

6231 - 6241 YARROW DR

Carlsbad, CA 92011

FOR LEASE: TWO (2) DOCK HIGH LOADING INDUSTRIAL SUITES - 10,283 SF & 11,292 SF



BRAND NEW EXTENSIVE SUITE IMPROVEMENTS UNDERWAY!

project highlights

Warehousing & Manufacturing Functionality

- Oversized dock high loading doors
- 277/480 Volt Power
- Excellent truck access and circulation
- 24' minimum Clear Height
- ESFR-K25 sprinklers

Quality Construction & Image

- Located within Palomar Airport Business Park
- Ample Parking
- New Suite Improvements
- Drive around Access

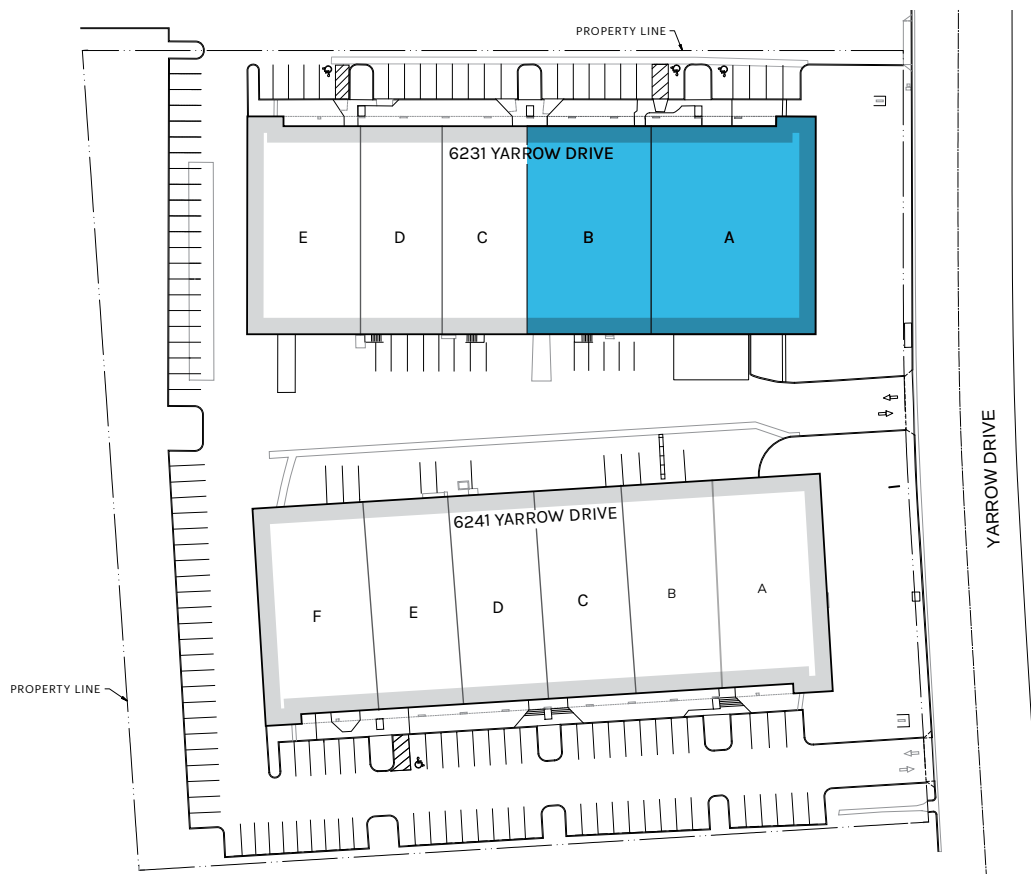
Rare Industrial Location

- Superior location with quick access to Hwy-78, I-5 & I-15
- 1 Block from major throughfare, Palomar Airport RD
- Close to restaurants and retail amenities

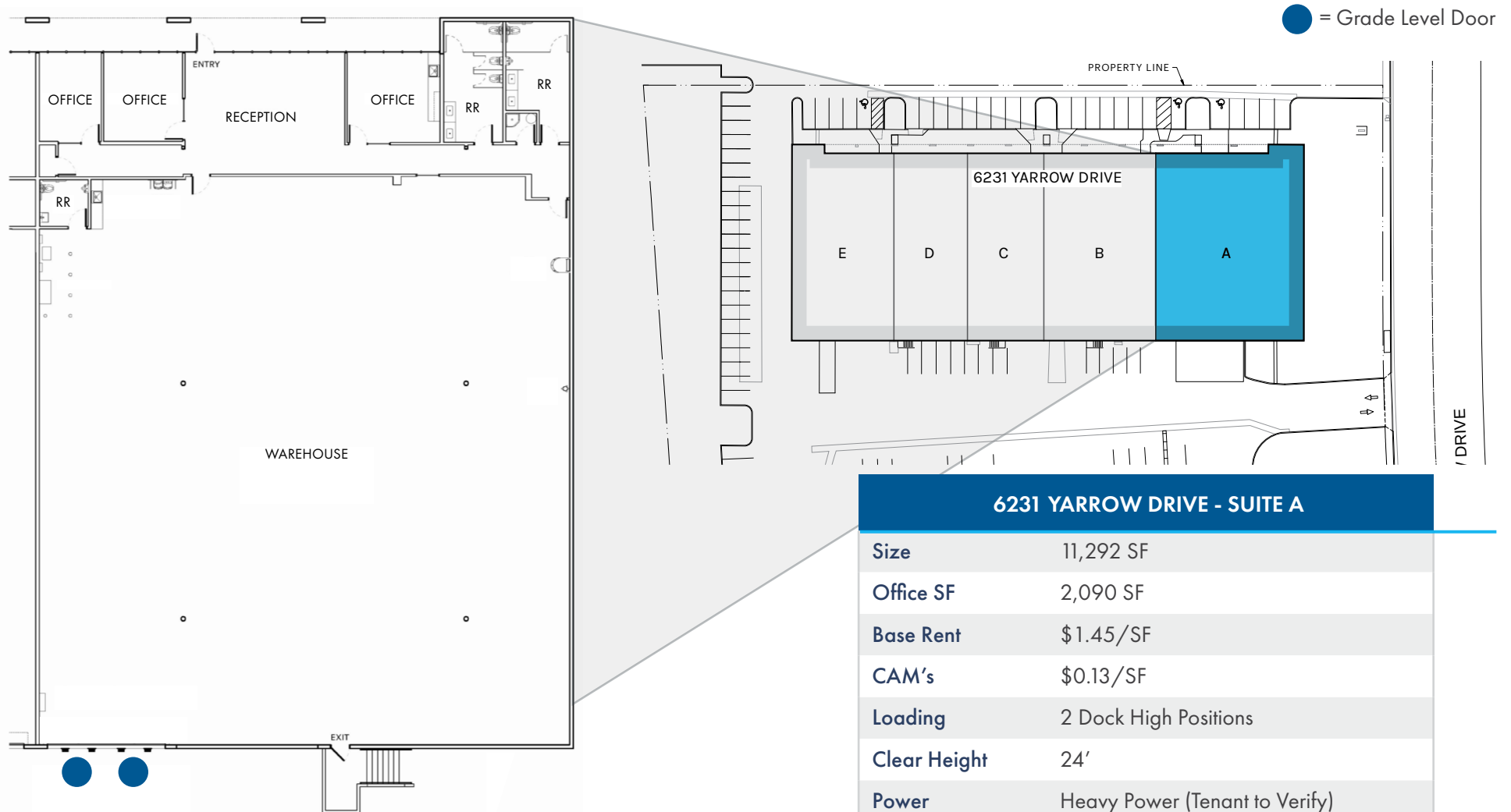


availability overview

Address	Suite	Size	Office	Loading	Availability	Base Rent	CAM
6231 Yarrow Drive	A	11,292 SF	2,090 SF	2 Dock High Positions	Q4 2026	\$1.45/SF	\$0.13/SF
6231 Yarrow Drive	B	10,283 SF	2,992 SF	4 Dock High Positions	Q4 2026	\$1.45/SF	\$0.13/SF



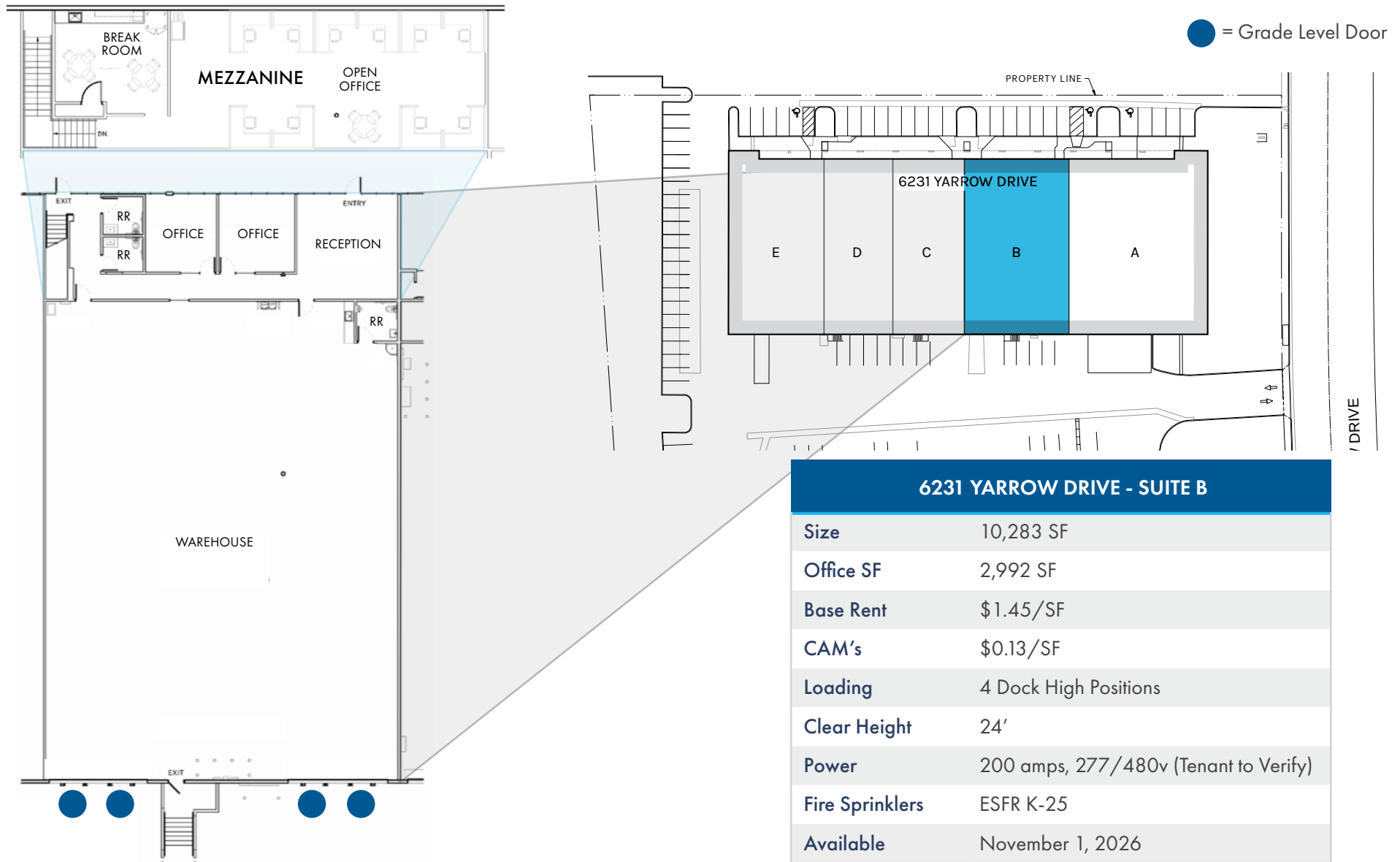
existing floor plan



6231 YARROW DRIVE - SUITE A

Size	11,292 SF
Office SF	2,090 SF
Base Rent	\$1.45/SF
CAM's	\$0.13/SF
Loading	2 Dock High Positions
Clear Height	24'
Power	Heavy Power (Tenant to Verify)
Fire Sprinklers	ESFR K-25
Available	November 1, 2026

existing floor plan







LOADING PHOTOS



aerial map



location map



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