



# INTERNATIONAL FLORAL TRADE CENTER

5858 Dryden Place, Carlsbad, CA 92008

**±4,000 SF w/ ±1,450 SF Cooler**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Tim Gosselin, CCIM  
(760) 822-3730  
tgosselin@lee-associates.com  
CalDRE #01495432

**\$9,000 Per Month + Util**



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lease rate:  
\$9,000 / month + util

VERENICE FLOWERS  
WHOLESALE BOUQUETS  
& ARRANGEMENTS  
760-556-8599 18

ALLIANCE  
FLORAL CO.  
(760) 268-0050  
17

## highlights:

Floral market w/20 Floral Businesses On Site  
Walk In Cooler  
Dock Hi & Grade Level Loading  
Abundant Parking  
Solar Power Provides Reduced Electric Expenses

## features:

- Above standard power: 3,000 amps, 277/480 volts, 3 phase with electrical drops throughout production area
- Three (3) Dockwell and three (3) grade-level doors
- 4.33 acre site
- 189 spaces 3/1,000 SF
- Elevator served
- Clear height: 17' to 28'
- Interior column spacing 24' x 48'
- Fire sprinklers

**Tim Gosselin, CCIM**

Principal

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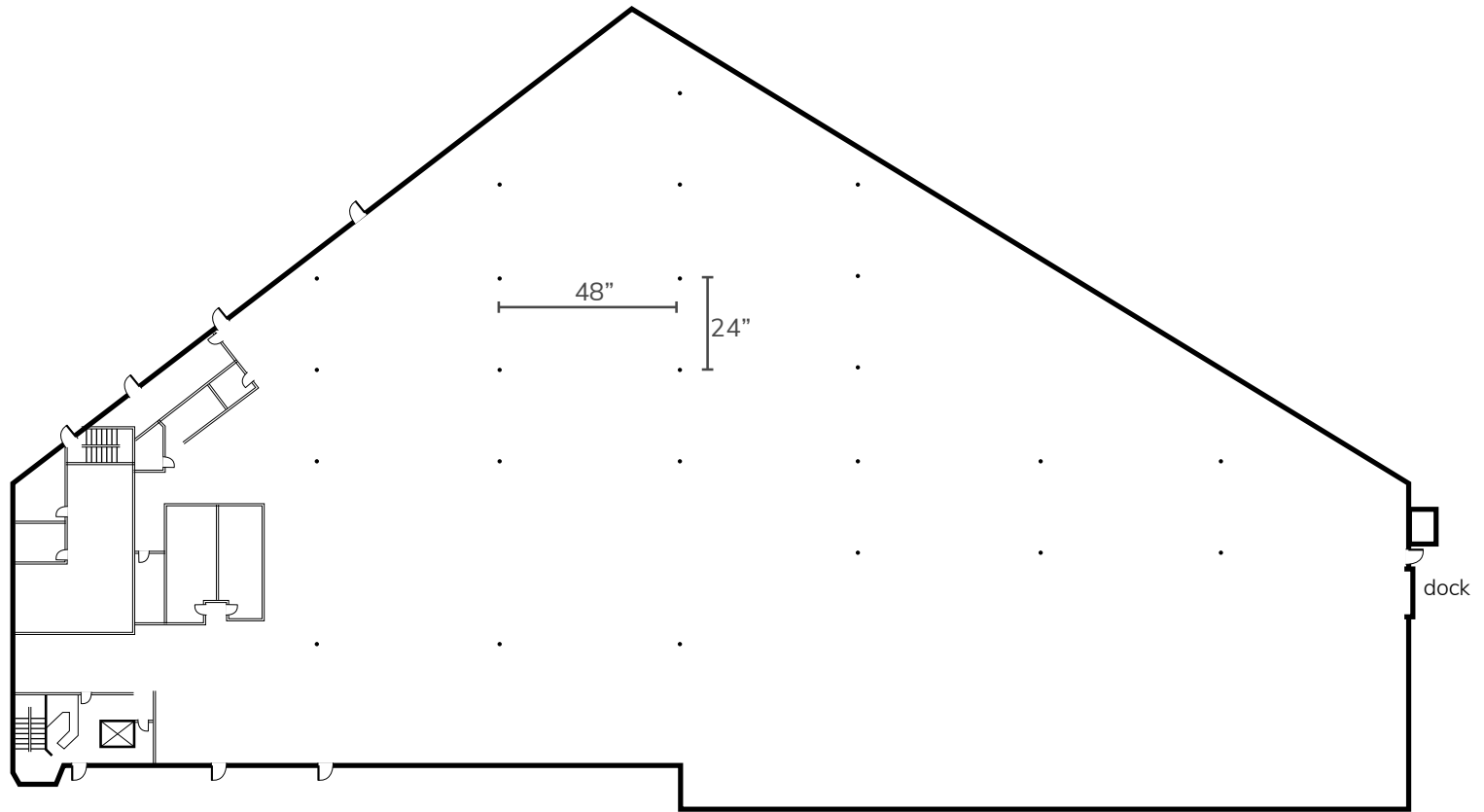
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5858 DRYDEN PLACE | 3

# first floor

±53,155



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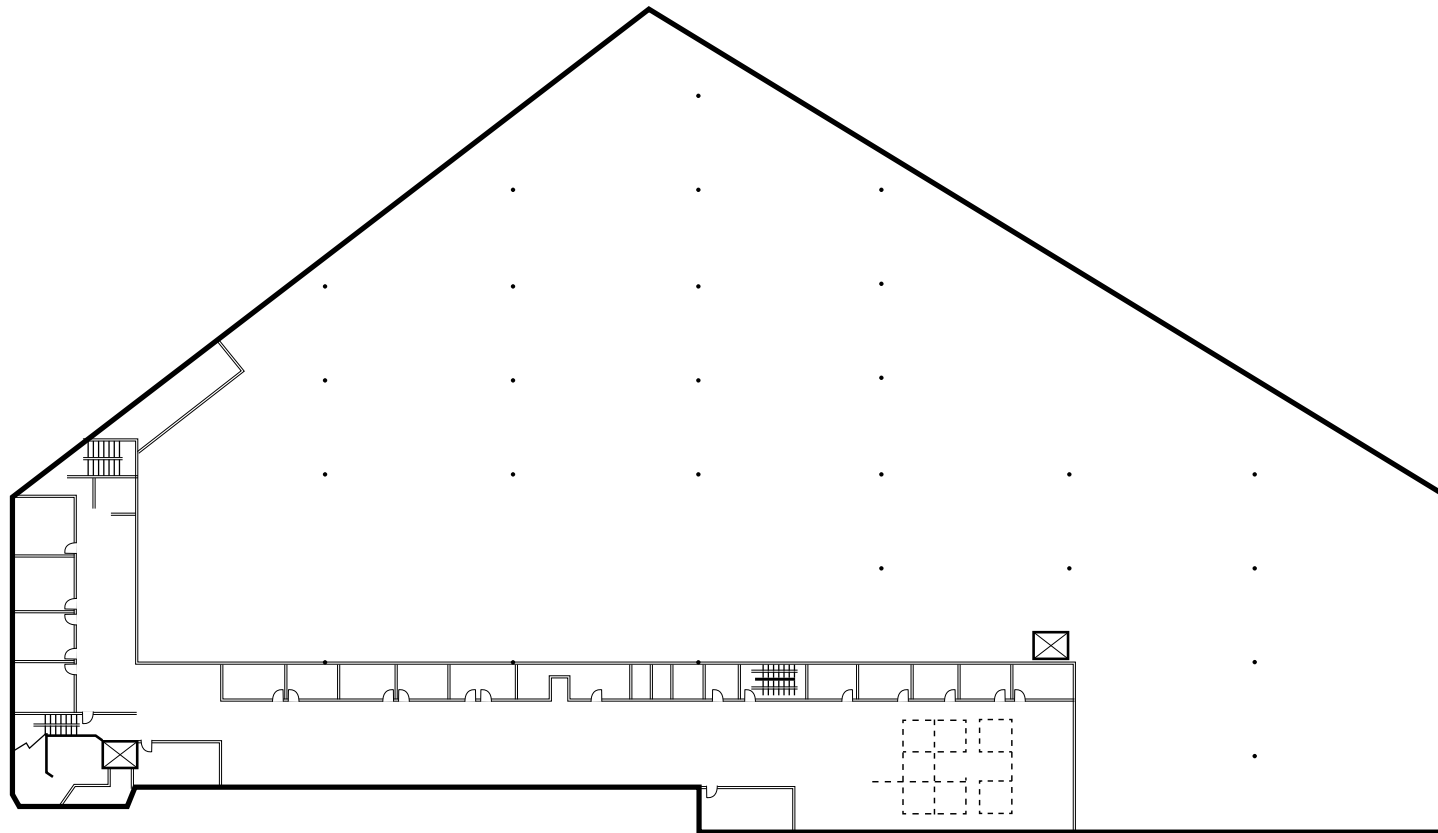


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# second floor office

Approximately ±11,011 SF of Office Space  
with Ocean Views. (Elevator Served)



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vacant interior unit



±1,450 sf cooler



vacant interior unit



±1,450 sf cooler





**CARLSBAD PREMIUM OUTLETS**

TORY BURCH  
 NikeFactoryStore  
 LUCKY BRAND  
 Lids  
 PF CHANG'S  
 BANANA REPUBLIC  
 kipling  
 KINGS FISH HOUSE  
 PACSUN  
 GAP  
 COACH  
 TOMMY HILFGER  
 B'S  
 Roadrunner Markets  
 AND MORE!

THE FLOWER FIELDS

LEGOLAND CALIFORNIA

THE CROSSINGS

PALOMAR-MCLELLAN AIRPORT

5858 DRYDEN PLACE

LOWE'S  
 Panera BREAD  
 noodles company

Eureka! Eat Drink American

SKY ZONE TRAMPOLINE PARK

STATER BROS. MARKETS  
 TRADER JOE'S  
 SPROUTS FARMERS MARKET  
 Mendocino Farms  
 BIRD ROCK COFFEE ROASTERS  
 Peet's Coffee & Tea

NORTH PONTO BEACH

COSTCO WHOLESALE

ALGA NORTE PARK

LEO CARRILLO RANCH HISTORIC PARK

AVAIRA OAKS MIDDLE SCHOOL

PARK HYATT AVIARA®  
 RESORT, GOLF CLUB & SPA  
 NORTH SAN DIEGO

CARLSBAD LIBRARY

Four Seasons HOTEL

**WEST BLUFF SHOPPING CENTER**  
 tinleaf fresh kitchen  
 BEACH PLUM KITCHEN  
 Valerie's TACO SHOP

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