

# 6231 - 6241 YARROW DR

Carlsbad, CA 92011

FOR LEASE: 5,922 SF INDUSTRIAL SUITE



**TENANT INCENTIVE:**  
ONE (1) MONTH OF FREE RENT  
PER YEAR OF TERM  
*\*MINIMUM 3-YEAR LEASE TERM REQUIRED*

**BROKER INCENTIVE:**  
4% PROCURING BROKER  
COMMISSION

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LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.*

# project highlights

## Warehousing & Manufacturing Functionality

- Oversized grade level doors
  - 277/480 Volt Power
  - Excellent truck access and circulation
  - 18' minimum Clear Height
- 

## Quality Construction & Image

- Located within Palomar Airport Business Park
  - Ample Parking
  - 100% ground floor square footage
  - Drive around Access
- 

## Rare Industrial Location

- Superior location with quick access to Hwy-78, I-5 & I-15
- 1 Block from major throughfare, Palomar Airport
- Close to restaurants and retail amenities

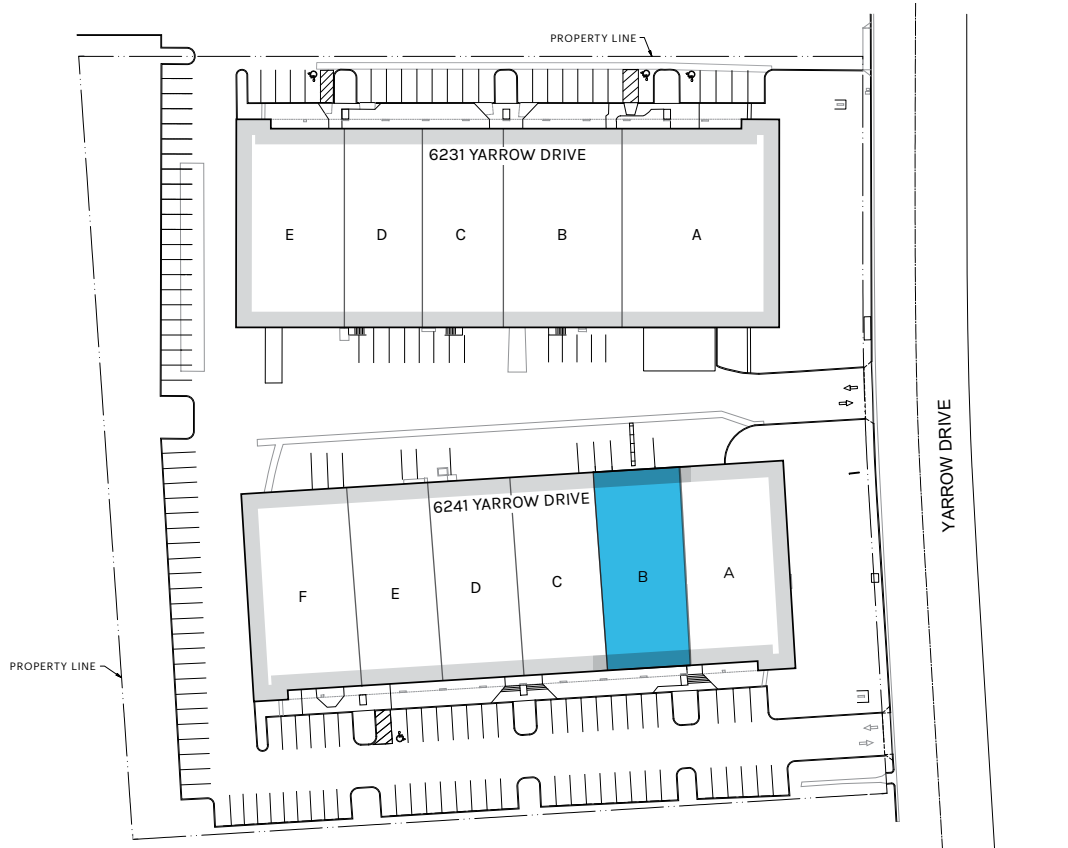


# availability overview

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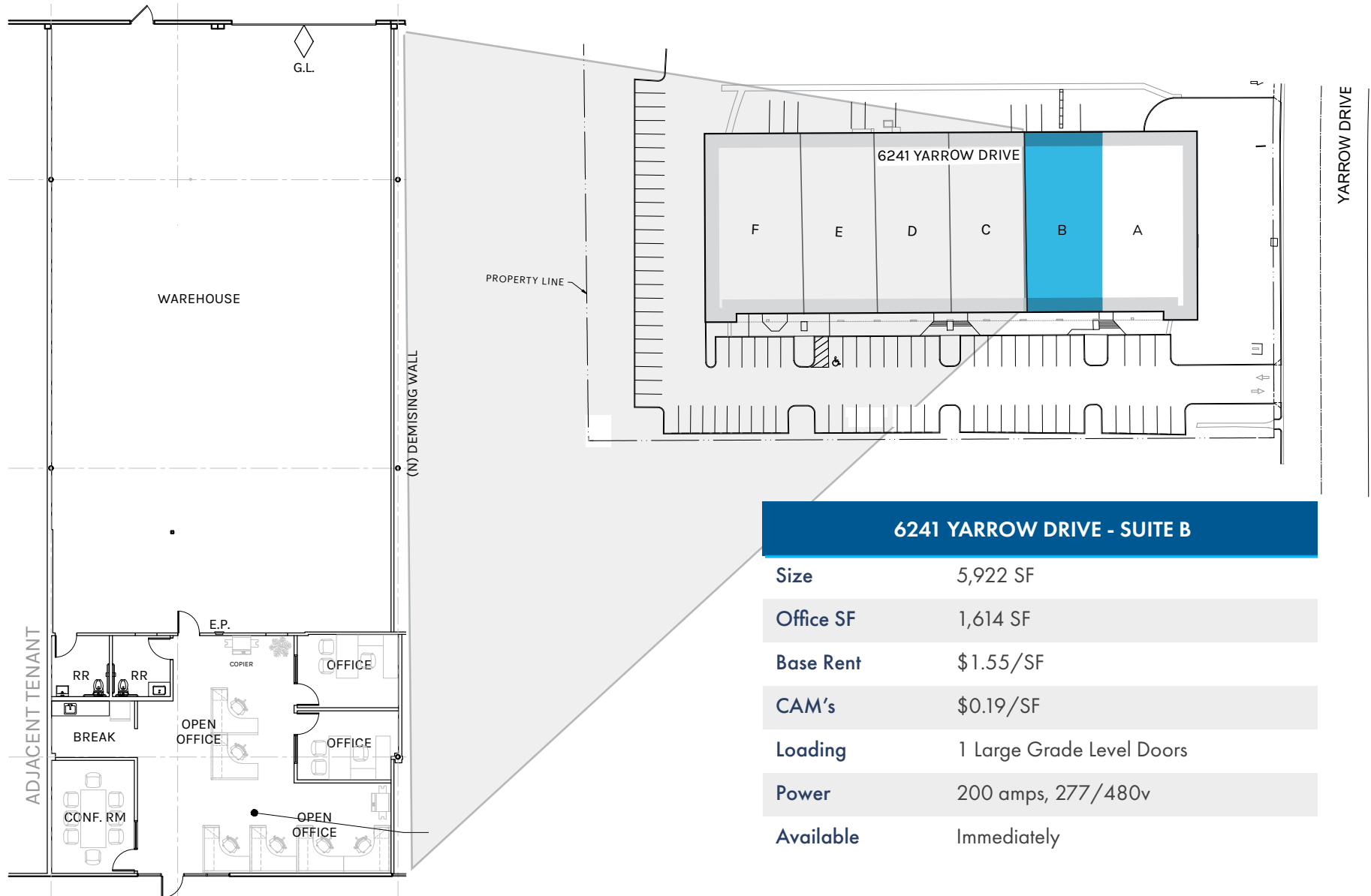
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Address	Suite	Size	Office	Loading	Availability	Base Rent	CAM
6241 Yarrow Drive	B	5,922 SF	1,614 SF	1 Grade Level	Immediately	\$1.55/SF	\$0.19/SF



# availability overview

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## 6241 YARROW DRIVE - SUITE B

Size	5,922 SF
Office SF	1,614 SF
Base Rent	\$1.55/SF
CAM's	\$0.19/SF
Loading	1 Large Grade Level Doors
Power	200 amps, 277/480v
Available	Immediately

# property photos



# aerial map

6231 - 6241  
Yarrow Dr  
Carlsbad, CA 92011

Lego Land

The Crossing  
Golf Course

Agua Hedionda  
Lagoon

Oceanside Pier

Carlsbad Research  
Center

McClellan Palomar  
Airport

Carlsbad Oaks West  
Business Park

Carlsbad Oaks North  
Business Park

The Square  
at Bressi Ranch

Bressi Ranch  
Village Center

Carlsbad Oaks East  
Business Park

Spectrum Flex at  
Bressi Ranch

Bressi Ranch Corporate  
Center

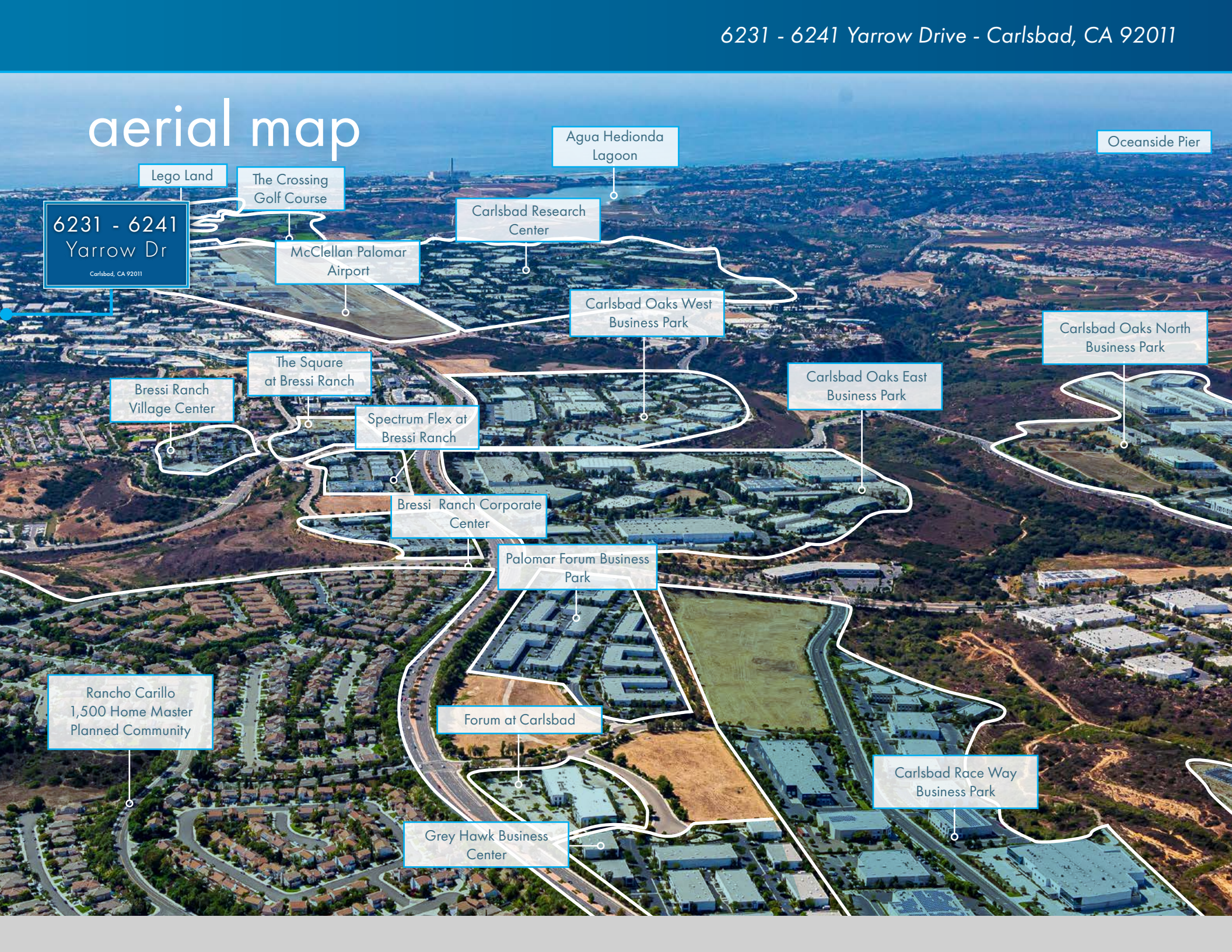
Palomar Forum Business  
Park

Rancho Carillo  
1,500 Home Master  
Planned Community

Forum at Carlsbad

Carlsbad Race Way  
Business Park

Grey Hawk Business  
Center



# location map





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