

Owned and Operated by



FOR LEASE

# NorthPointe

6197 & 6215 El Camino Real, Carlsbad, CA

**64,545 - 130,484 SF**

FREESTANDING HIGH-IMAGE R&D AND  
MANUFACTURING FACILITIES

6197 El Camino Real



6215 El Camino Real



LEASING INFO  
& CONTACT

Aric Starck (760) 431-4211 / [aric.starck@cushwake.com](mailto:aric.starck@cushwake.com)

Brian Starck (858) 546-5486 / [brian.starck@cushwake.com](mailto:brian.starck@cushwake.com)

Drew Dodds (760) 431-3863 / [drew.dodds@cushwake.com](mailto:drew.dodds@cushwake.com)





## PROJECT HIGHLIGHTS

- Best-in-class Research and Development and Manufacturing space, providing flexible high-image shell buildouts with finished and sealed cement flooring and white boxed interiors.
- The buildings feature industrial efficiencies, including heavy power, dock and grade level loading, and 24' clear heights, to support a variety of industrial and R&D uses.
- New highly amenitized outdoor common area with indoor-outdoor connectivity and new glass roll-up doors.
- Walkable amenities include adjacent retail centers with restaurants, retail shops, and services.
- Unsurpassed access and visibility from El Camino Real with a signalized entrance. El Camino Real is North San Diego's major north-to-south thoroughfare.
- 4 minute drive to McClellan Palomar Airport, 10 minute drive to Interstate 5, and an 11 minute drive to the Coast Highway and Beaches.

**Address:** 6197 El Camino Real

**Size:** 65,939 SF (9,251 SF of Mezzanine)

**Dock:** 1 Dock-High Door (Expandable to 2)

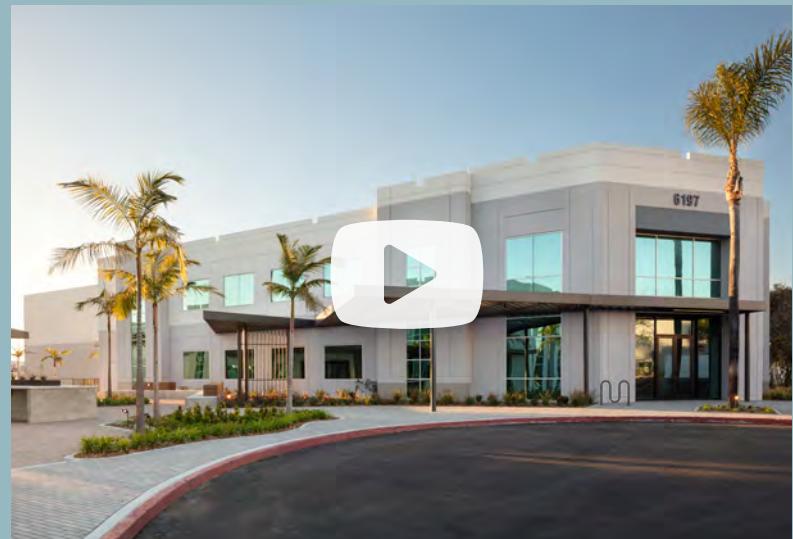
**Grade:** 2 Grade-Level Doors

**Clear Height:** 24'

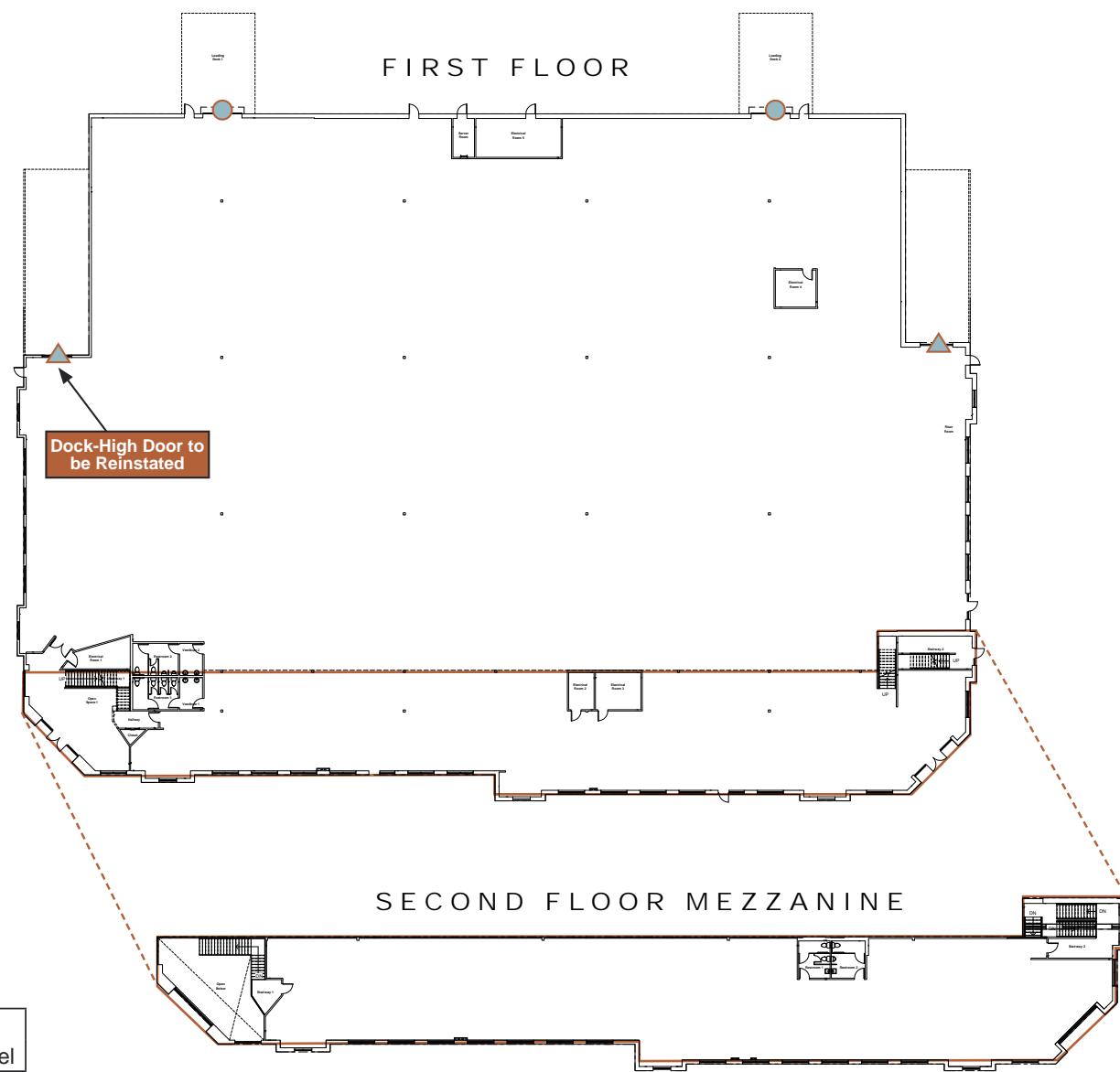
**Power:** 601 AMPS Available 480V/277  
(Capable of 3,000 AMPS)

**Parking Ratio:** 3.3/1,000

*\*Tenant demand and load should be verified with the utility provider.*



## AS-BUILT FLOOR PLAN



**Address:** 6215 El Camino Real

**Size:** 64,545 SF (8,002 SF of Mezzanine)

**Dock:** 1 Dock-High Door (Expandable to 2)

**Grade:** 2 Grade-Level Doors

**Clear Height:** 24'

**Power:** 601 AMPS Available 480V/277  
(Capable of 3,000 AMPS)

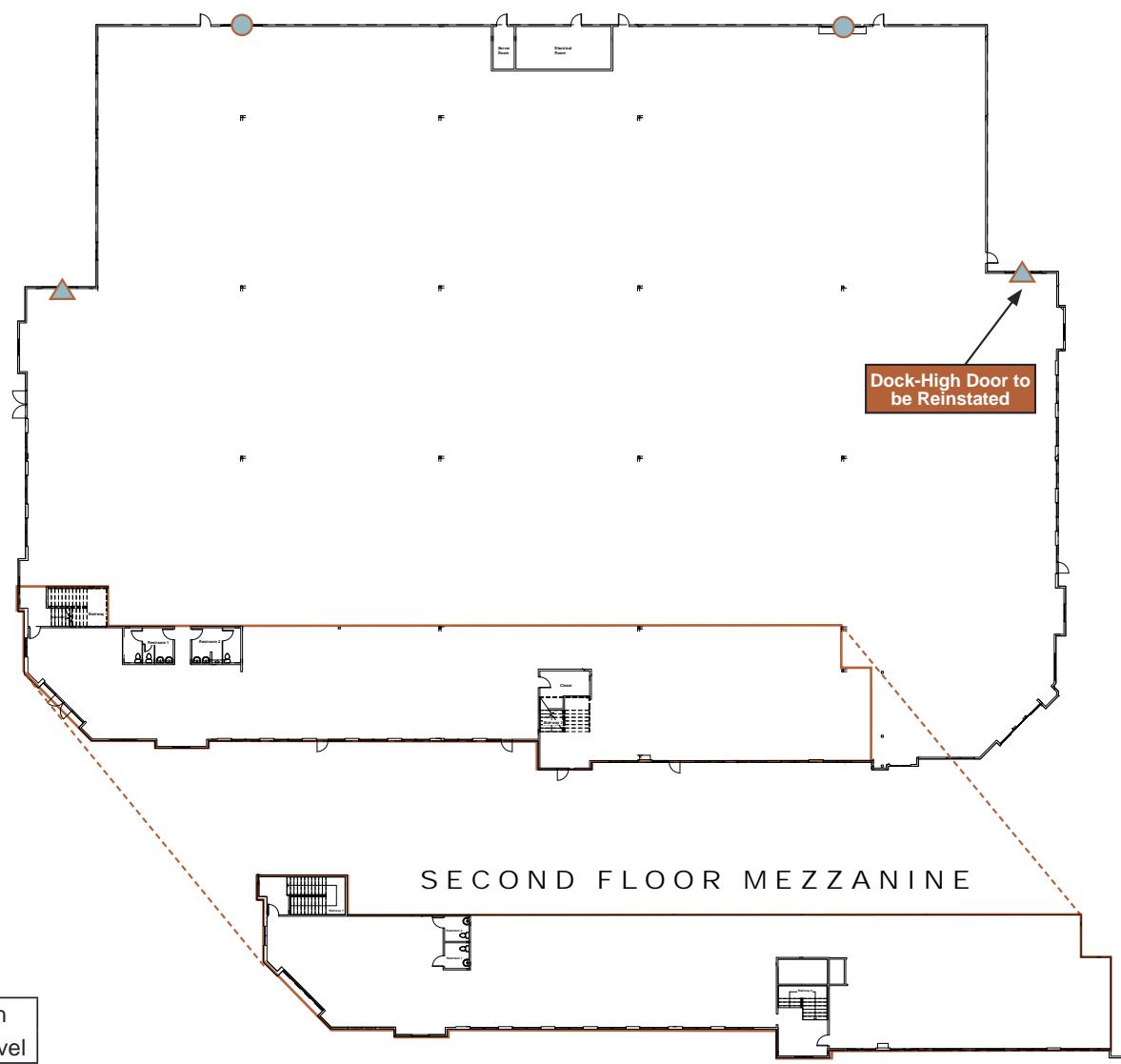
**Parking Ratio:** 3.3/1,000

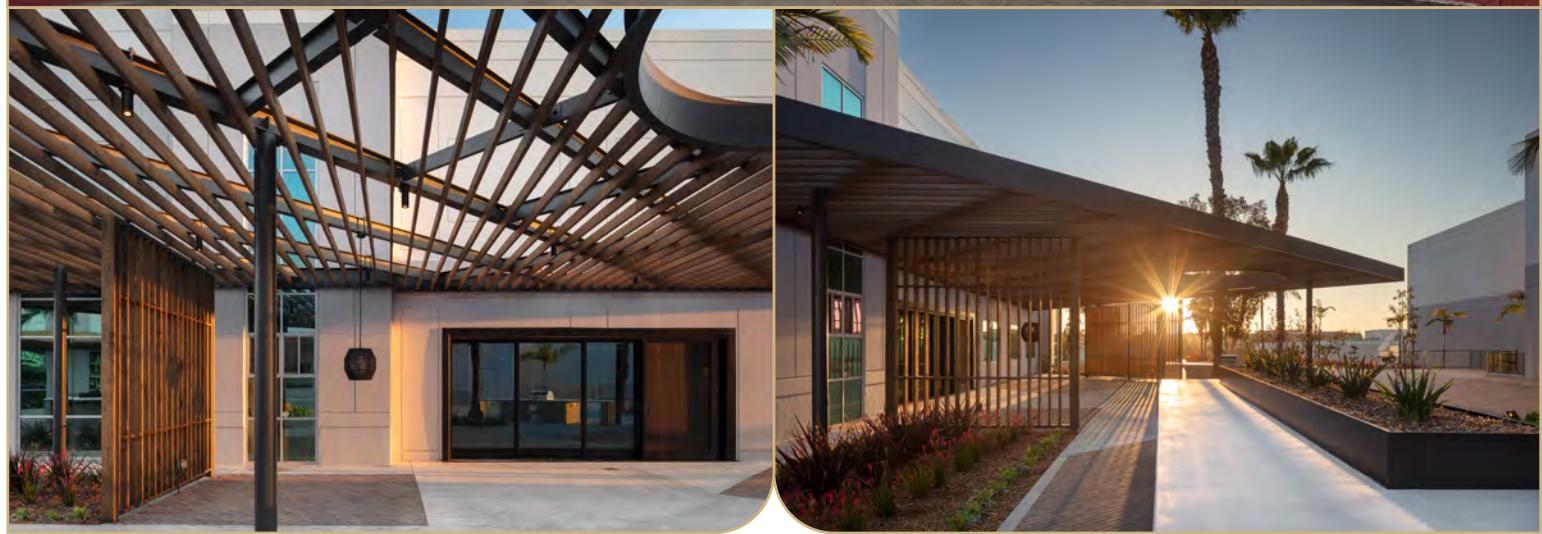
*\*Tenant demand and load should be verified with the utility provider.*

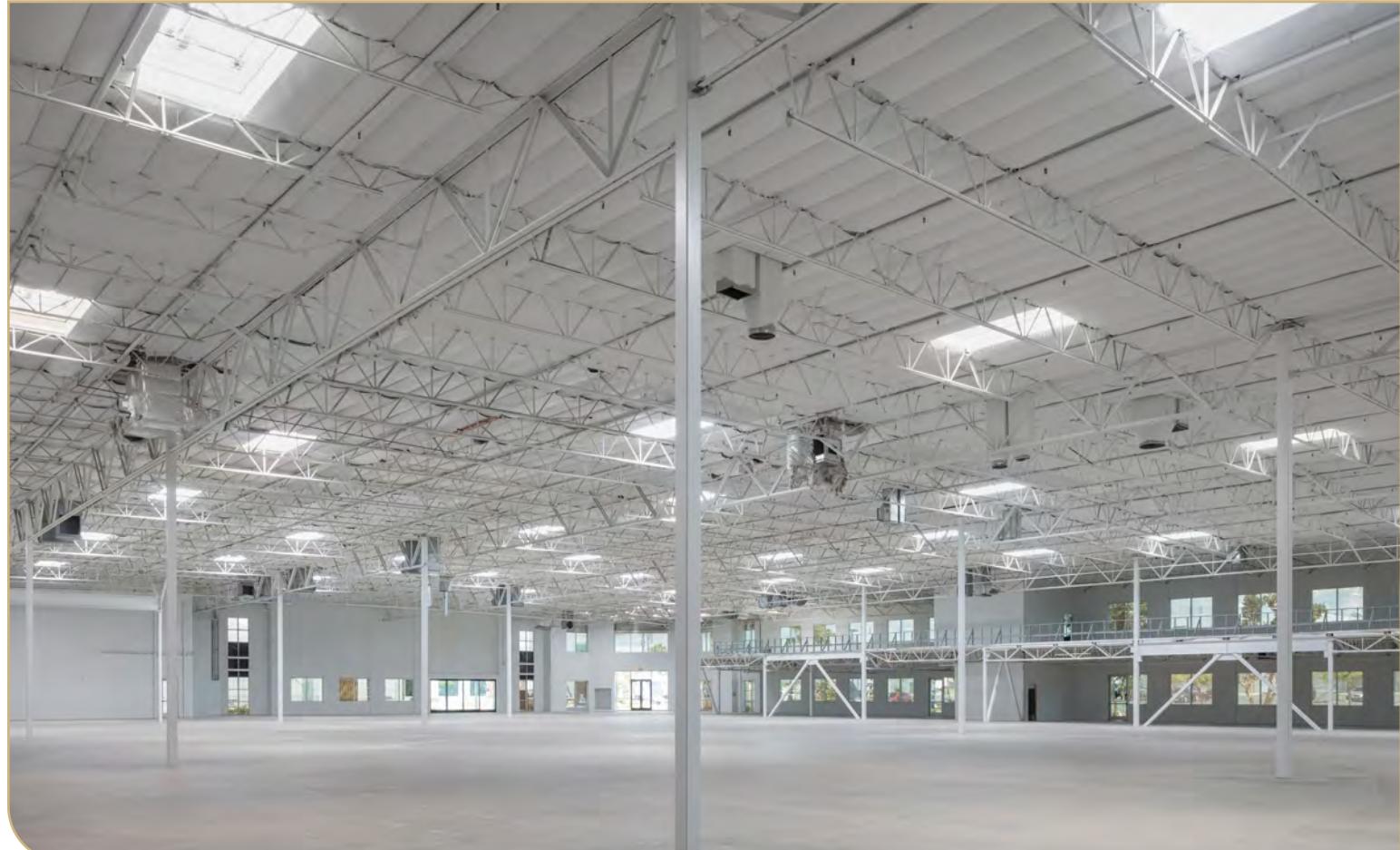
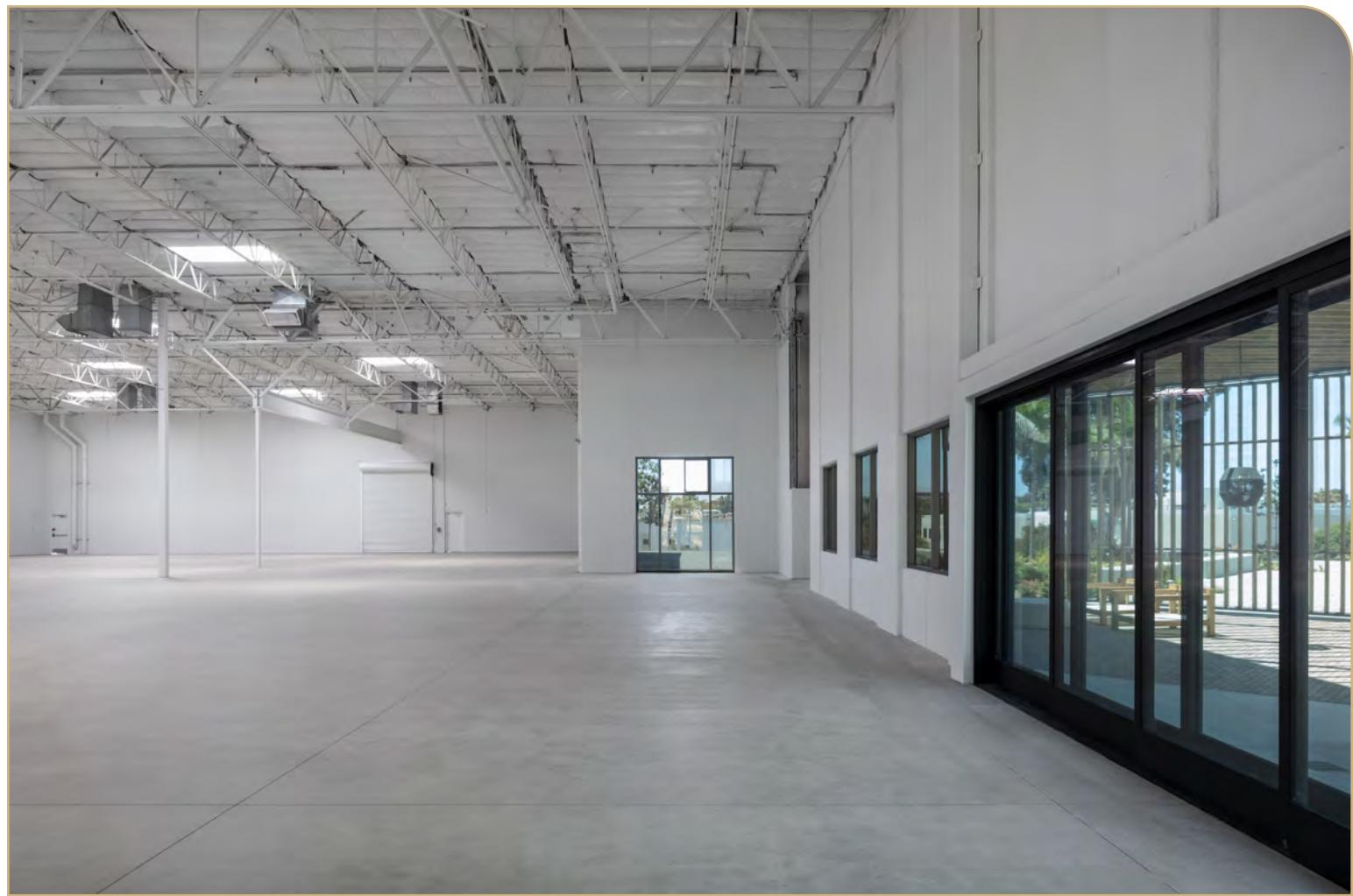


## AS-BUILT FLOOR PLAN

FIRST FLOOR





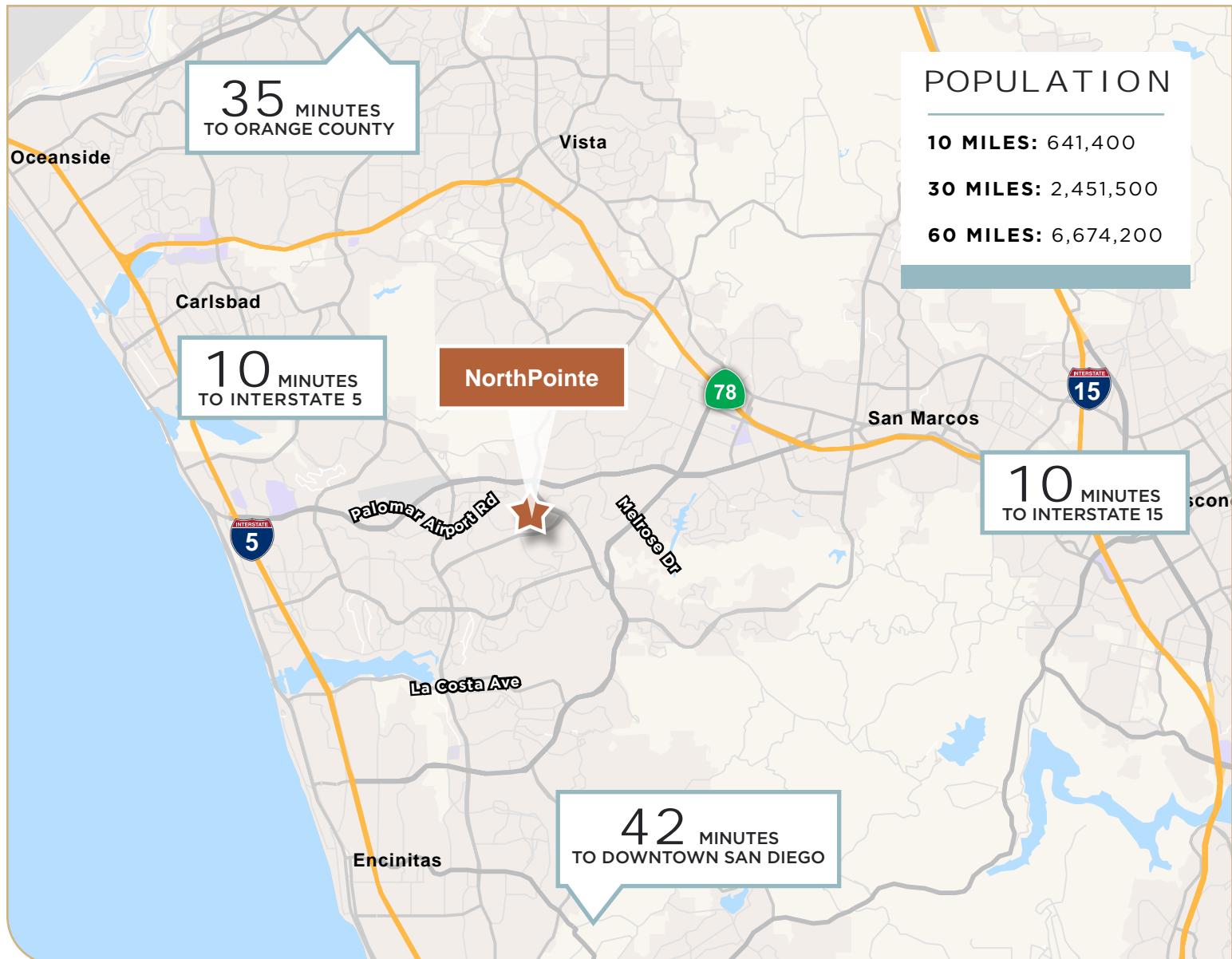


## WALKABLE AMENITIES



# CORPORATE NEIGHBORS





## CARLSBAD, CA

The site is centrally located in Carlsbad, North San Diego's largest and most desired market, as well as San Diego's fastest growing submarket.

Beyond its regional importance, NorthPointe is located in one of Southern California's most appealing live/work/play communities.

An abundance of restaurants, shops, conveniences, and recreation are all within 10 minutes of the property.

## DRIVE TIMES

8

10

35

42

96

8 minutes to  
McClellan Palomar Airport  
Highway 78

10 minutes to  
Interstate 5  
Pacific Ocean  
Interstate 15

35 minutes to  
Orange County

42 minutes to  
Downtown San Diego

96 minutes to  
Riverside County



# NorthPointe

6197 & 6215 El Camino Real, Carlsbad, CA

Aric Starck (760) 431-4211 / [aric.starck@cushwake.com](mailto:aric.starck@cushwake.com) / Lic #01325461

Brian Starck (858) 546-5486 / [brian.starck@cushwake.com](mailto:brian.starck@cushwake.com) / Lic #01504078

Drew Dodds (760) 431-3863 / [drew.dodds@cushwake.com](mailto:drew.dodds@cushwake.com) / Lic #02021095

