

CARLSBAD CORPORATE CENTER

5830 El Camino Real, Carlsbad, CA 92008

HEAVY POWER
1,600a, 277/480v AVAILABLE



37,311 SF | For Lease

Corporate HQ
& Manufacturing Suite

CBRE

PROPERTY HIGHLIGHTS



SIZE AVAILABLE:
SUITE 100: 37,311 SF



IMPROVED AREA:
±30% Office
±95% Climate Controlled



LOADING:
2' Grade Doors | 2 Dock-High Doors



YEAR BUILT:
2001



SUITE A POWER:
1600a, 277/480v Available
(expandable to 2,400a, 277/480 v)



COLUMN SPACING:
46.5' x 48' (typical)



NATURAL GAS:
Gas meter in place



AMENITIES:
- Adjacent to FedEx
- Walking distance to food, breweries & fitness



SOLAR:
Rooftop solar delivering reduced energy cost



AVAILABLE: NOW!
Spec Improvements Complete



CLEAR HEIGHT:
24' 6"



PARKING:
103 STALLS | 2.80/1,000



EXPANSION:
Part of a 260,000 SF business park

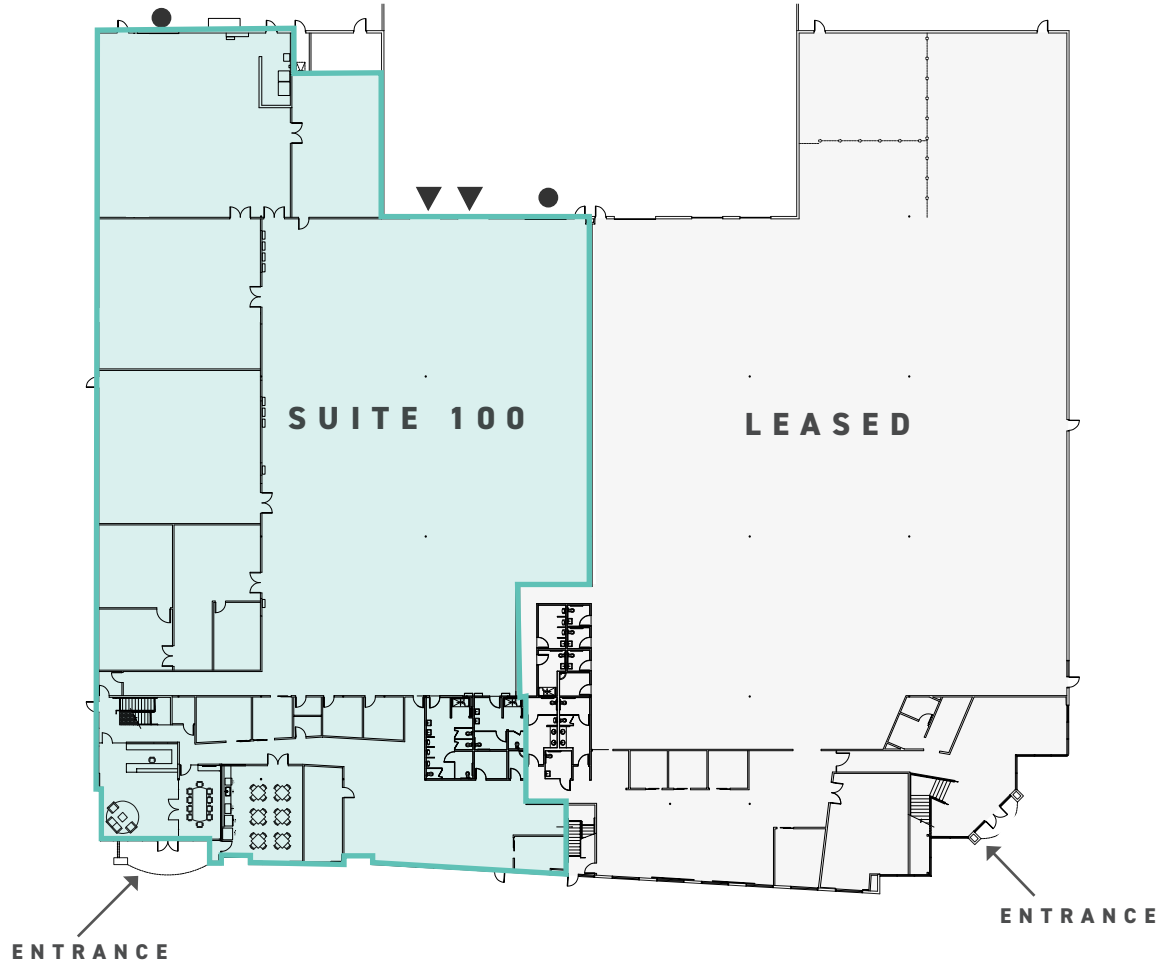
5830 EL CAMINO REAL

SPEC IMPROVEMENT PLAN

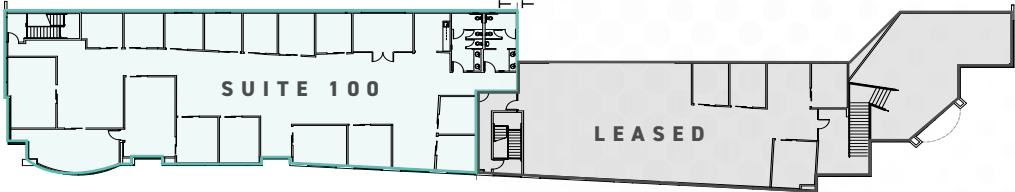
▼ DOCK HIGH DOORS

● GRADE LEVEL DOORS

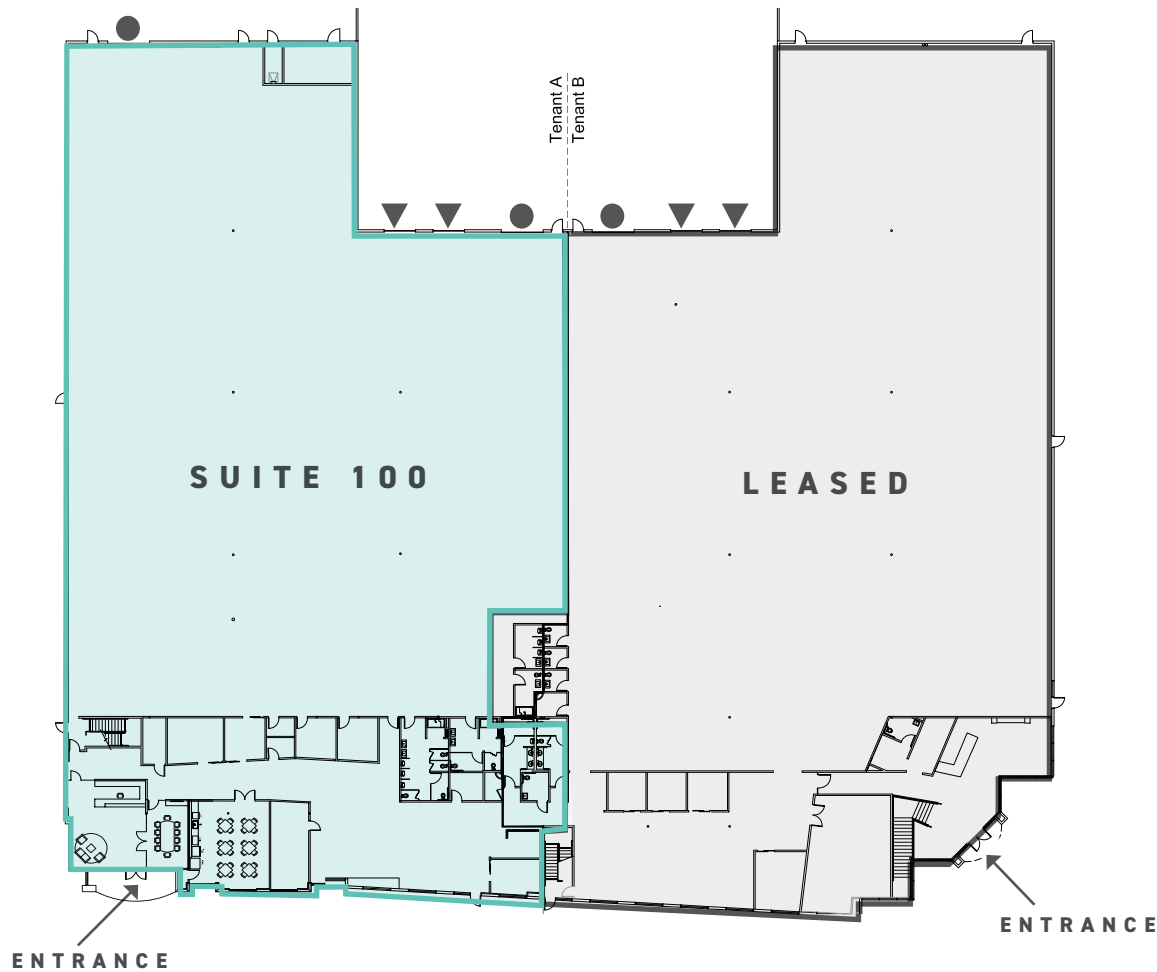
SUITE 100: 37,311 SF
FIRST FLOOR: 30,492 SF
SECOND FLOOR: 6,819 SF



2ND FLOOR

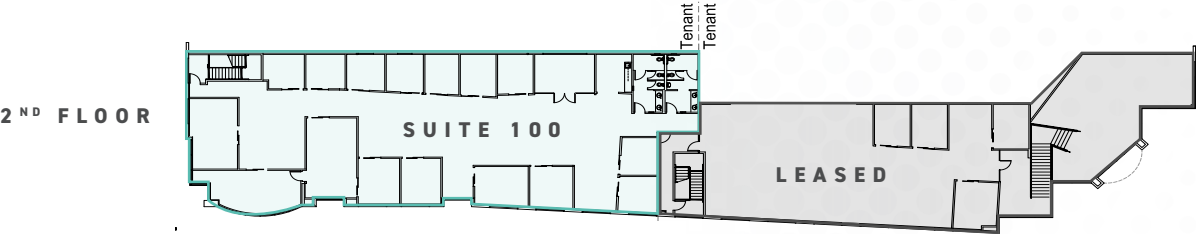


CONCEPT IMPROVEMENT PLAN



- ▼ DOCK HIGH DOORS
- GRADE LEVEL DOORS

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PACIFIC OCEAN



CARLSBAD
PREMIUM OUTLETS



The
Crossings
GOLF CLUB

Callaway
V

**CITY
NATIONAL
BANK**

Alphatec Spine



ARROWHEAD



Cobra Puma Golf



Mercedes-Benz

**CARLSBAD
CORPORATE
CENTER**



Palomar airport (San Diego's busiest private airport)

Palomar Airport Road

Logos: ✓, GUN, Mercedes-Benz, Roche

PALOMAR AIRPORT ROAD



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This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Map not to scale.

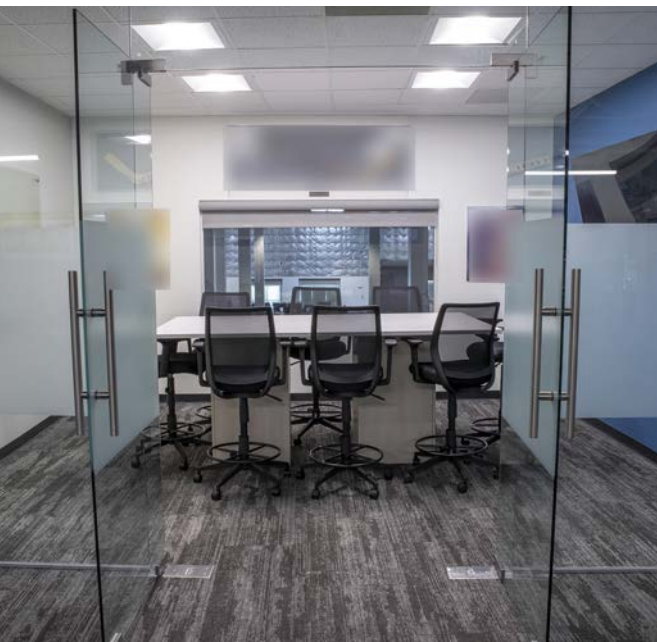
GALLERY - EXTERIOR



5830 EL CAMINO REAL

GALLERY - INTERIOR

**Interior photos blurred to protect tenant's privacy*



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