



5931PRIESTLY DRIVE







52,777 SF Freestanding Industrial/R&D Building

Located in Carlsbad Research Center















5931 Priestly is tailored to meet the demand for today's leading advanced manufacturing, technology, and science related companies.

Capital Improvements Complete

-  Outdoor amenity areas
-  Trellis Awning
-  Exterior Metal Cladding
-  Landscaping
-  Restroom core
-  Two (2) Elevators
-  EV Charging
-  Heavy Power 4,000 amps 277/480v 3-Phase



Property Specs

-  Address: **5931 Priestly Drive, Carlsbad, California**
-  Building Size: **52,777 SF**
-  Site Area: **2.83 acres (±123,499 SF)**
-  Year Built: **1985 (Renovated 2024)**
-  Parking: **3.41/1,000 SF**
-  Loading: **Four (4) Grade Level Doors**
-  Clear Height: **±24'**
-  Power: **4,000 amp 277/480v 3-phase**
-  Elevators: **Two (2)**
-  Zoning: **C-M (City of Carlsbad)**
-  Gas: **Yes**
-  Fire Sprinklers: **Yes**



**Heavy Power 4,000 amps
277/480v 3-Phase**



**Major Capital Improvements
Completed**



**High-Bay Warehouse
with Grade Loading**



Site Plan









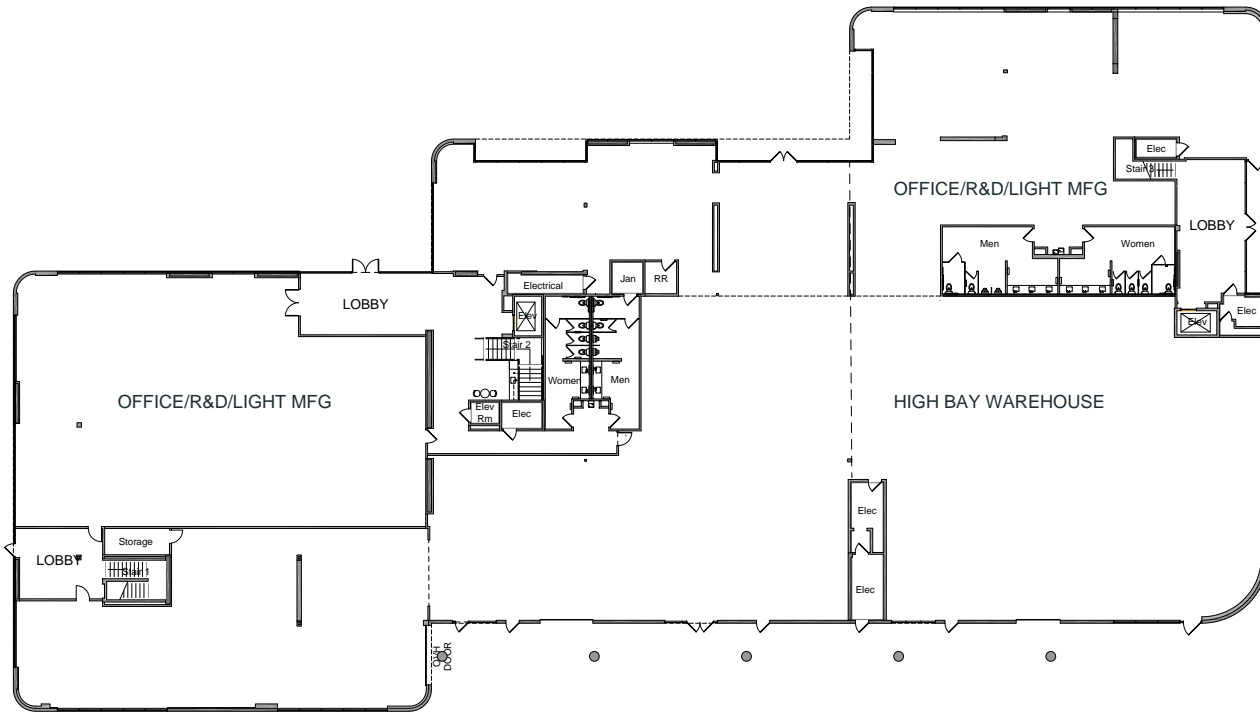






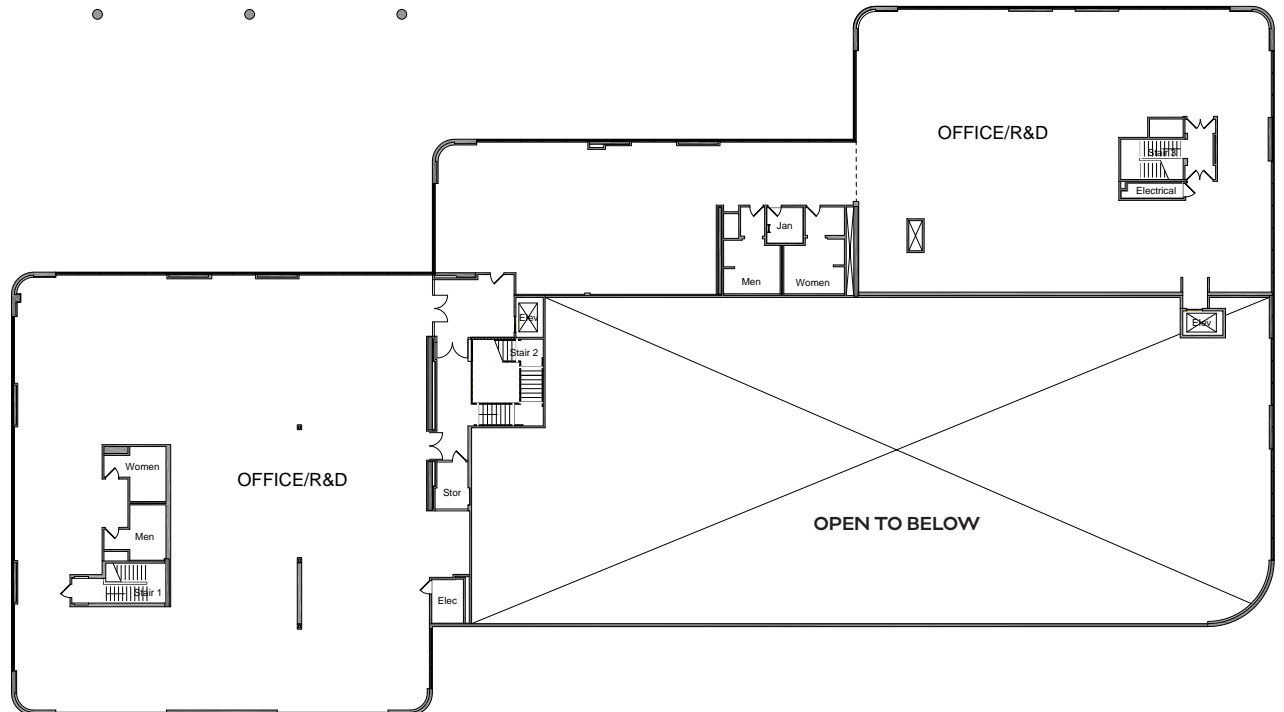


Floor Plan



First Floor

Second Floor



- Grade Level Loading
- Demising Locations (up to 3 tenants)







Pacific Ocean



Poinsettia Ln

El Fuerte St

Palomar Airport Rd

Lionshead Ave

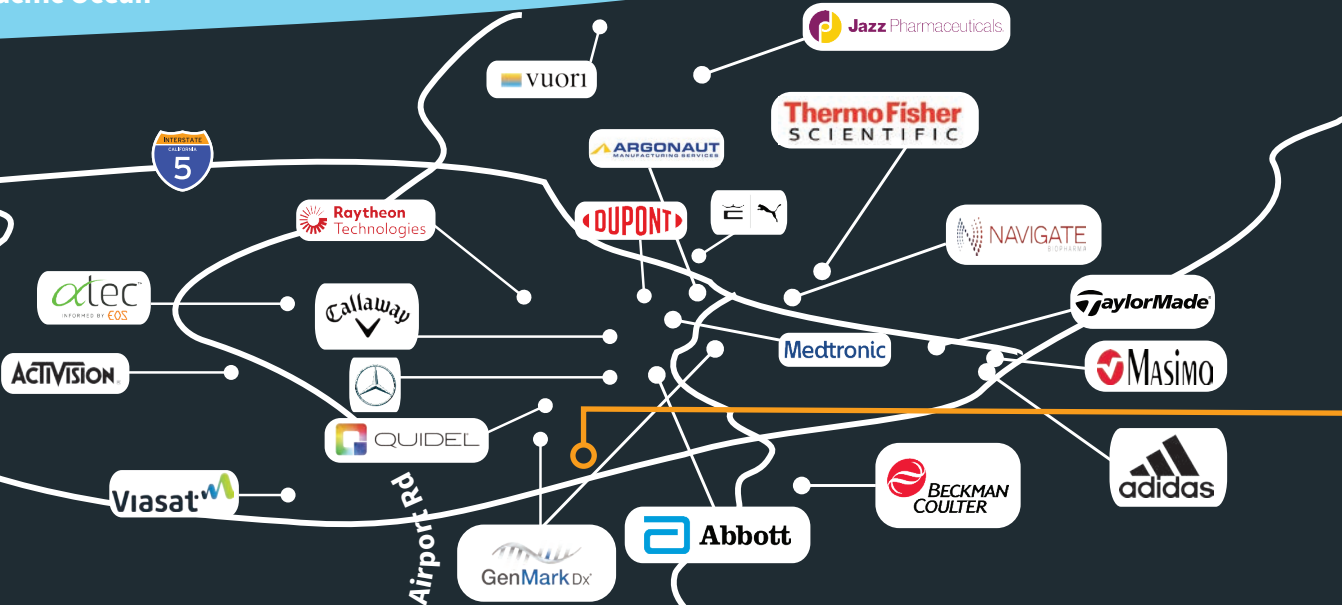
Palomar Airport Rd

S Melrose Dr

Park Center Dr

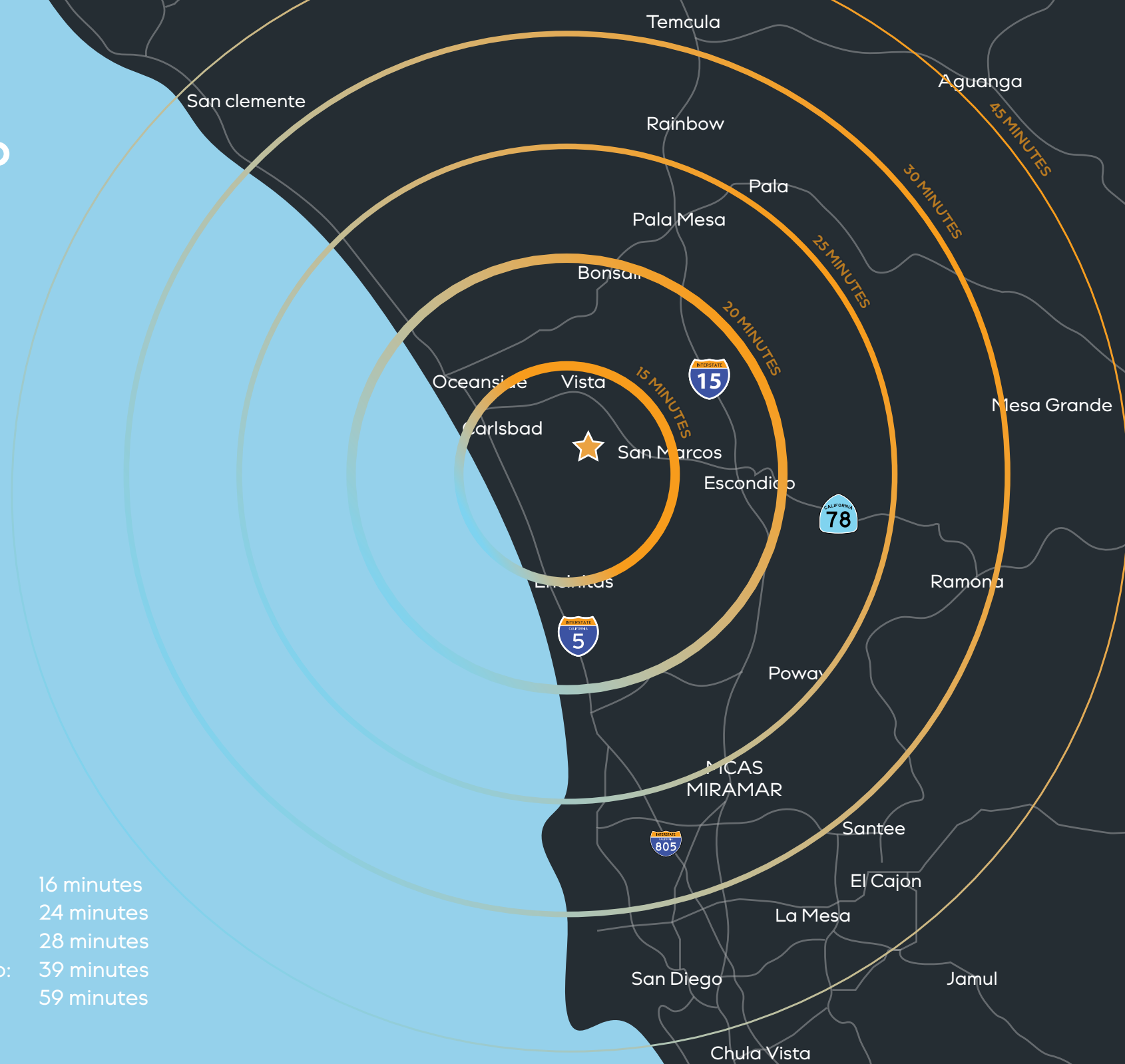
Sycamore Ave

S Melrose Dr



5931PRIESTLY DRIVE

Drive Time Map



Oceanside: 16 minutes
Del Mar Heights: 24 minutes
Rancho Bernardo: 28 minutes
Downtown San Diego: 39 minutes
Irvine: 59 minutes

INTRODUCING THE LATEST NEW OFFERING IN THE **CARLSBAD RESEARCH CENTER**

The Carlsbad Research Center (CRC) is a well-established business park situated in the coastal city of Carlsbad, California. Spanning across approximately 559 acres and located just 2 miles inland from the Pacific Ocean, the CRC offers a diverse mix of research and development, industrial, office, commercial, and open space uses.

The CRC holds a prominent position within the San Diego business community, being home to corporate headquarters, major office spaces, and research facilities. One of the key advantages of the CRC is its strategic location. Its close proximity to the southern California coastline, McClellan Palomar Airport, Interstate 5, and its relatively short distance to the urban areas of San Diego and Orange County make it an ideal destination for businesses.

The CRC boasts several unique attributes that set it apart from other similar business parks in Southern California. Its high-end design elements and themes make it visually appealing and distinguishable. The incorporation of high-tech building designs, extensive landscaping along major roadways, and attractive park design all contribute to the overall aesthetic appeal of the business park.

One notable feature of the CRC is the presence of Emerald Lake, a hidden gem within the park. The lake serves as a tranquil outdoor space where employees can escape and recharge while staying connected to their work environment. This amenity enhances the overall experience for those working within the CRC.

Overall, the Carlsbad Research Center is a sought-after destination for high-end corporate-oriented businesses. Its advantageous location, well-designed facilities, and access to outdoor spaces make it a compelling choice for companies seeking a conducive environment for their operations and workforce.





ABOUT



At Luminous Capital Management, our mission is to transform the life sciences landscape through strategic real estate investments. Based locally in Orange County, CA, and founded in 2021 by industry veterans Bob Dougherty, Matt Stephenson, and Tom Lam, we leverage over 80+ years of experience in commercial real estate to deliver purpose-built facilities that meet the demands of today's leading technology and breakthrough sciences.

Our approach is simple yet profound—we are well-capitalized to fund specialized life science improvements and collaborate with institutional-grade investment partners to ensure the highest quality outcomes. As a locally based firm, our clients benefit from a single point of contact directly with decision makers, promoting agility and eliminating the inefficiencies of middle management and protracted negotiation processes.

We pride ourselves on building hands-on partnerships founded on a deep passion for our tenants' success, ensuring that every project not only meets but exceeds their specific needs. At Luminous Capital Management, we are committed to enabling innovation and advancing the horizons of what is possible in life sciences through meticulously crafted real estate solutions.



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