORATE NEIGHBORS



★ 1695 Faraday Avenue, Carlsbad, CA 92008

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1695 Faraday Avenue, Carlsbad Ca 92008

For more information, please contact:

DENNIS VISSER
CA Lic. #01255595

760-518-4216
Dennis.Visser@cbre.com

WESTON YAHN
CA Lic. #01975469

760-707-9244
Weston.Yahn@cbre.com

CBRE, INC. Broker Lic. 00409987 | 5780 Fleet Street, Suite 100 Carlsbad, CA 92008 | www.cbre.com/sandiego

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