




**MAJOR PRICE REDUCTION**

~~\$6,200,000~~

**\$5,777,525**

## **FOR SALE IN CARLSBAD**

High Image  
Free-Standing  
Industrial Building  
±17,777 SF Available

 **JLL** SEE A BRIGHTER WAY



## Property Features

- Newer construction - built 2002
- Quality office area with creative finishes - 8,211 SF (45%)
- Low association dues \$0.05/SF per month
- 22' warehouse clear height
- Heavy Power: 800 amps 277/480 volt, 3 phase
- Abundant parking: 3.3/1,000 SF
- 1.9 acre lot
- Extensive window line
- Prominent identity at project entrance
- Direct access to *Palomar Airport Rd* (via Yarrow Dr) and *El Camino Real* (via Town Garden Rd)

**Sale Price: ~~\$348/sf~~  
\$325/sf**



*Best Owner-User Opportunity  
on Market in North County*

**6205 El Camino Real | Carlsbad**



**High Image  
Free-Standing  
Industrial Building**

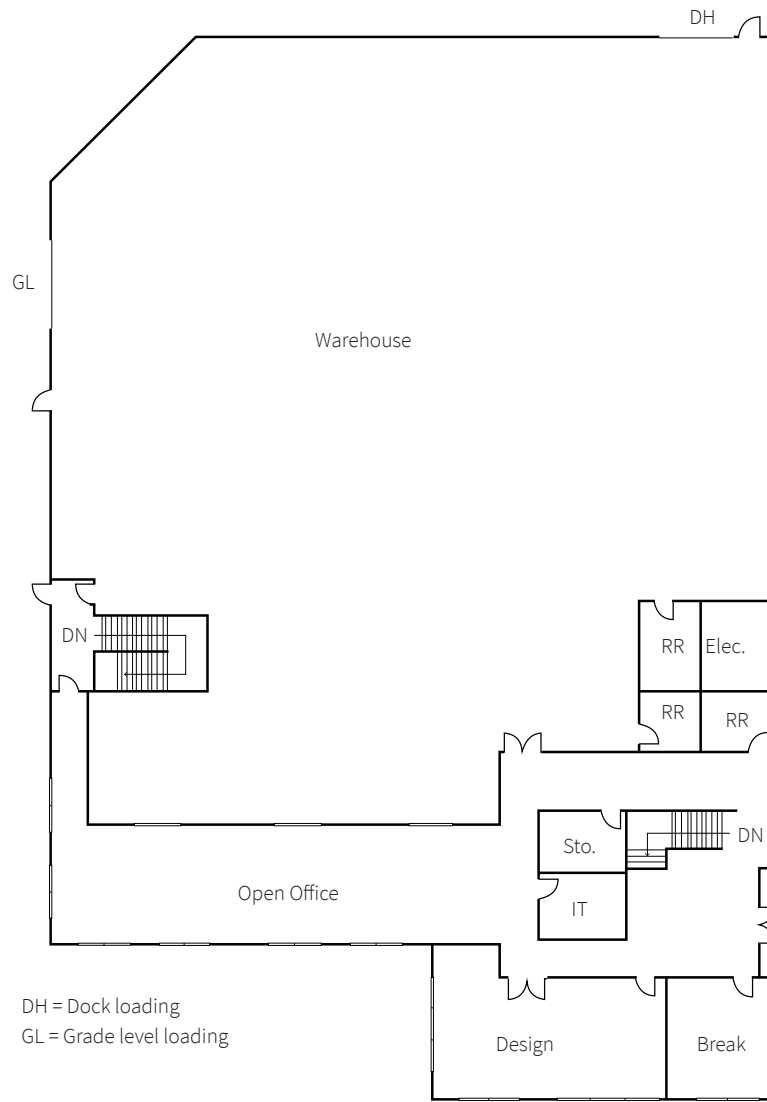


**Dock & Grade Loading:  
Rare for a building of  
this size**



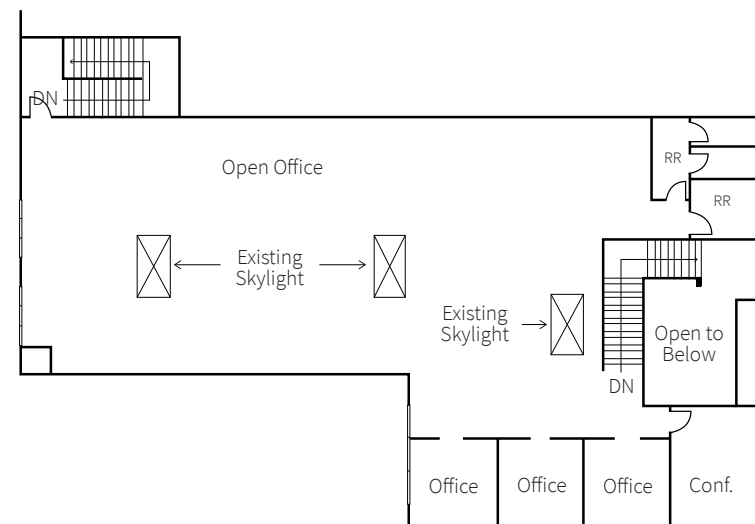
**Prime Location:  
West of El Camino Real**

# Floor Plan



First Floor

## Second Floor



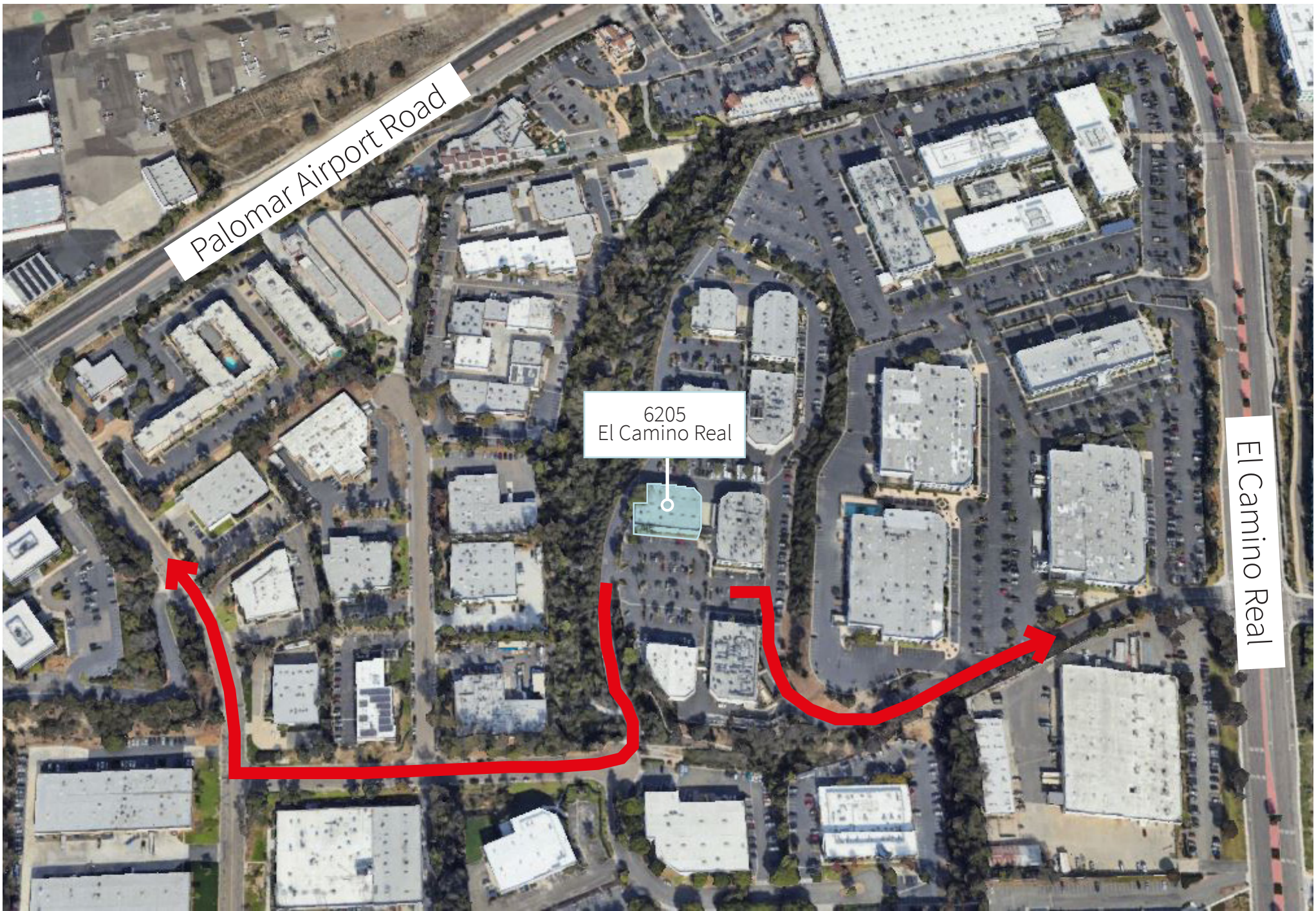












**LOCATION:** Direct access to Palomar Airport Road and El Camino Real





# 6205 El Camino Real Carlsbad

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Free-Standing  
Industrial Building  
±17,777 SF Available

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