

CARLSBAD OAKS COMMERCE CENTER

5931-5933 Sea Lion Place,
Carlsbad, CA 92010

CIP REAL ESTATE

TENANT INCENTIVE

6 MONTHS OF
HALF ABATED BASE RENT
ON A 3 YEAR LEASE

(ALL DEALS MUST BE FOR
QUALIFIED TENANTS)

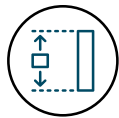
FOR LEASE

INDUSTRIAL BUSINESS PARK

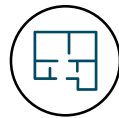
±1,274 - ±1,919 SF AVAILABLE

CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS



Clear Height: 18'



Flex/Industrial Suites



Gas Potentially Available



Exterior Improvements Underway



Grade-Level Loading



Central North County Location



Sprinkered Suites



Close proximity to Palomar-McClellan Airport, Shopping, Restaurants, and Housing



Landscaping Improvements Underway

AVAILABILITIES

INDUSTRIAL				
UNIT	SIZE	DESCRIPTION	LEASE RATE	AVAILABILITY
5931 Sea Lion Place // Suite 102	1,746 SF	Warehouse, Restroom, Private Office, Reception Area, and Roll-Up Door	\$1.69/SF + *Est NNN	Now
5931 Sea Lion Place // Suite 109	1,919 SF	Warehouse, Restroom, Private Offices, Open Office, Reception Area, and Roll-Up Door	\$1.69/SF + *Est NNN	Now
5931 Sea Lion Place // Suite 112	1,614 SF	Warehouse, Restroom, Private Office, Reception Area, and Roll-Up Door	\$1.69/SF + *Est NNN	Now
5933 Sea Lion Place // Suite 100	1,856 SF	Warehouse, Restroom, Private Offices, Reception Area, and Roll-Up Door	\$1.69/SF + *Est NNN	Now
5933 Sea Lion Place // Suite 108	1,274 SF	Warehouse, Restroom, Private Offices, Reception Area, and Roll-Up Door	\$1.75/SF + *Est NNN	Now
5933 Sea Lion Place // Suite 112	1,735 SF	Warehouse, Restroom, Private Office, Open Office, Reception Area, and Roll-Up Door	\$1.69/SF + *Est NNN	Now

*Est. NNN: \$0.55/SF



FLOOR PLAN

5931 SEA LION PLACE

102

SUITE AVAILABLE

1,746

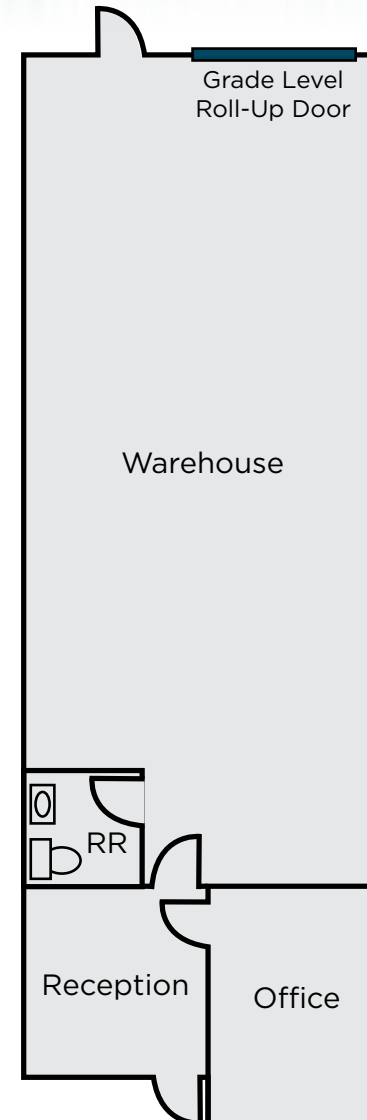
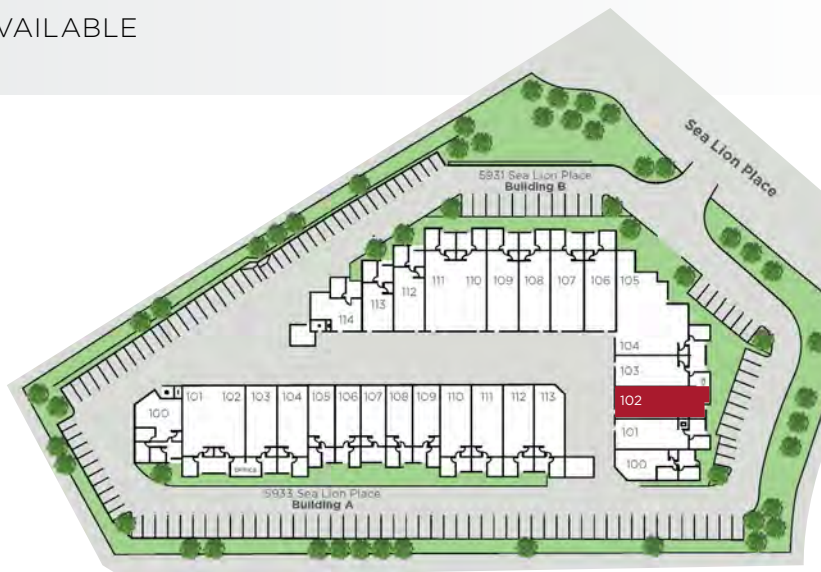
TOTAL SQUARE FEET

\$1.69/ SF NNN

LEASE RATE + *Est NNN: \$0.55/SF

NOW

DATE AVAILABLE



FLOOR PLAN

5931 SEA LION PLACE

109

SUITE AVAILABLE

1,919

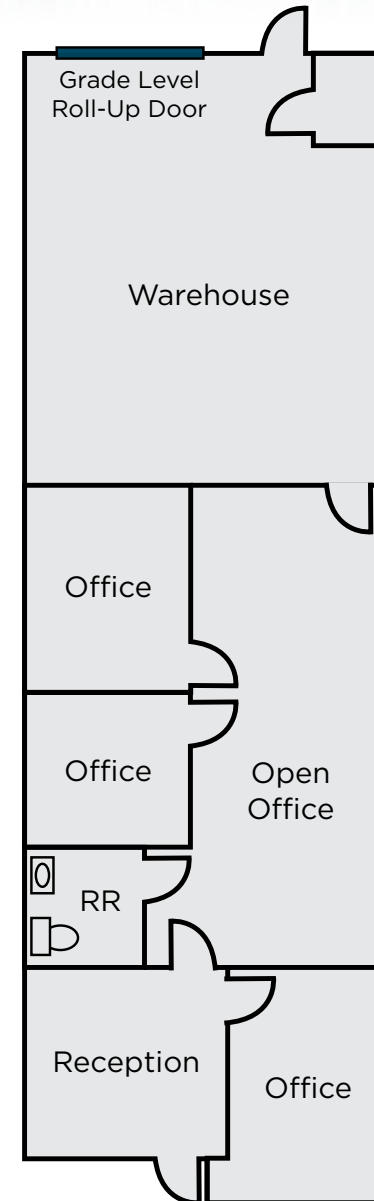
TOTAL SQUARE FEET

\$1.69/ SF NNN

LEASE RATE + *Est NNN: \$0.55/SF

NOW

DATE AVAILABLE



FLOOR PLAN

5931 SEA LION PLACE

112

SUITE AVAILABLE

1,614

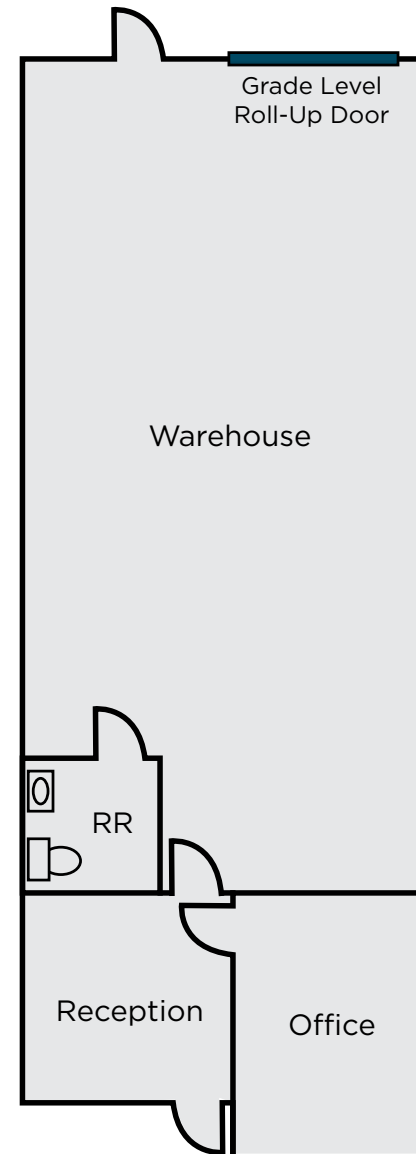
TOTAL SQUARE FEET

\$1.69/ SF NNN

LEASE RATE + *Est NNN: \$0.55/SF

NOW

DATE AVAILABLE



FLOOR PLAN

5933 SEA LION PLACE

100

SUITE AVAILABLE

1,856

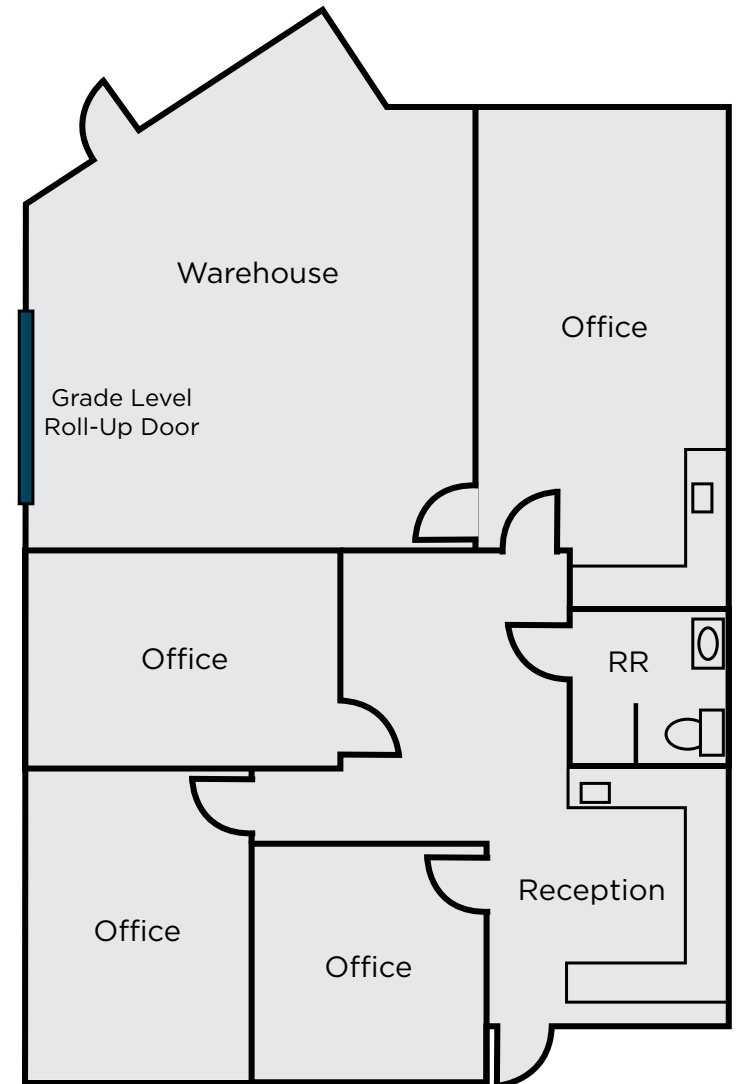
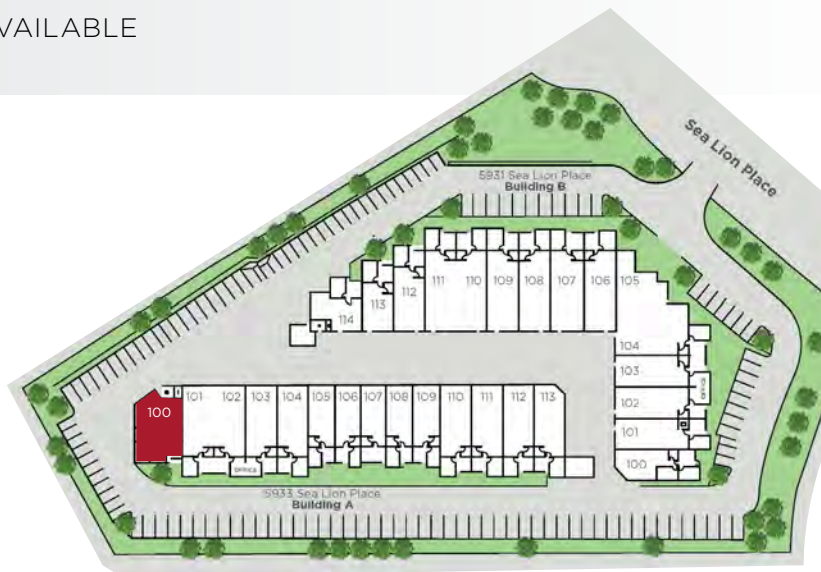
TOTAL SQUARE FEET

\$1.69/ SF NNN

LEASE RATE + *Est NNN: \$0.55/SF

NOW

DATE AVAILABLE



FLOOR PLAN

5933 SEA LION PLACE

108

SUITE AVAILABLE

1,274

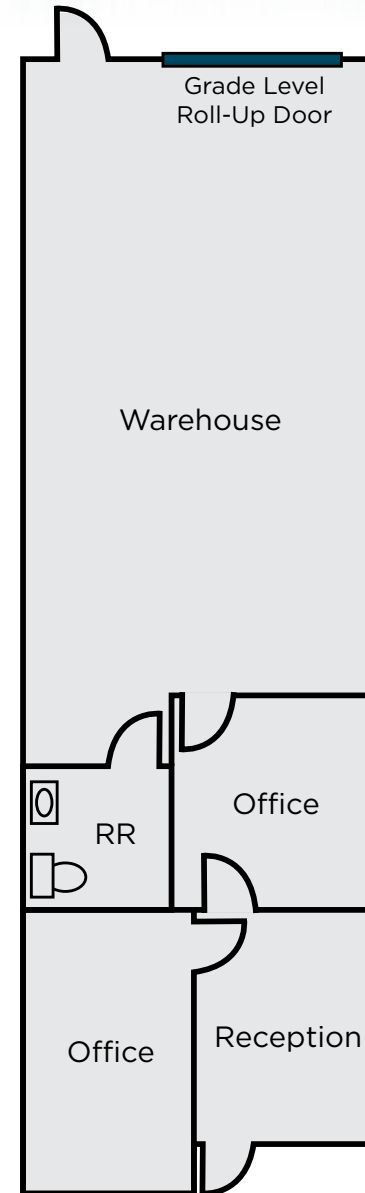
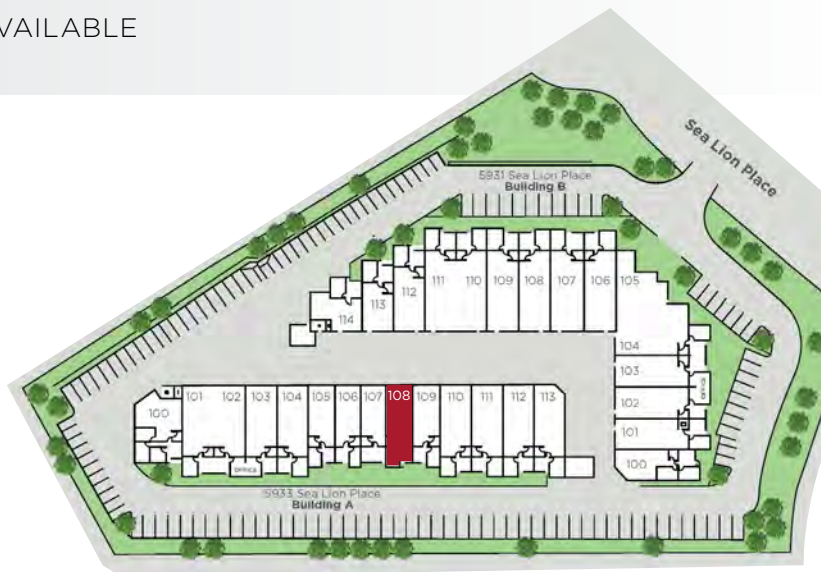
TOTAL SQUARE FEET

\$1.75/ SF NNN

LEASE RATE + *Est NNN: \$0.55/SF

NOW

DATE AVAILABLE



FLOOR PLAN

5933 SEA LION PLACE

112

SUITE AVAILABLE

1,735

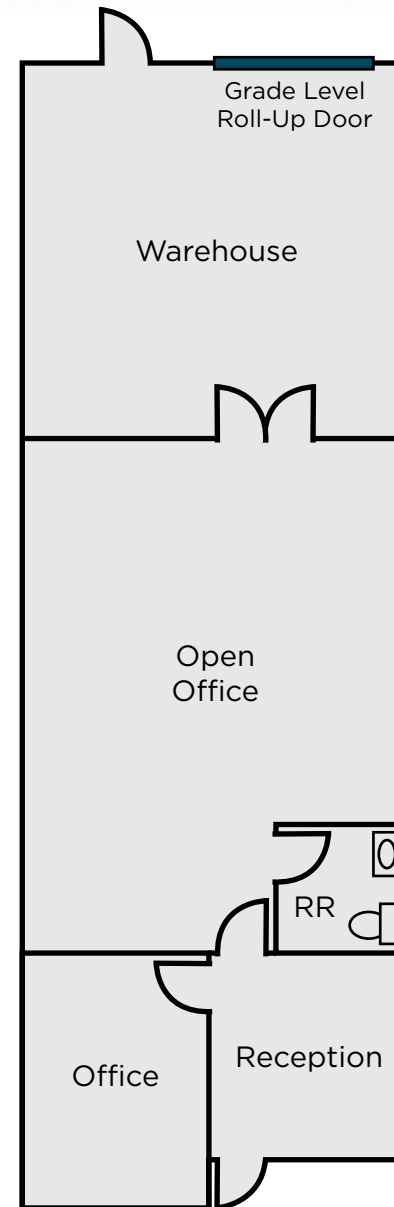
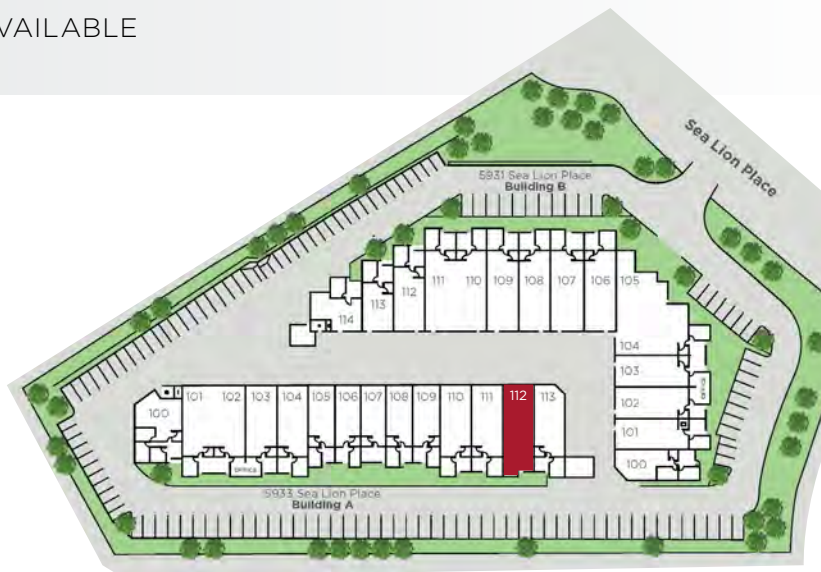
TOTAL SQUARE FEET

\$1.69/ SF NNN

LEASE RATE + *Est NNN: \$0.55/SF

NOW

DATE AVAILABLE



PHOTOS



LOCATION



CARLSBAD OAKS COMMERCE CENTER

FOR LEASE

CIP REAL ESTATE

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 **CUSHMAN & WAKEFIELD**