

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 A: 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 by MAY 2026



CLEAR HEIGHT:
24' 6"



PARKING:
103 STALLS | 2.80/1,000



EXPANSION:
Part of a 260,000 SF business park

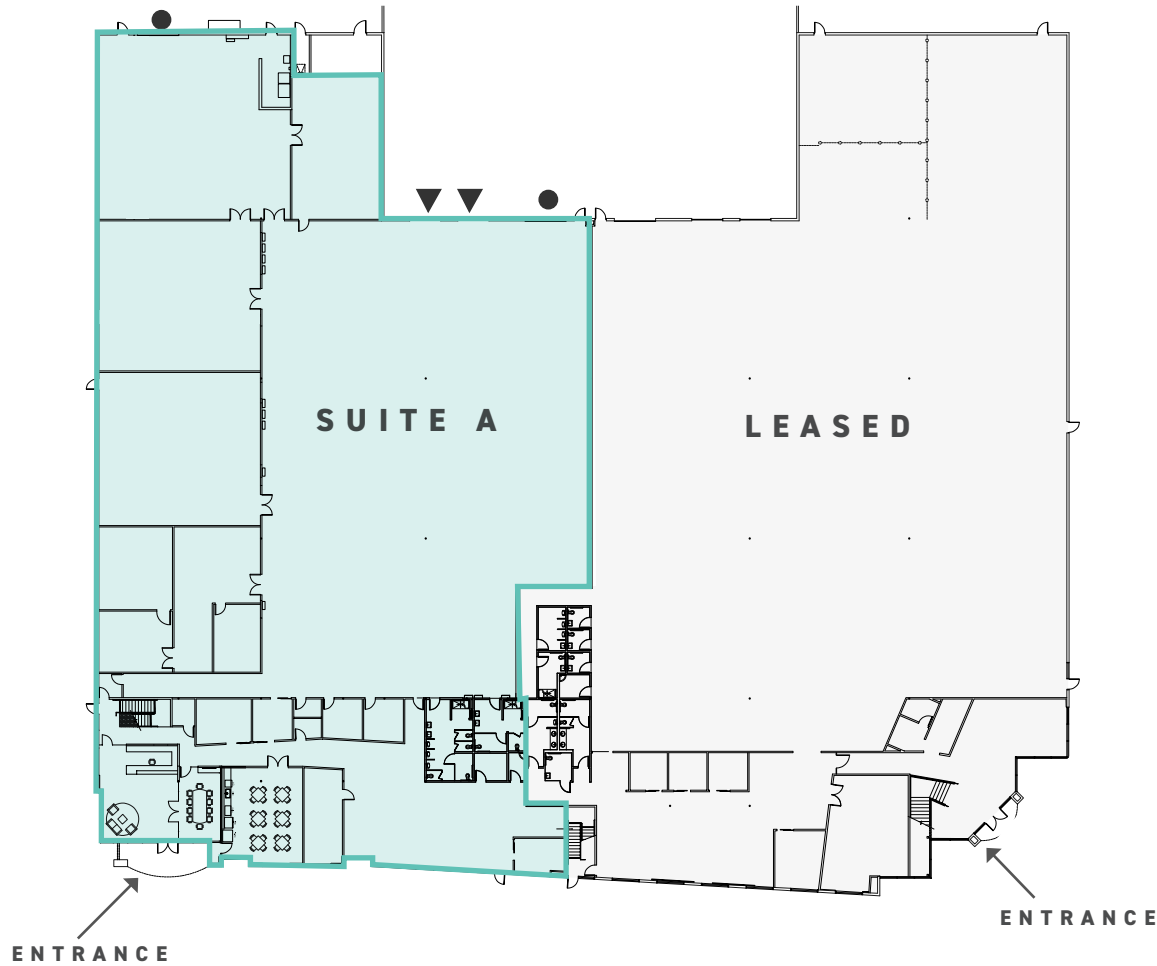
5830 EL CAMINO REAL

SPEC IMPROVEMENT PLAN

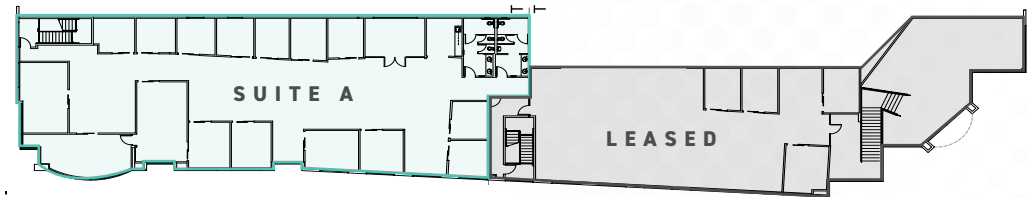
▼ DOCK HIGH DOORS

● GRADE LEVEL DOORS

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



2ND FLOOR

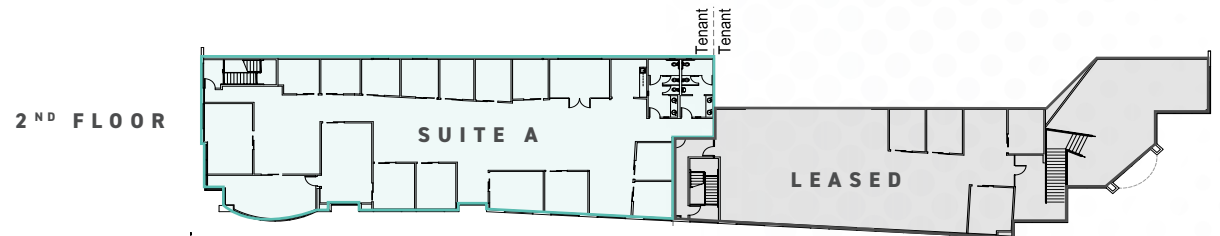
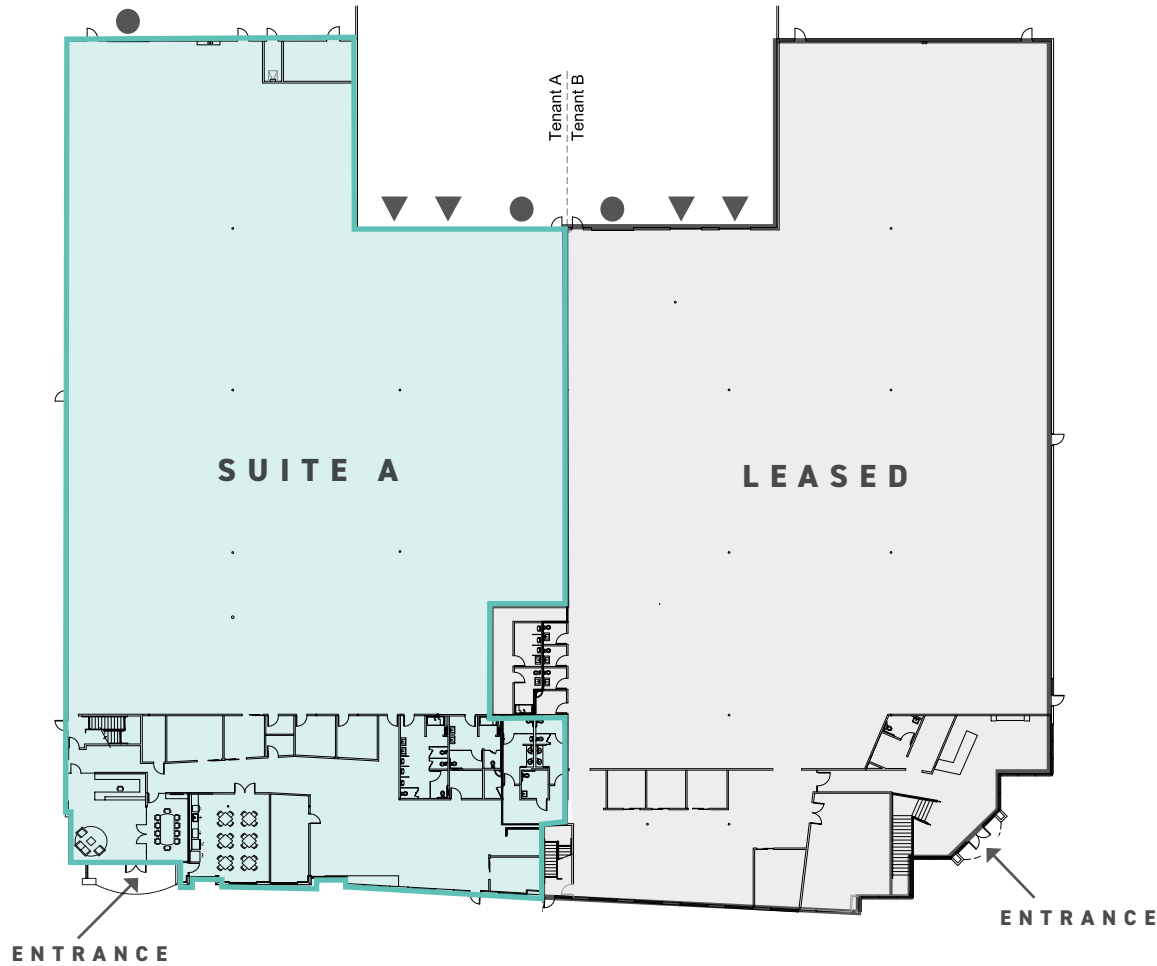


CONCEPT IMPROVEMENT PLAN

▼ DOCK HIGH DOORS

● GRADE LEVEL DOORS

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CATALINA ISLAND

PACIFIC OCEAN

CARLSBAD

CARLSBAD CORPORATE CENTER

Palomar airport (San Diego's busiest private airport)

PALOMAR AIRPORT ROAD

5830 EL CAMINO REAL

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

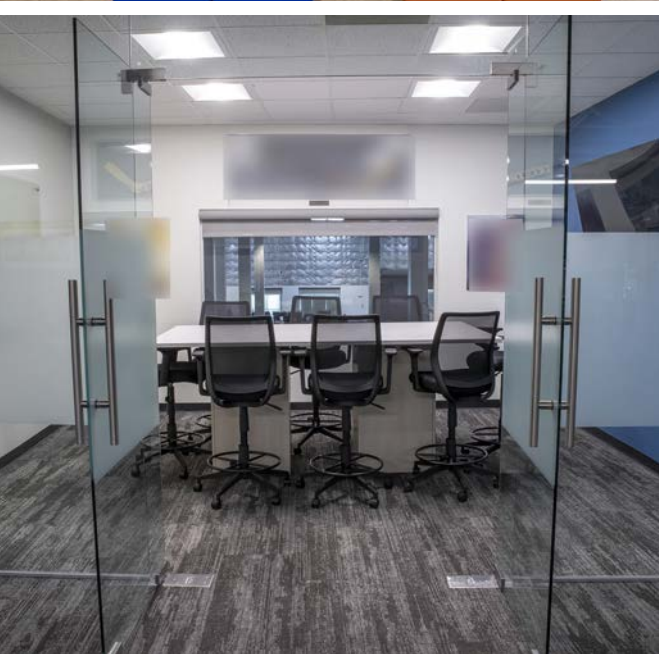
GALLERY - EXTERIOR



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GALLERY - INTERIOR

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



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