

# LIFE SCIENCE | R&D | MANUFACTURING FOR LEASE | 64,500 SF



1812 aston avenue



CUSHMAN &  
WAKEFIELD



RPG

## PROPERTY OVERVIEW

<b>PROPERTY ADDRESS</b>	1812 ASTON AVENUE CARLSBAD, CA 92008
<b>RENTABLE BUILDING AREA</b>	64,500 SF
<b>MEZZANINE AREA</b>	10,343 SF
<b>OFFICE SPACE</b>	18,275 SF
<b>PARKING</b>	2.92/1,000 (189 SPACES)
<b>POWER</b>	2,000A 277/480V
<b>CLEAR HEIGHT</b>	18-24'
<b>DOCK-LEVEL LOADING</b>	2
<b>GRADE-LEVEL LOADING</b>	4
<b>COLUMN SPACING (TYPICLA)</b>	48' X 28'
<b>SPRINKLERS</b>	YES
<b>SKYLIGHTS</b>	YES





PACIFIC OCEAN

LEGOLAND



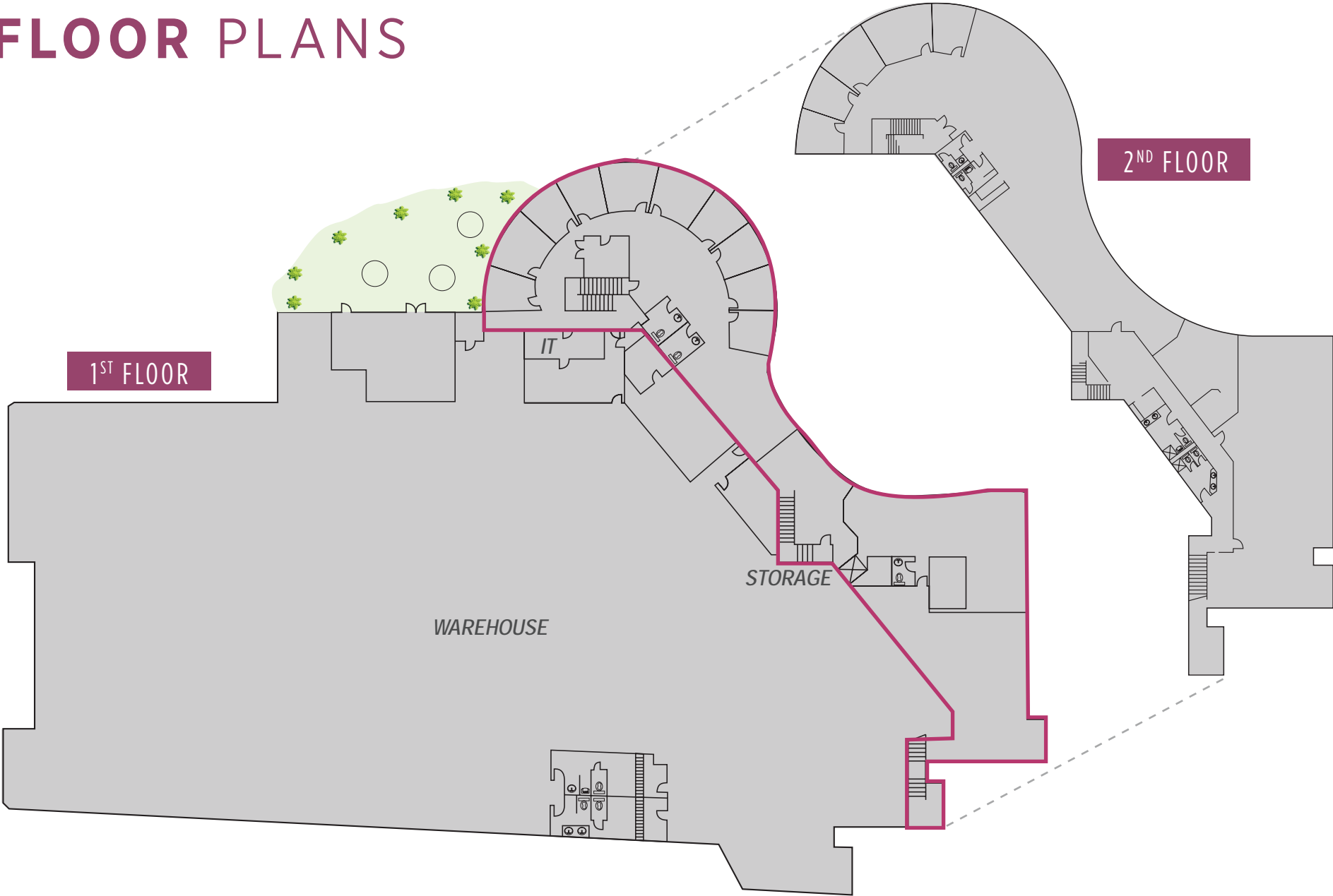
FARADAY AVENUE

1812 aston ave

ASTON AVENUE



# FLOOR PLANS















**7 MILES**  
OF COASTLINE

**5**  
GOLF COURSES

**48 MILES**  
OF HIKING  
TRAILS

**2**  
LAGOONS

SAN DIEGO'S  
**LARGEST**  
CLUSTER OF  
EXECUTIVE AND  
CORPORATE  
HOUSING

**IDEALLY LOCATED** WITHIN THE  
HIGHLY SOUGHT-AFTER AND  
INSTITUTIONALLY APPROVED  
**CARLSBAD RESEARCH CENTER**





1812 aston ave

PERMITTED OPEN SPACE

Raytheon

CARLSBADTECH  
A world of innovative health products

Callaway  
GOLF

SynergEyes

AQUALUNG

MARDX  
DIAGNOSTICS

ThermoFisher  
SCIENTIFIC

Medtronic

ZIMMER BIOMET  
Your progress. Our promise.

LUMOS  
DIAGNOSTICS

NOVARTIS

WELLS  
FARGO

PUMA

GoPro  
Be a HERO.

SkinMedica  
An Allergan Company

Morgan Stanley  
Ameritrade

Jenny Craig  
Jazz Pharmaceuticals

SMAC

SMAC

SMAC

COLLEGE BOULEVARD

ThermoFisher  
SCIENTIFIC

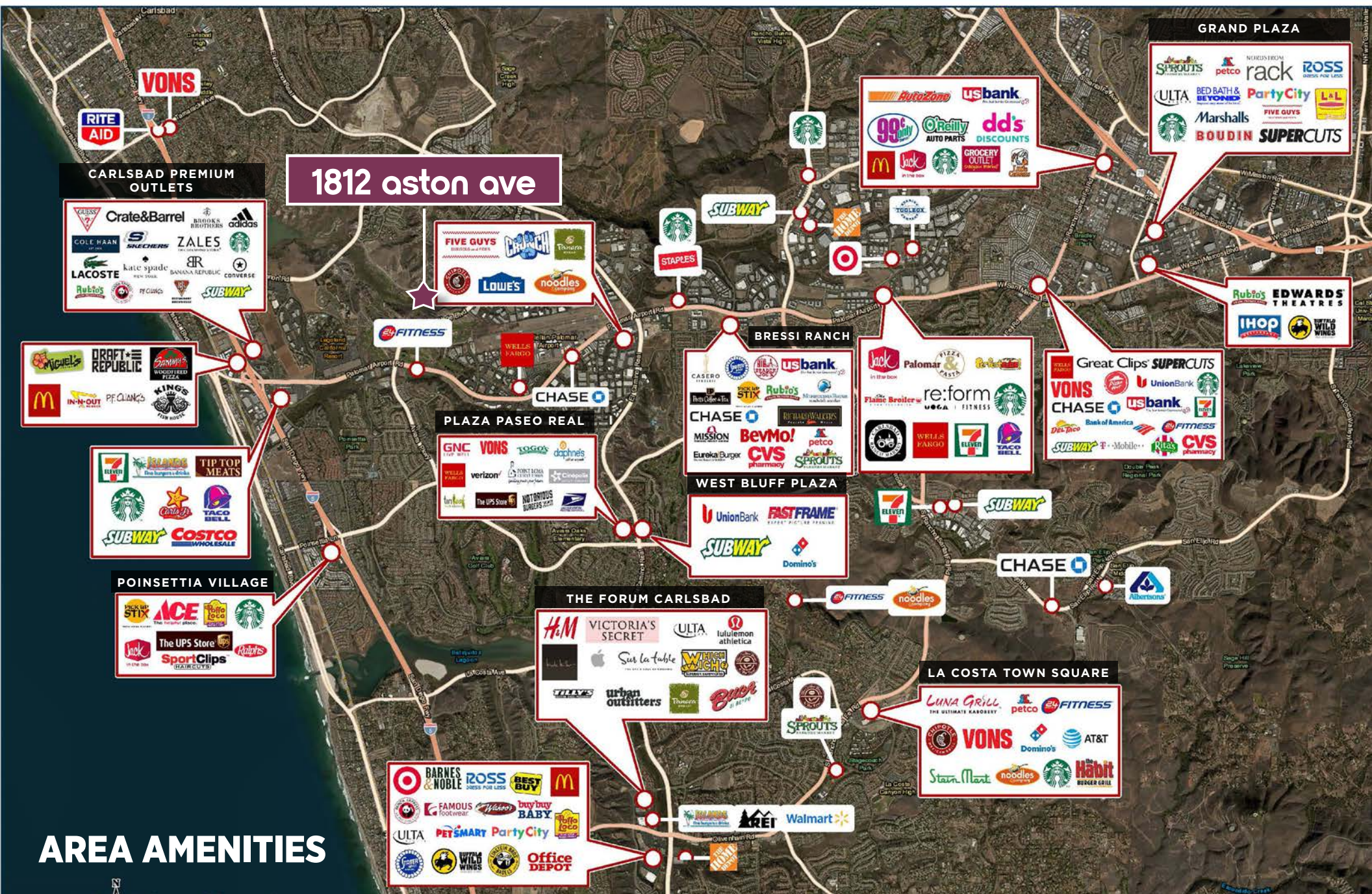
ARGONAUT  
MANUFACTURING SERVICES

DNAn-e

greatcall  
Cal/Amp arlo  
rubios

ACUTUS  
MEDICAL  
Roche Nemko





## AREA AMENITIES

# 1812 aston avenue

FOR LEASE | 64,500 SF



PACIFIC OCEAN



**7** MINUTES  
TO OCEAN

**55** MINUTES  
TO U.S. - MEXICO BORDER

**6** MINUTES  
INTERSTATE 5

**35** MINUTES  
TO DOWNTOWN

**35** MINUTES  
TO ORANGE COUNTY

**1812 aston ave**

PALOMAR AIRPORT RD

FARADAY AVE

**7** MINUTES  
TO PALOMAR AIRPORT

COLLEGE BLVD



**25** MINUTES  
TO INTERSTATE 15

RUTHERFORD ROAD

FARADAY AVENUE

**20** MINUTES  
TO HIGHWAY 78



**IN THE HEART  
OF THE  
CARLSBAD  
RESEARCH  
CENTER**



**WALKING DISTANCE  
TO THE ISLAND AT  
CARLSBAD  
RETAIL FOOD COURT**



**WALKING DISTANCE  
TO PARKS  
AND BIKE TRAILS**



**CONVENIENT ACCESS TO  
INTERSTATE 5, HIGHWAY 78,  
MCLELLAN PALOMAR AIRPORT,  
AND EL CAMINO REAL**



**NEAR SOME OF  
CARLSBAD'S FINEST  
HOTELS AND RESORTS**

# 1812 aston avenue



## ARIC STARCK

Executive Vice Chairman  
+1 760 431 4211  
aric.starck@cushwake.com  
LIC #01325461

## DON TRAPANI

Director  
+1 760 431 3859  
don.trapani@cushwake.com  
LIC #01208252