

5810
VAN ALLEN

CARLSBAD



CUSHMAN &
WAKEFIELD

NO PARKING - FIRE LANE



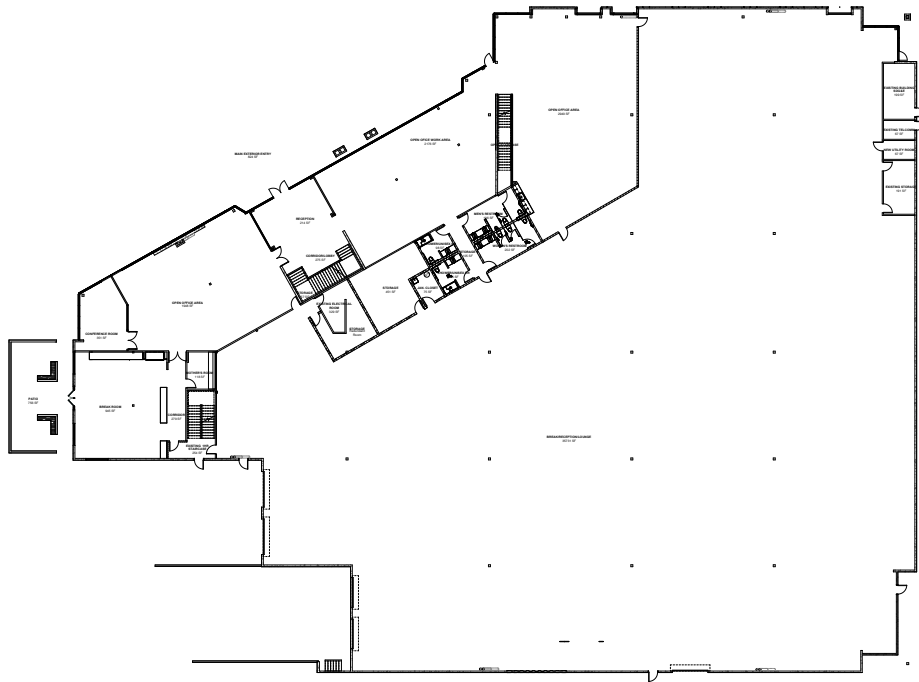
5810 VAN ALLEN WAY, CARLSBAD CA 92008

- 56,835 SF free-standing flex/R&D building
- 193 Surface Spaces are available;
Ratio of 3.40/1,000 SF
- 2,000 amps, 277/480 volt power
- 24' - 28' clear height
- 2 dock-high doors; 2 grade level doors
- .6 / 2,000 fire sprinklers
- Walking distance to The Island @ Carlsbad
Retail Center & Food Court
- Located in the prestigious Carlsbad
Research Center
- Lease Rate: Negotiable NNN
- Estimated NNN's \$0.28/SF
- Available now



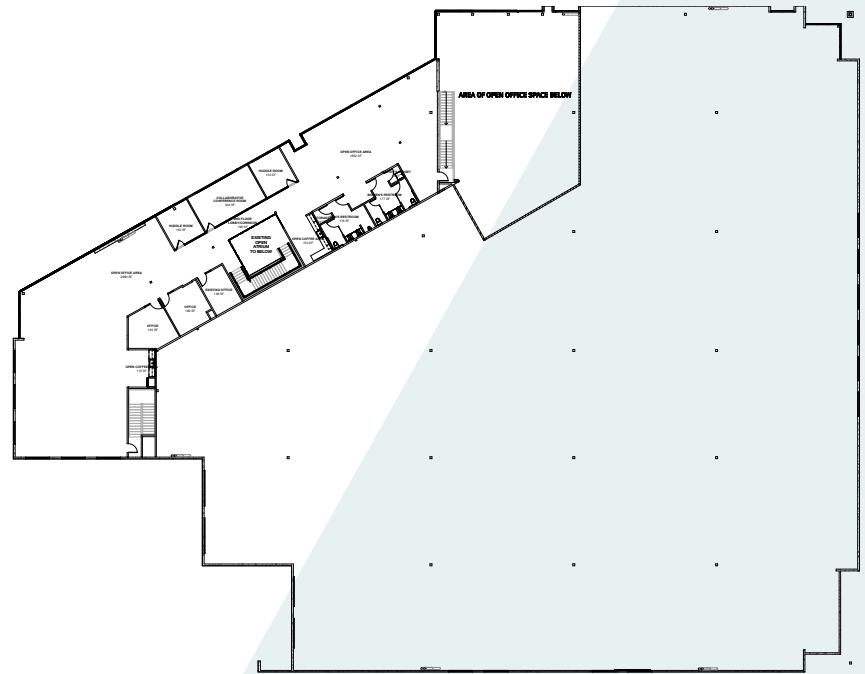
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1ST FLOOR OFFICE LAYOUT
6,903 SF



TOTAL OFFICE SF
13,806 SF

2ND FLOOR OFFICE LAYOUT
6,903 SF



LOCATION

5810 VAN ALLEN WAY, CARLSBAD CA 92008



2.5 Miles to
I-5
5.7 Miles to
Hwy-78



2.8 Miles to
**McClellan
Palomar
Airport**



A few steps from
**Island @
Carlsbad**
Retail Center &
Food Court



Close proximity to
**Lodging &
Corporate
Housing**



Close proximity to
**Crossings
@ Carlsbad
& Aviara
Golf Club**



3.1 Miles to
**Legoland
& SEA LIFE
Aquarium**



1.3 Miles to
**24 Hour
Fitness
Super Sport**



2.8 Miles to
**Pristine
Carlsbad
Beaches**



Professionally Owned & Managed By:

The Blackmore Company

INDUSTRIAL REAL ESTATE

The Blackmore Company is a full service real estate company based in Carlsbad, California. Over the last 35 years, they have established themselves as one of Southern California's most successful owners and developers of Office/R&D product by delivering the highest standard of quality and attention to their Tenants and Properties alike. The Blackmore Company owns and operates a diverse portfolio of approximately 700,000 square feet of high-image industrial, R&D and office properties, and are proudly the largest owner of commercial real estate within the desirable Carlsbad Research Center.

The Blackmore Company is historically known for their commitment to long-term ownership and portfolio management. They incorporate modern property upgrades and efficiencies that far exceed industry standards to assure long-term value and reduced operating costs. By combining these enhancements with their signature use of extensive high quality reflective glass, The Blackmore Company is able to create attractive, high quality and timeless facilities.

Some of their current tenants include:



CARLSBAD

Exclusively Marketed By:

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