

5801

VAN ALLEN WAY

CARLSBAD, CA 92008

VIRTUAL TOUR



**\$0.94/SF
EFFECTIVE RATE
YEAR 1**

(Six months half-rent year 1;
base rate \$1.25 NNN;
min 3-year term)

**54,414 SF FREESTANDING INDUSTRIAL BUILDING
FOR SALE OR LEASE**

CBRE |



**HARBOR
ASSOCIATES**

BUILT IN 2021

Carlsbad's Newest Industrial Building



54,414 SF

FREESTANDING INDUSTRIAL BUILDING

PROPERTY DETAILS

BUILDING SIZE:	54,414 SF
YEAR BUILT:	New, 2021
LOADING:	2D / 3G
POWER:	2,000a, 277/480v
BUILDING TYPE:	MFG
SPRINKLER:	.33/3,000 GPM
PARKING:	1.5/1,000 (expandable)
MEZZANINE:	None
OTHER FEATURES:	• 2021 construction with passive solar cooling / 100% climate controlled • Reduced utility cost • Operable exterior windows • Oversized ceiling fans • Space heaters
LEASE RATE:	Contact Broker
SALE PRICE:	Submit offer



SITE PLAN

SITE PLAN & ACCESS

The property offers drive-around access with three ingress/egress points for easy trucking and vehicle circulation.

WALKABLE AMENITIES



9 food court options & 14
Retail/Service amenities including:



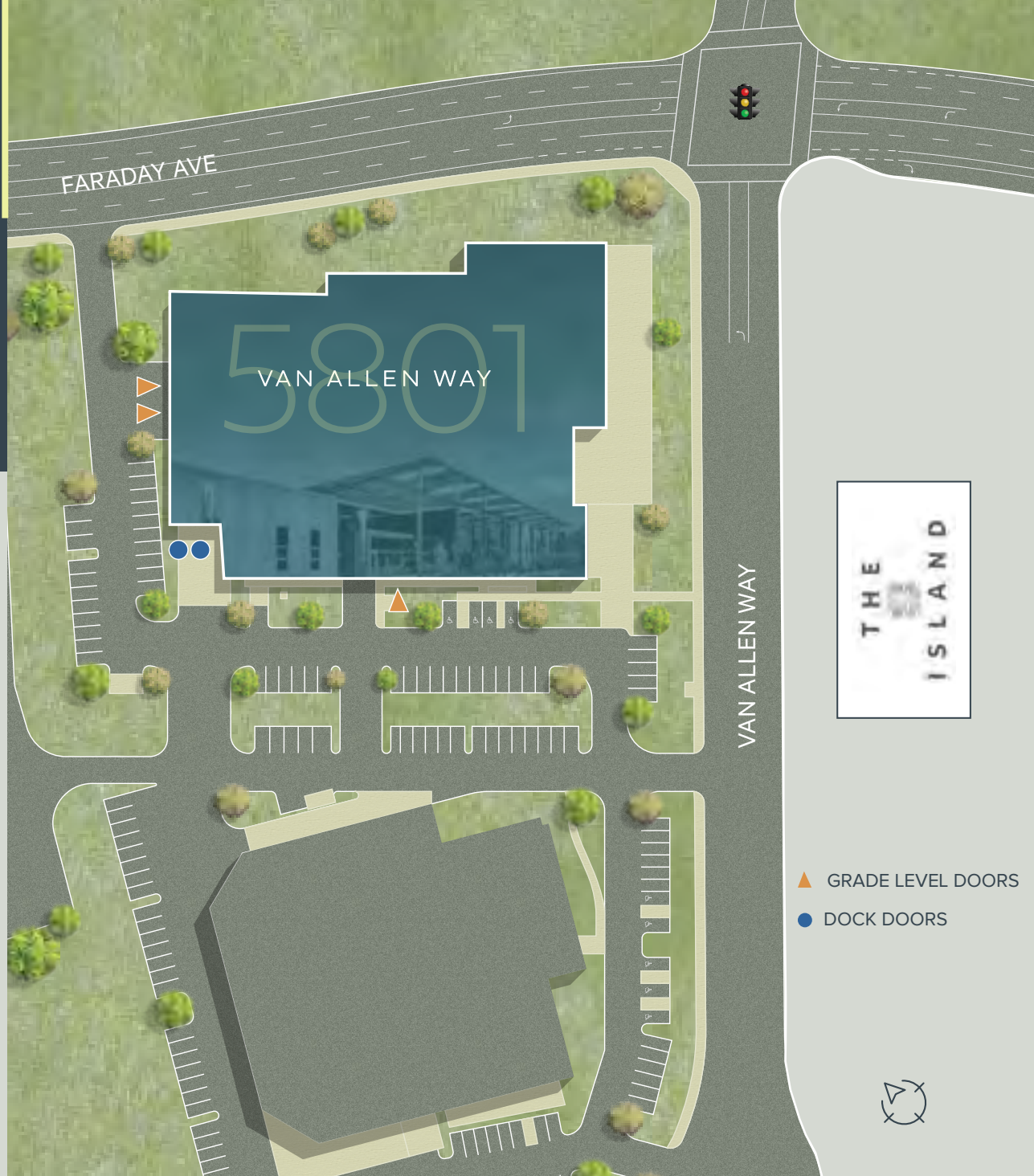
Anytime Fitness & Studio Barre



Day Spa



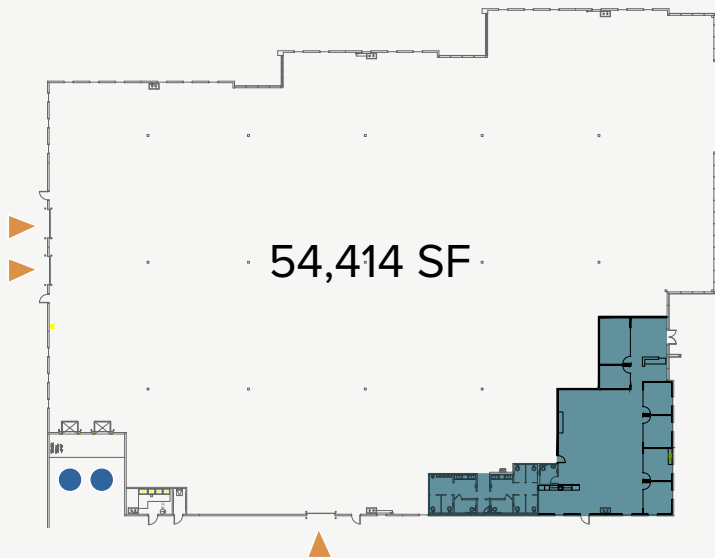
Medical offices



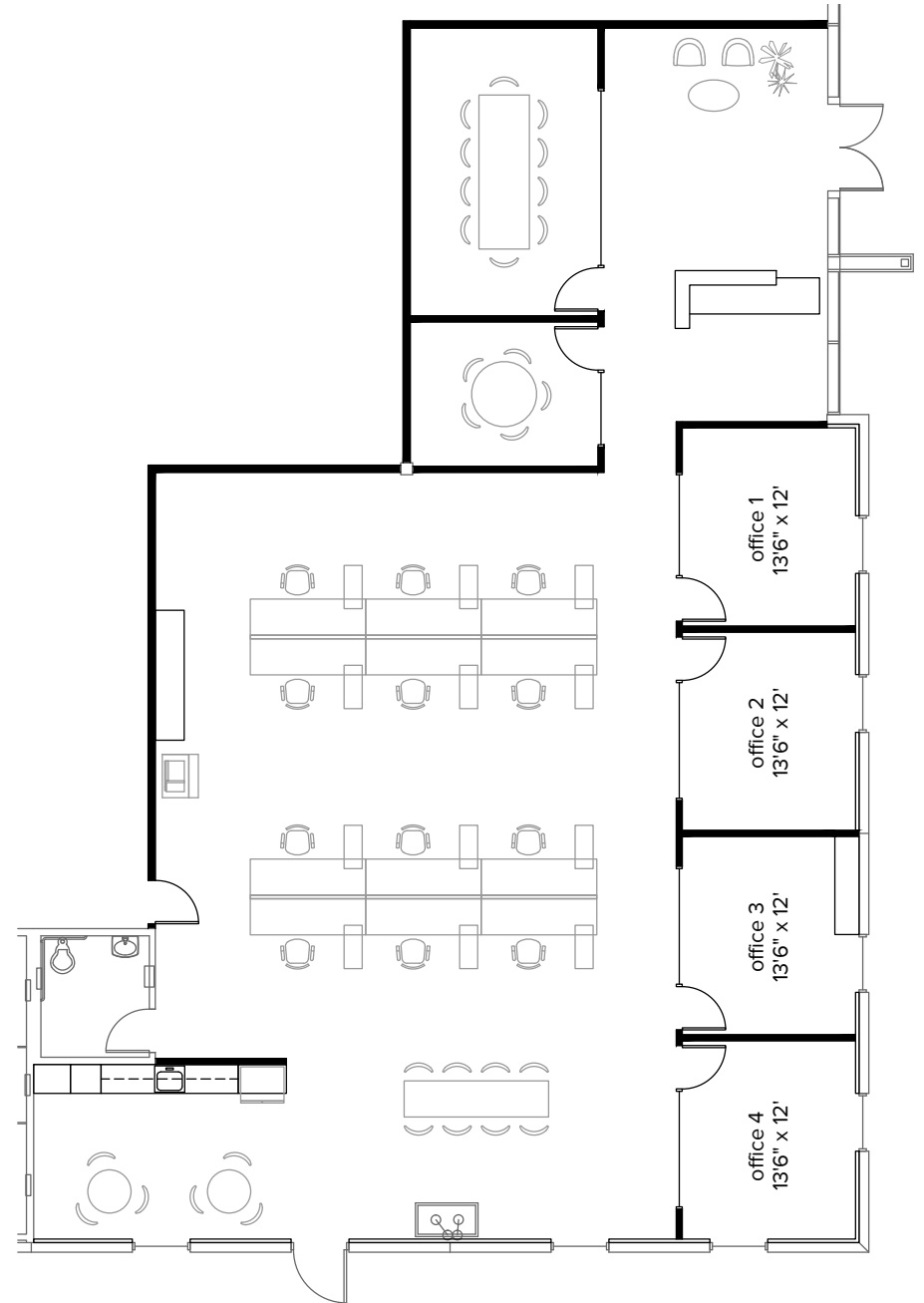
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Assessor's parcels may not comply with local subdivision or building ordinances. Map not to scale.

FLOOR PLAN

CONCEPTUAL IMPROVEMENT PLAN



▲ GRADE LEVEL DOORS ● DOCK DOORS



CORPORATE NEIGHBORS & NEARBY AMENITIES



Long Beach

DRIVE TIMES & LOCATION

3 MILES

Carlsbad Beach

32 MILES

San Diego International Airport

17 MILES

Torrey Pines

62 MILES

Orange County

21 MILES

Sorrento Valley

76 MILES

Mexico International Border



5801 Van Allen Way Carlsbad, CA 92008

San Diego

Tijuana





PHOTO
GALLERY



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CARLSBAD, CA 92008



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