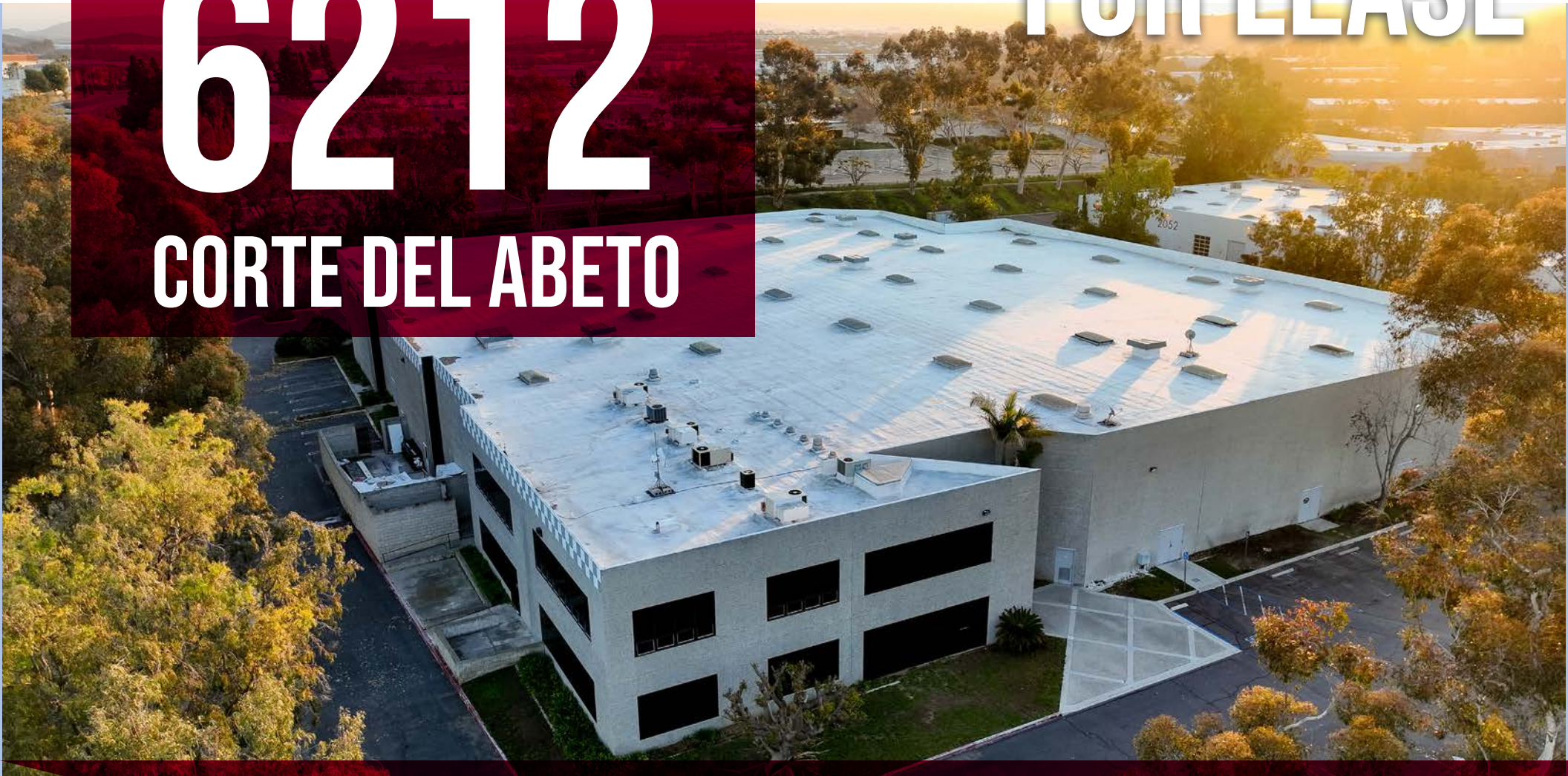


WILLIAMS ROTH GROUP & LEE & ASSOCIATES PRESENTS

6212

CORTE DEL ABETO

FOR LEASE



70,224 SF FREESTANDING INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES



building size:	70,224 SF
lot size:	4.20 Acres (182,952 SF)
office size:	11,200 SF (1st & 2nd floor office space)
dock high doors:	2
grade level doors:	6 (10' x 12')
clear height:	22' - 24'
power:	4,000a, 277/480v-3p
parking:	2.20/1,000 SF (155 Spaces)
year built:	1987
zoning:	P-M, Planned Industrial
asking rate:	Contact Broker
NNN's	±\$0.23/SF

PROPERTY HIGHLIGHTS



SINGLE TENANT BUILDING
Freestanding Industrial Facility



PRIME CARLSBAD LOCATION
Visibility Off Palomar Airport Road



HEAVY POWER
4,000a, 277/480v-3p



CLEAR HEIGHT
22'-24' Warehouse



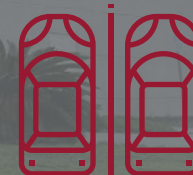
IDEAL CORPORATE HEADQUARTERS
Life Sciences & Manufacturing Capabilities



MINIMAL OFFICE
±16% 1st & 2nd Floor Near Entrance



EXCELLENT LOADING ACCESS
2 Dock High & 6 Grade Level Doors



GOOD PARKING
2.20/1,000 SF (155 Spaces)

PROPERTY PHOTOS

PALOMAR AIRPORT ROAD





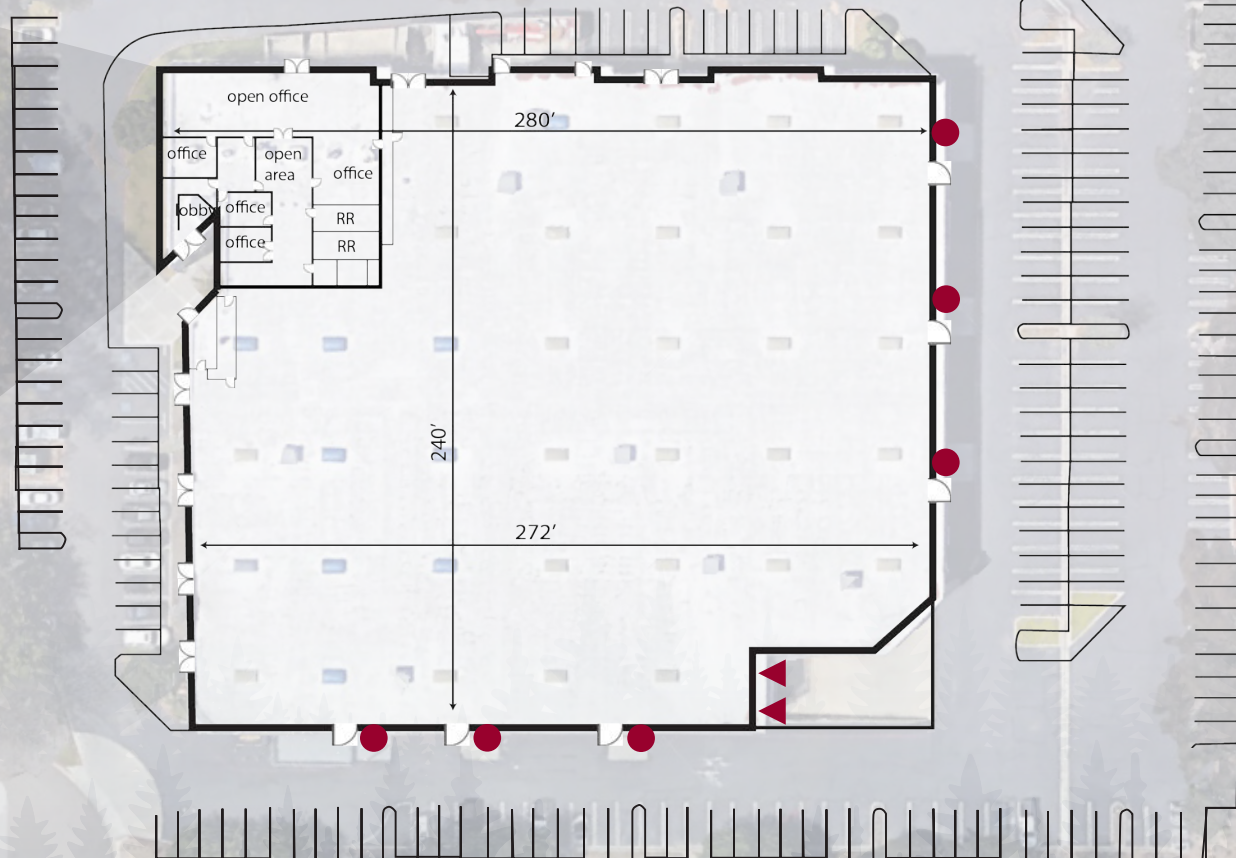
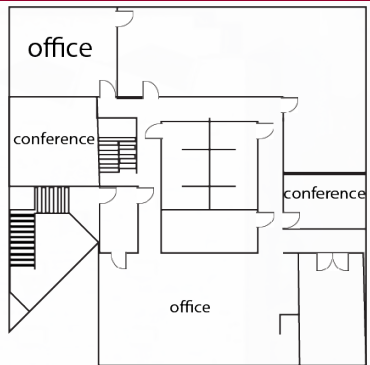
OUTSTANDING VISIBILITY OFF PALOMAR AIRPORT ROAD

PALOMAR AIRPORT ROAD

FLOOR PLAN

PALOMAR AIRPORT ROAD

SECOND FLOOR



- = grade level door
- ▲ = dock high door



Live the
California Lifestyle



- › Quick drive to the gym after work
- › Go surfing on your lunch break
- › Soak in the sun at The Flower Fields
- › Visit local craft breweries and restaurants
- › Work on your swing at The Crossings in Carlsbad



Carlsbad

where corporate meets the beach

LIFE SCIENCES



Abbott **MERCK** **PHILIPS** **ThermoFisher**
Healthcare SCIENTIFIC

MEDICAL DEVICE MANUFACTURER



Medtronic **HENRY SCHEIN** **GENOPTIX** **atec** **BREG**
Spine Approach Technologies

BIOTECH & PHARMACEUTICALS



IONIS **NAVIGATE** **OPTUMRx** **BECKMAN**
PHARMACEUTICALS BIOPHARMA COULTER

ACTION SPORTS



SKLZ **Callaway** **TaylorMade** **cobra**

COMMUNICATIONS



Viasat **L3** **MAXLINEAR** **Laird**
Technologies TECHNOLOGIES

7 miles of
Pacific Ocean
Coastline



NEARBY RETAIL & AMENITIES

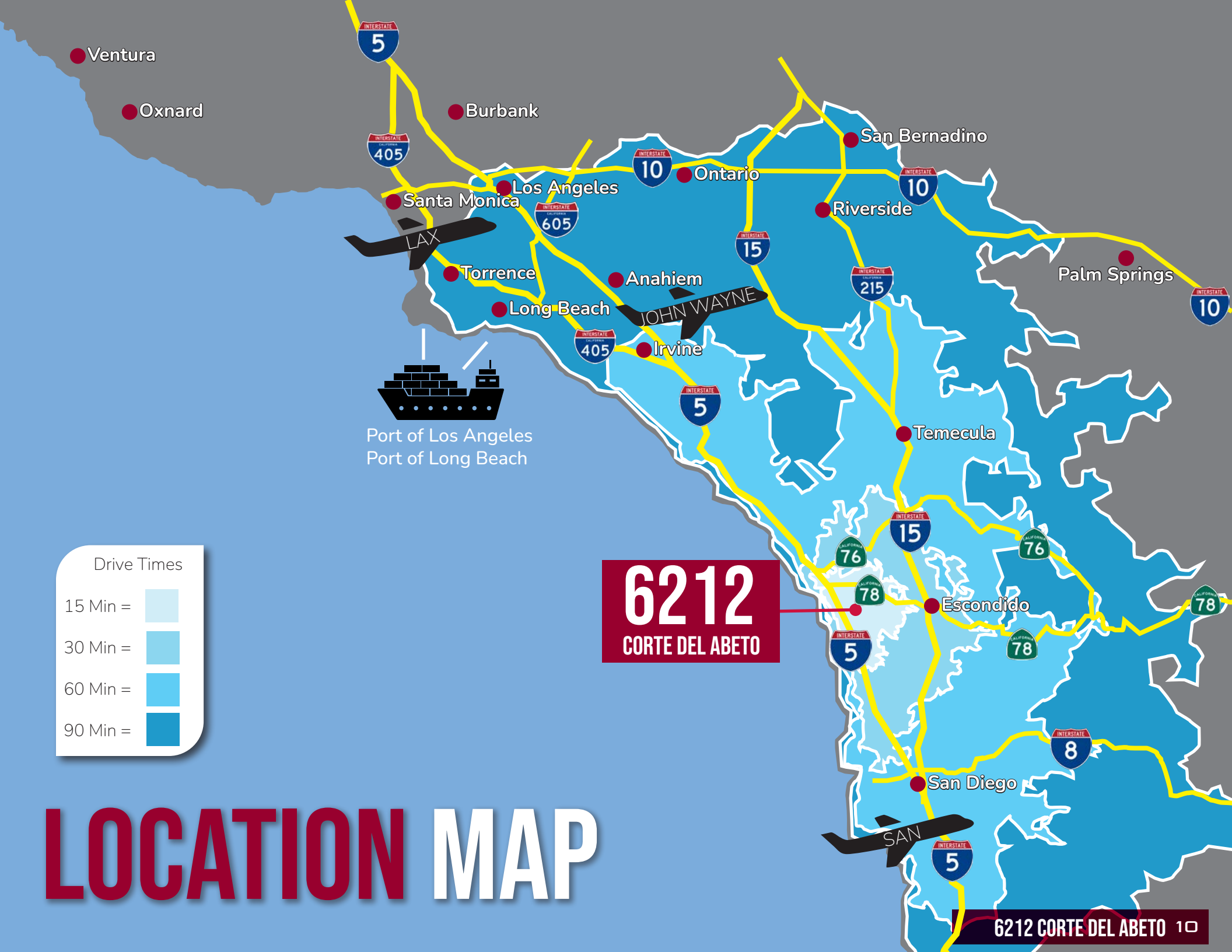


6212
CORTE DEL ABETO

1 THE ISLANDS AT CARLSBAD

2 PALOMAR COMMONS

3 BRESSI RANCH



Ventura

Oxnard

Burbank

San Bernadino

Santa Monica

Los Angeles

Ontario

Riverside

Palm Springs



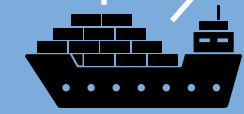
Torrance

Anaheim



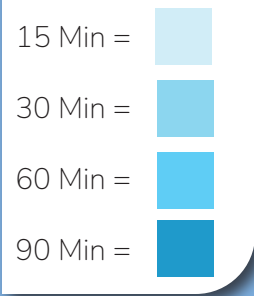
Long Beach

Irvine



Port of Los Angeles
Port of Long Beach

Drive Times



6212
CORTE DEL ABETO

Escondido

San Diego



LOCATION MAP

6212 CORTE DEL ABETO 10

6212

CORTE DEL ABETO

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