

FOR LEASE OR SALE

NorthPointe

6197 & 6215 El Camino Real, Carlsbad, CA

64,545 - 130,484 SF

FREESTANDING HIGH-IMAGE R&D AND
MANUFACTURING FACILITIES



INFORMATION & CONTACT

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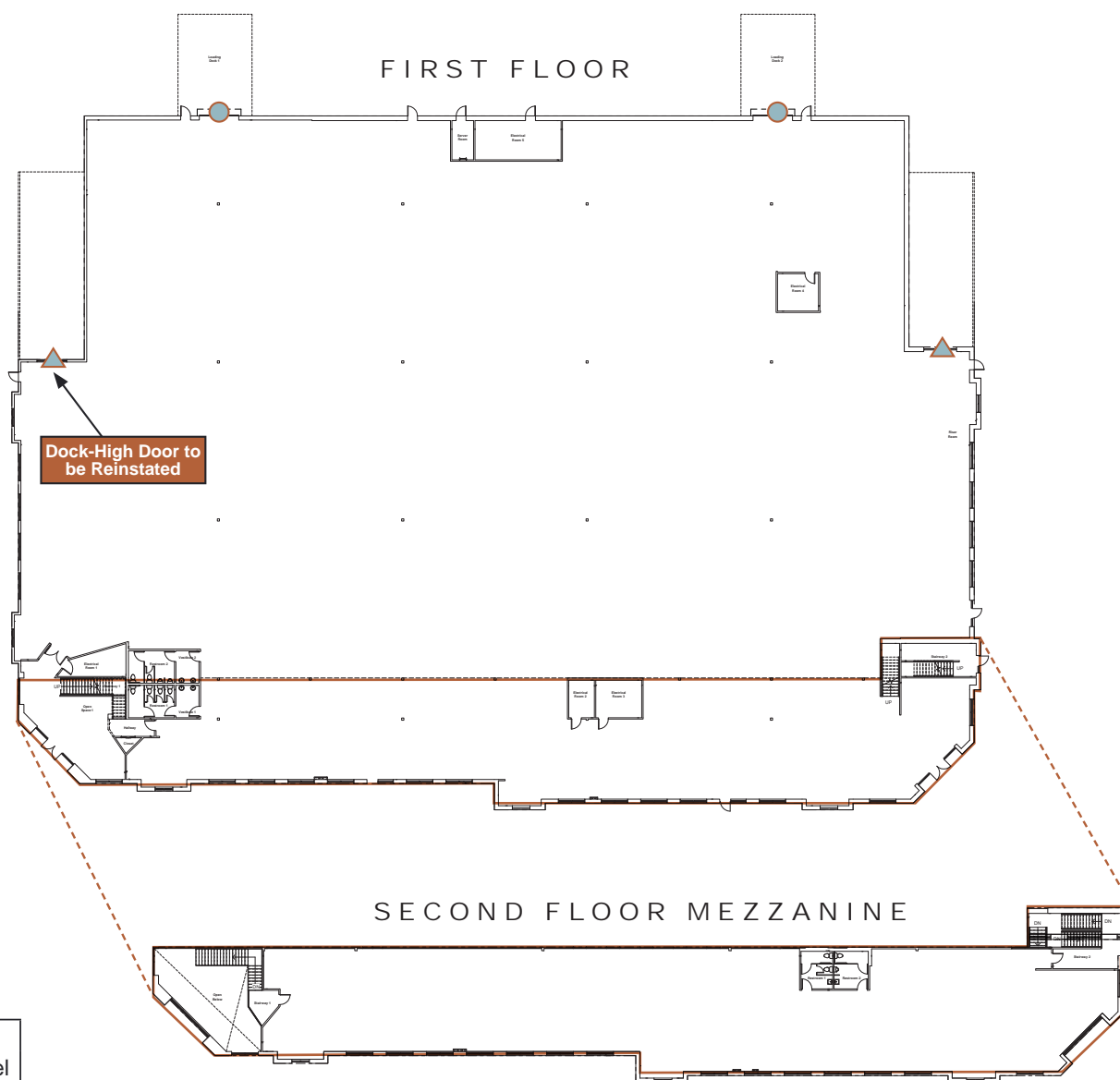
PROJECT HIGHLIGHTS

- 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



AS-BUILT FLOOR PLAN

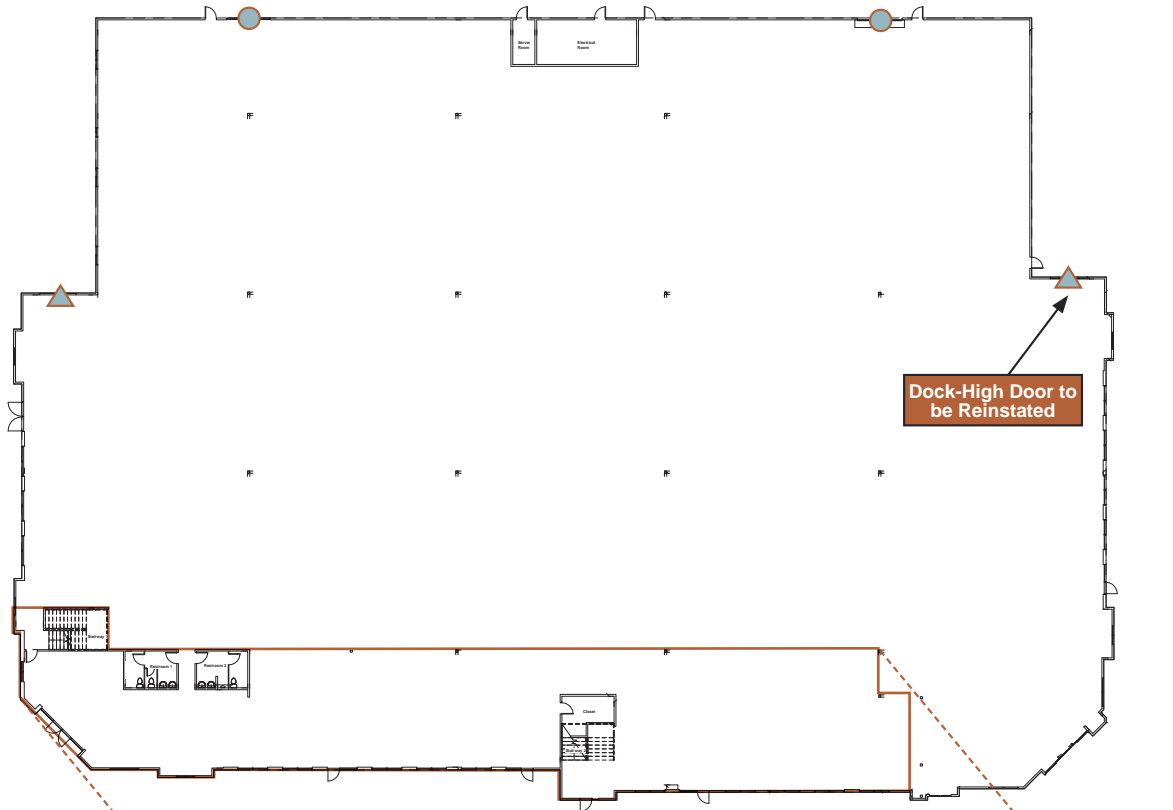


Address:	6215 El Camino Real
Size:	64,545 SF (8,002 SF of Mezzanine)
Dock:	1 Dock-High Door (Expandable to 2)
Grade:	2 Grade-Level Doors
Clear Height:	24'
Power:	601 AMPS Available 480V/277 (Capable of 3,000 AMPS)
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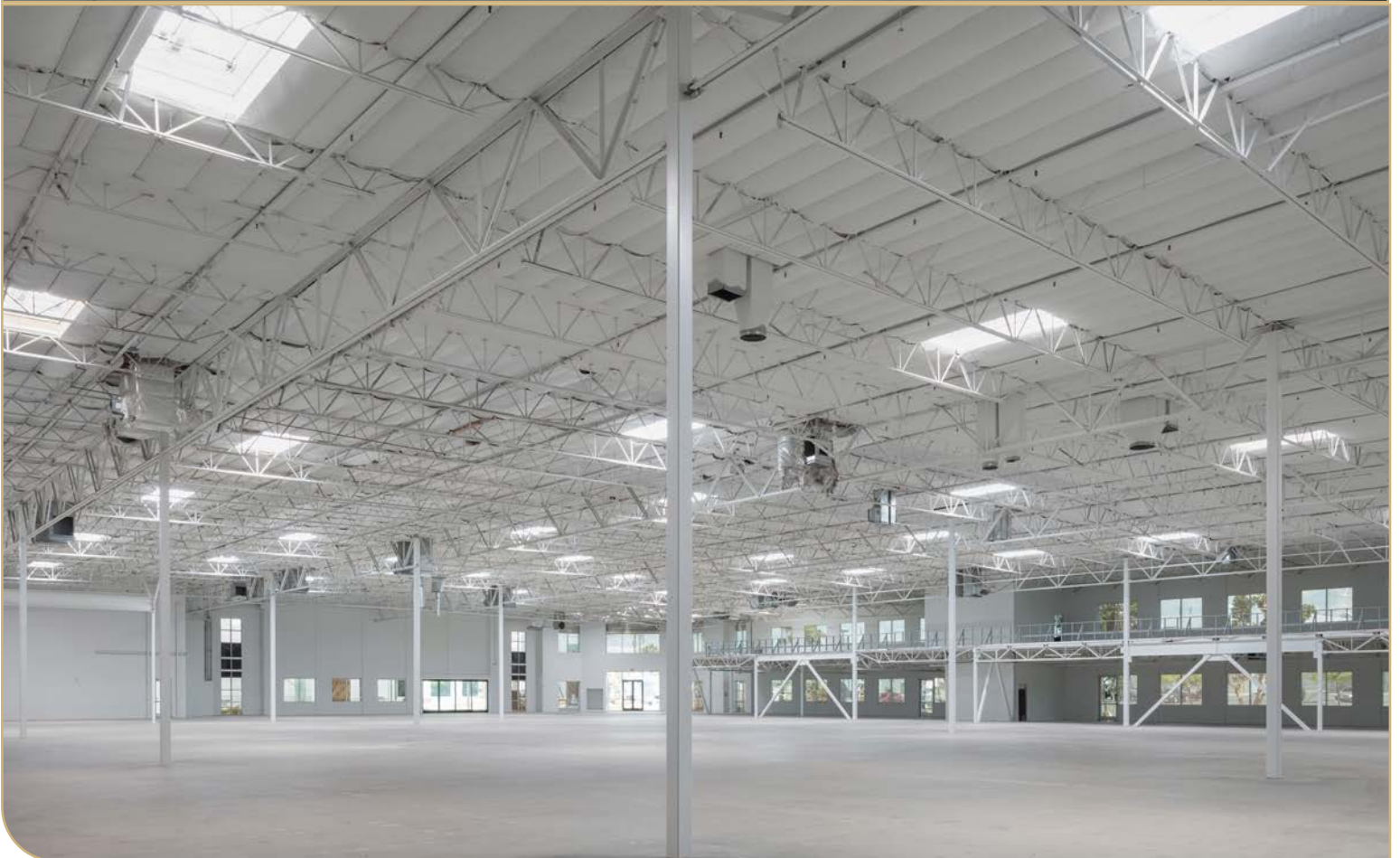
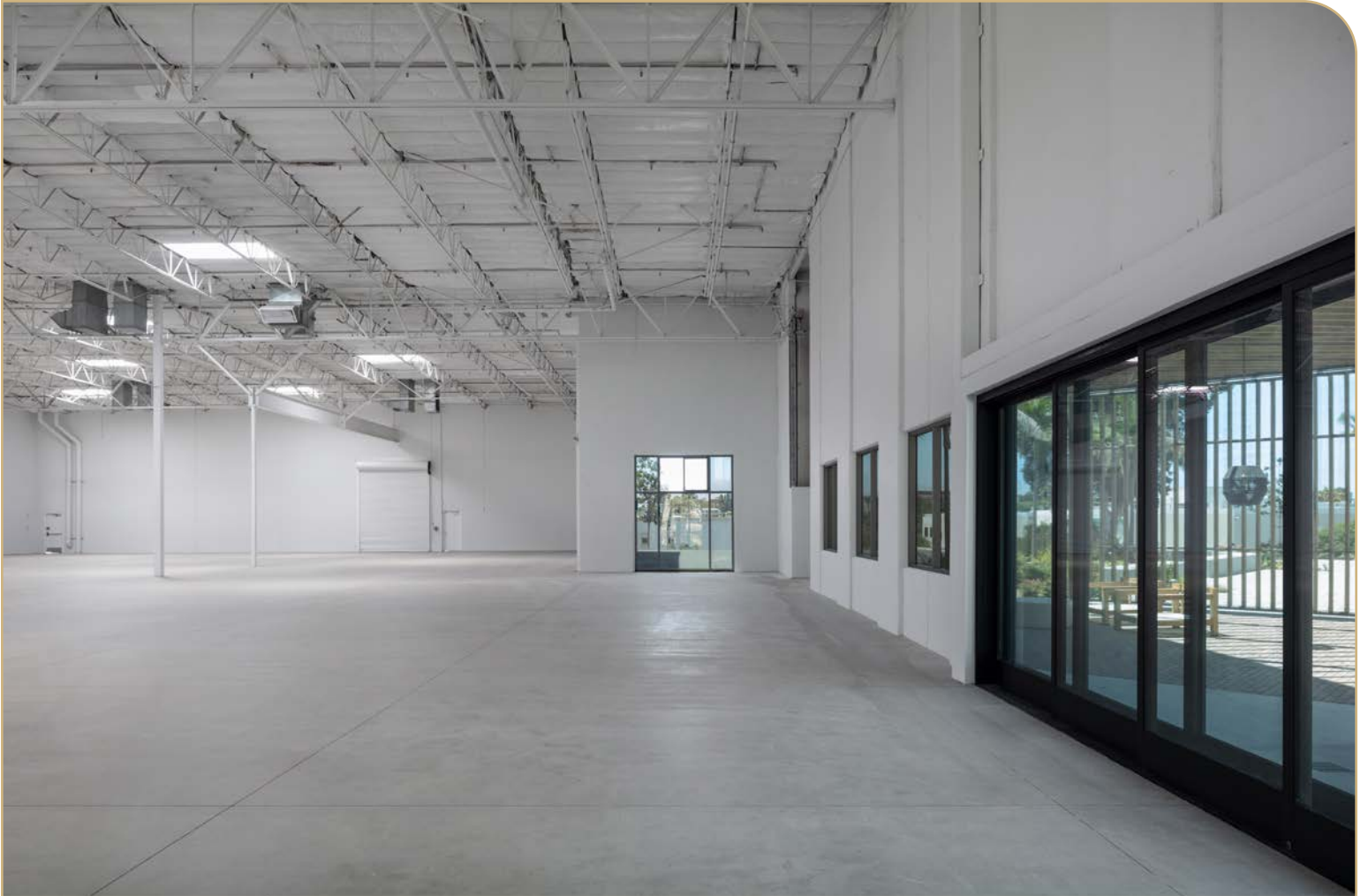
FIRST FLOOR



SECOND FLOOR MEZZANINE



- ▲ Dock-High
- Grade-Level



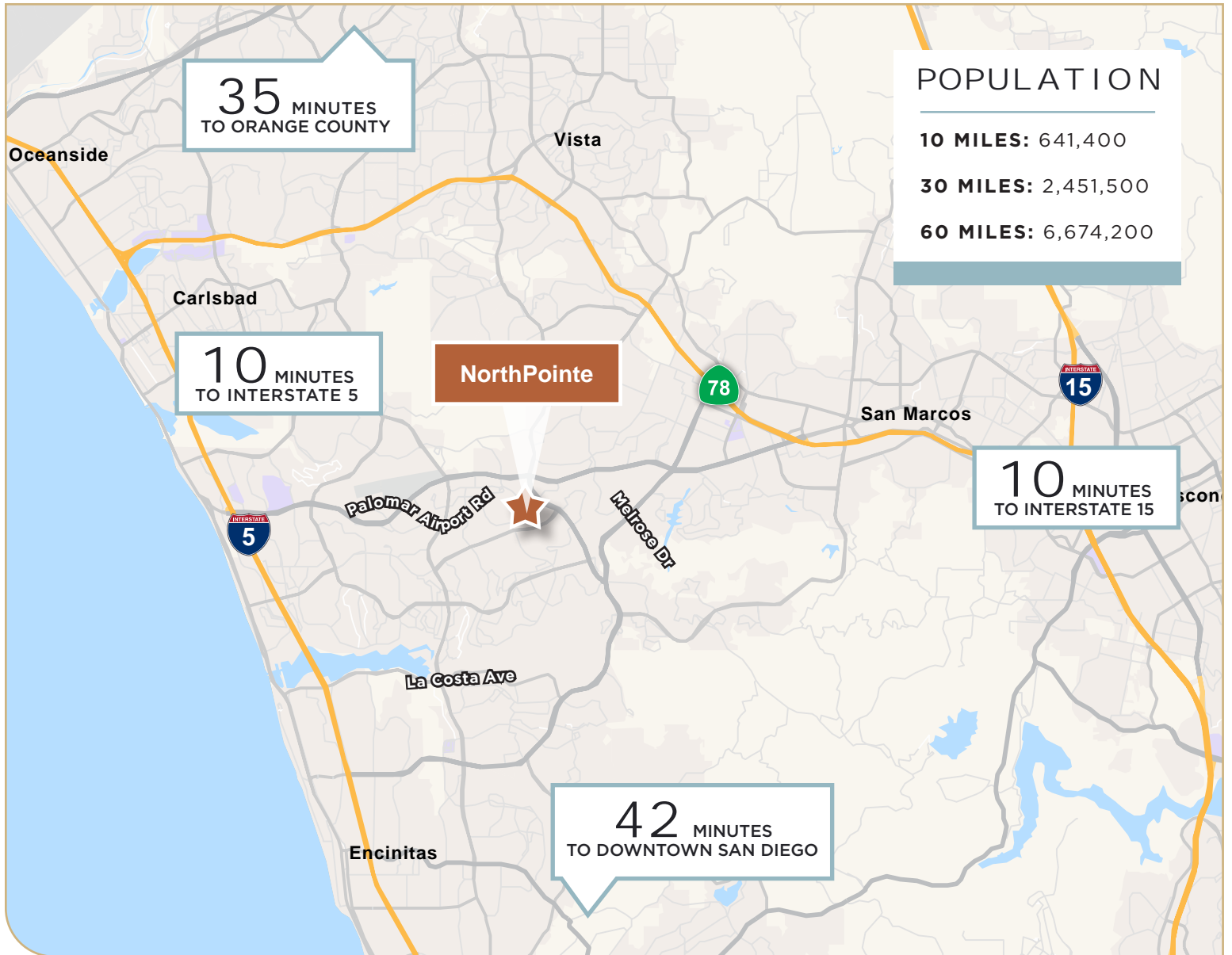


WALKABLE AMENITIES



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



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