



# NEWTON CORPORATE CENTER

5803 NEWTON DRIVE, CARLSBAD CA 92008

New Availability | 17,587 - 21,948 SF of Industrial/Flex Space For Lease

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COMMERCIAL REAL ESTATE SERVICES

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78 Corridor Industrial Advisors

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# project overview

The Newton Corporate Center is an approximate 71,602 SF highly functional, Industrial/Flex property consisting of four suites ranging in size from 10,500 SF to 22,000 square feet. Built in 1997 and renovated in 2009 and 2016, the Property has benefited from long-term institutional ownership and management. Superbly located in the prominent Carlsbad Research Center, a 500 AC master-planned innovation park, the Property provides a high image corporate headquarters setting with visibility from Faraday Avenue and ease of access to Interstate 5 (I-5).



# site plan



## TENANTS

SUITE A: 

SUITE B: AVAILABLE

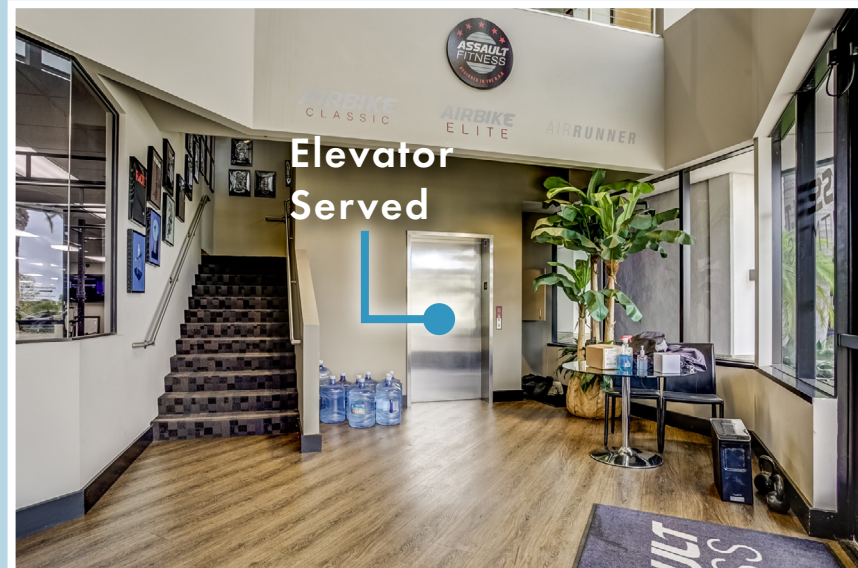
SUITE C: 

SUITE D: AVAILABLE

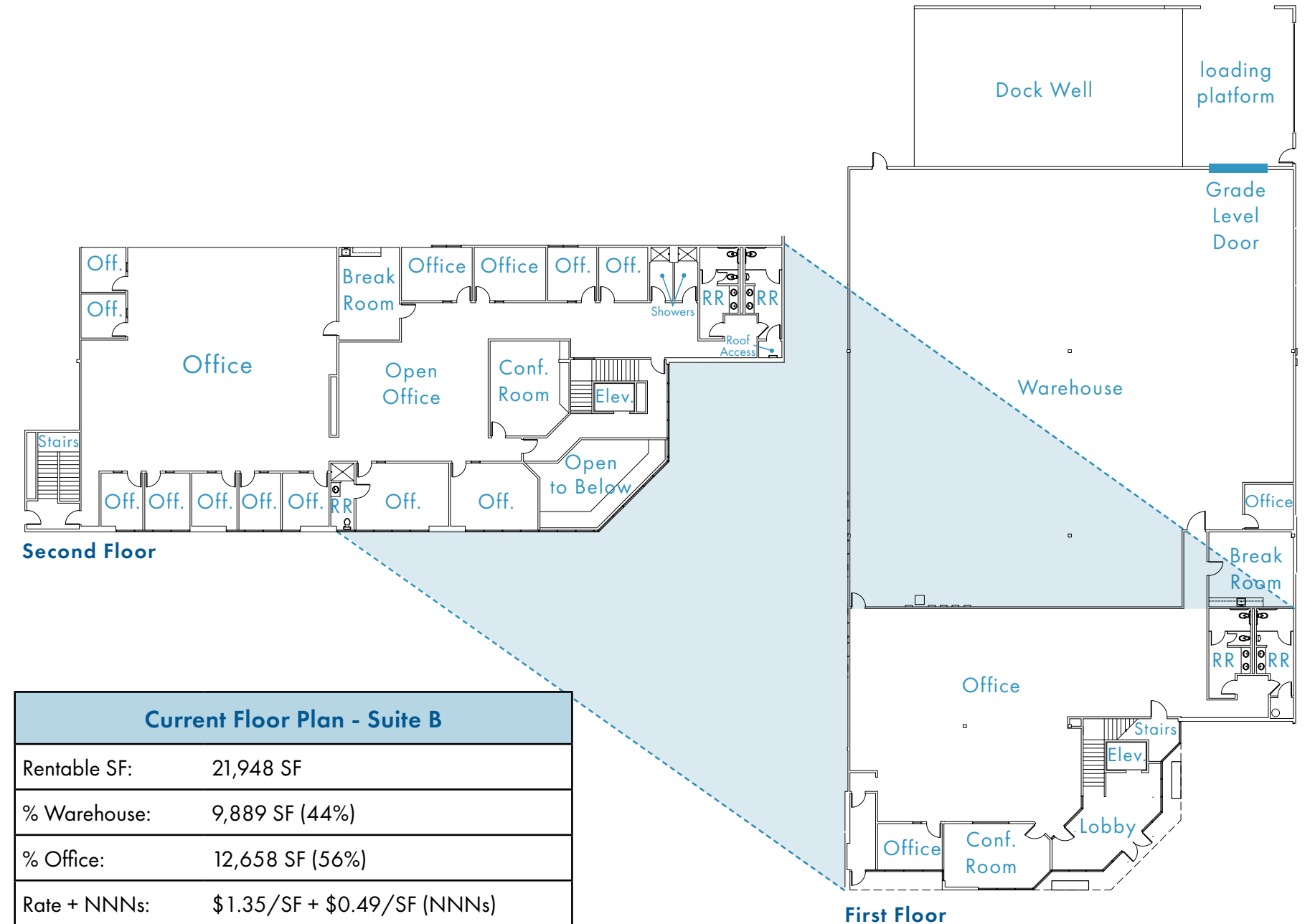


# premises overview - suite B

ADDRESS:	5803 Newton Drive, Suite B Carlsbad, CA 92008
PROJECT NAME:	Newton Corporate Center
CURRENT FLOORPLAN:	21,948 Square feet
OPTION 2:	18,530 Square feet
CLEAR HEIGHT:	24' Minimum
LOADING:	Dock and grade level loading
ELEVATOR SERVICE:	Elevator served
FIRE SPRINKLERS:	Fire sprinklered throughout
POWER:	600 Amps, 277/480V
ROOF:	A mineral surface cap sheet over multiple asphalt saturated felt
HVAC:	Office area is conditioned by roof-mounted, electric heat pumps
ZONING:	CM Zoning
PARKING RATIO:	2.7 per 1,000 SF
LEASE RATE:	\$1.35/SF NNN
ESTIMATED NNN EXPENSES:	\$0.49/SF
AVAILABILITY:	Immediately

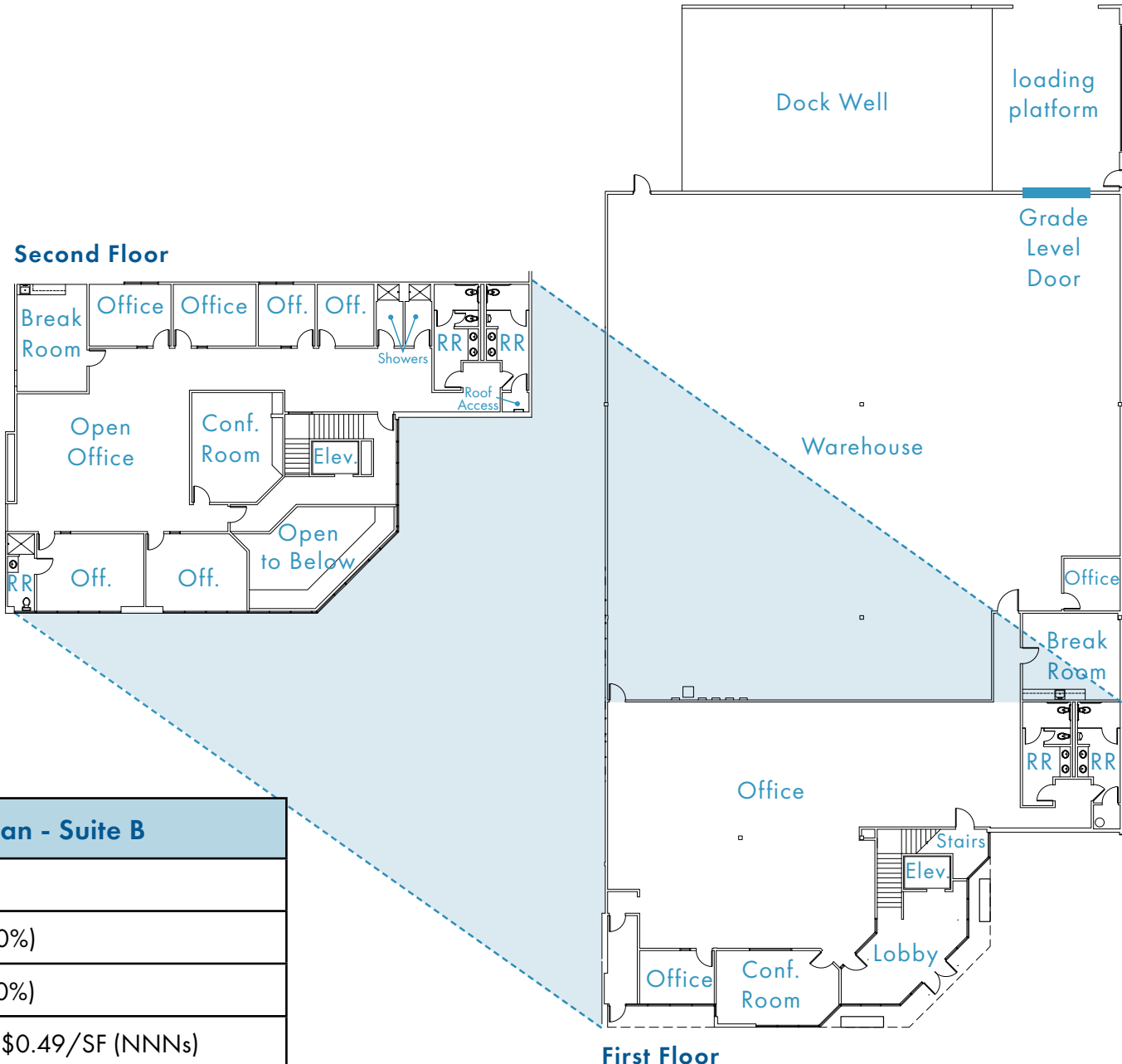


# current floor plan - suite B



\*Call brokers to schedule tour

# option 2 floor plan - suite B



Option 2 Floor Plan - Suite B	
Rentable SF:	18,530 SF
% Warehouse:	9,889 SF (50%)
% Office:	9,240 SF (50%)
Rate + NNNs:	\$1.35/SF + \$0.49/SF (NNNs)

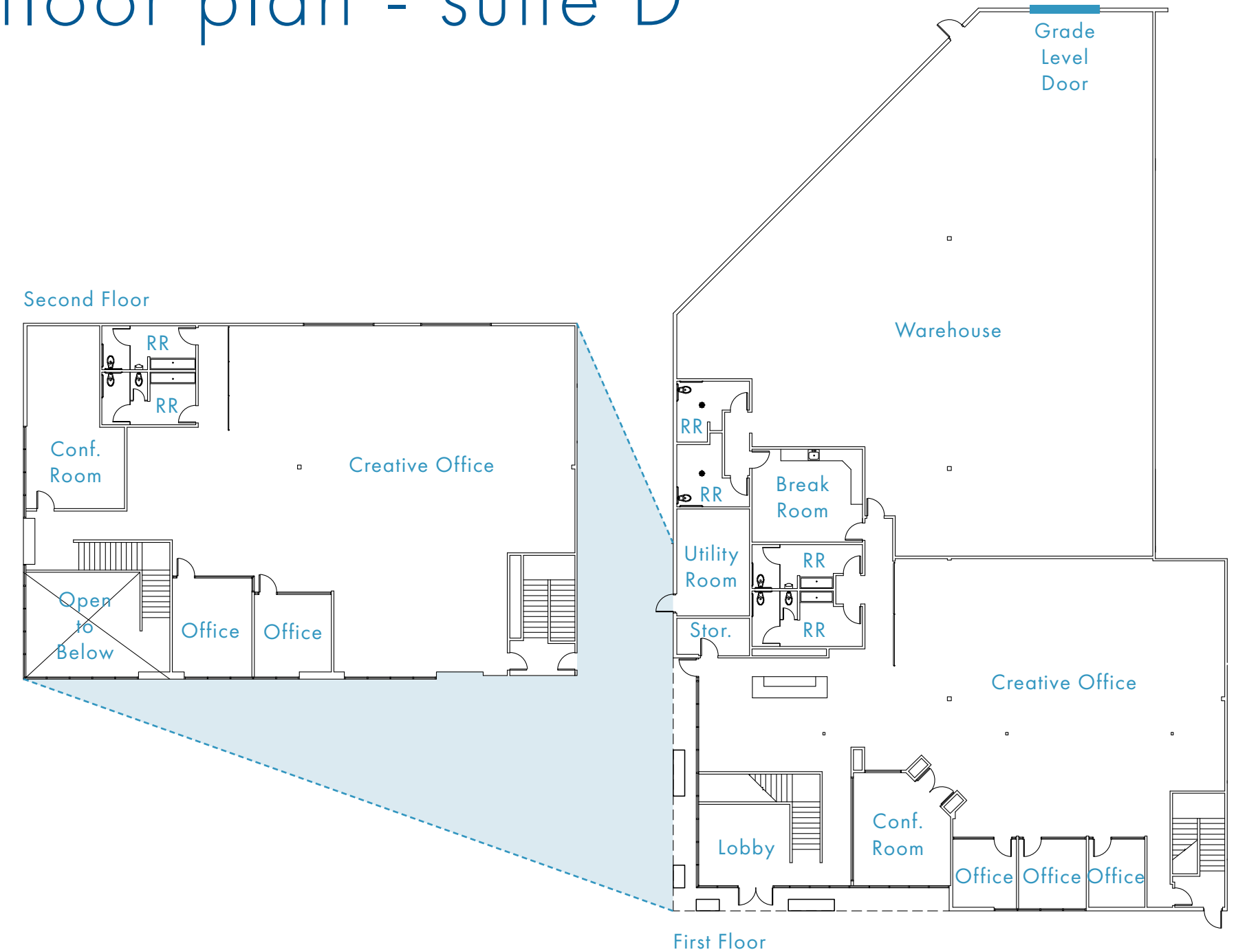


# premises overview - suite D

ADDRESS:	5803 Newton Drive, Suite D, Carlsbad, CA 92008
PROJECT NAME:	Newton Corporate Center
RENTABLE SF:	17,587 Square feet
% IMPROVED:	10,578 SF (60%)
% WAREHOUSE:	7,009 SF (40%)
CLEAR HEIGHT:	24' Minimum
LOADING:	One (1) grade level loading door
FIRE SPRINKLERS	Yes, fire sprinklers in place
POWER:	600 Amps, 277/480V
ROOF:	A mineral surface cap sheet over multiple asphalt saturated felt
HVAC:	Office area is conditioned by roof- mounted, electric heat pumps
ZONING:	CM Zoning
PARKING RATIO:	2.7 per 1,000 SF
LEASE RATE:	\$1.55/SF NNN
ESTIMATED NNN EXPENSES:	\$0.49/SF
AVAILABILITY:	Immediately



# floor plan - suite D

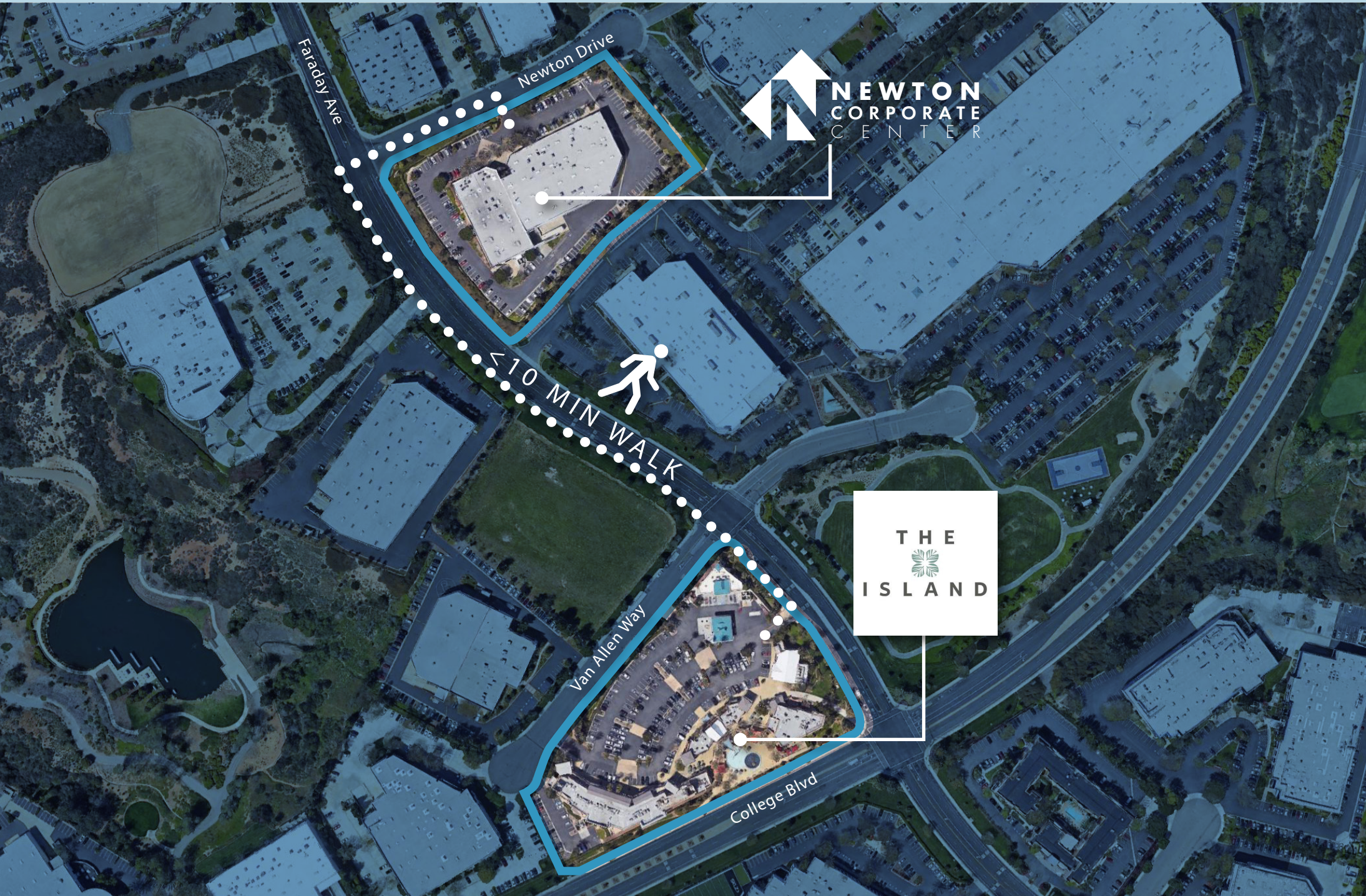


\*Call brokers to schedule tour

# premises photos - suite D

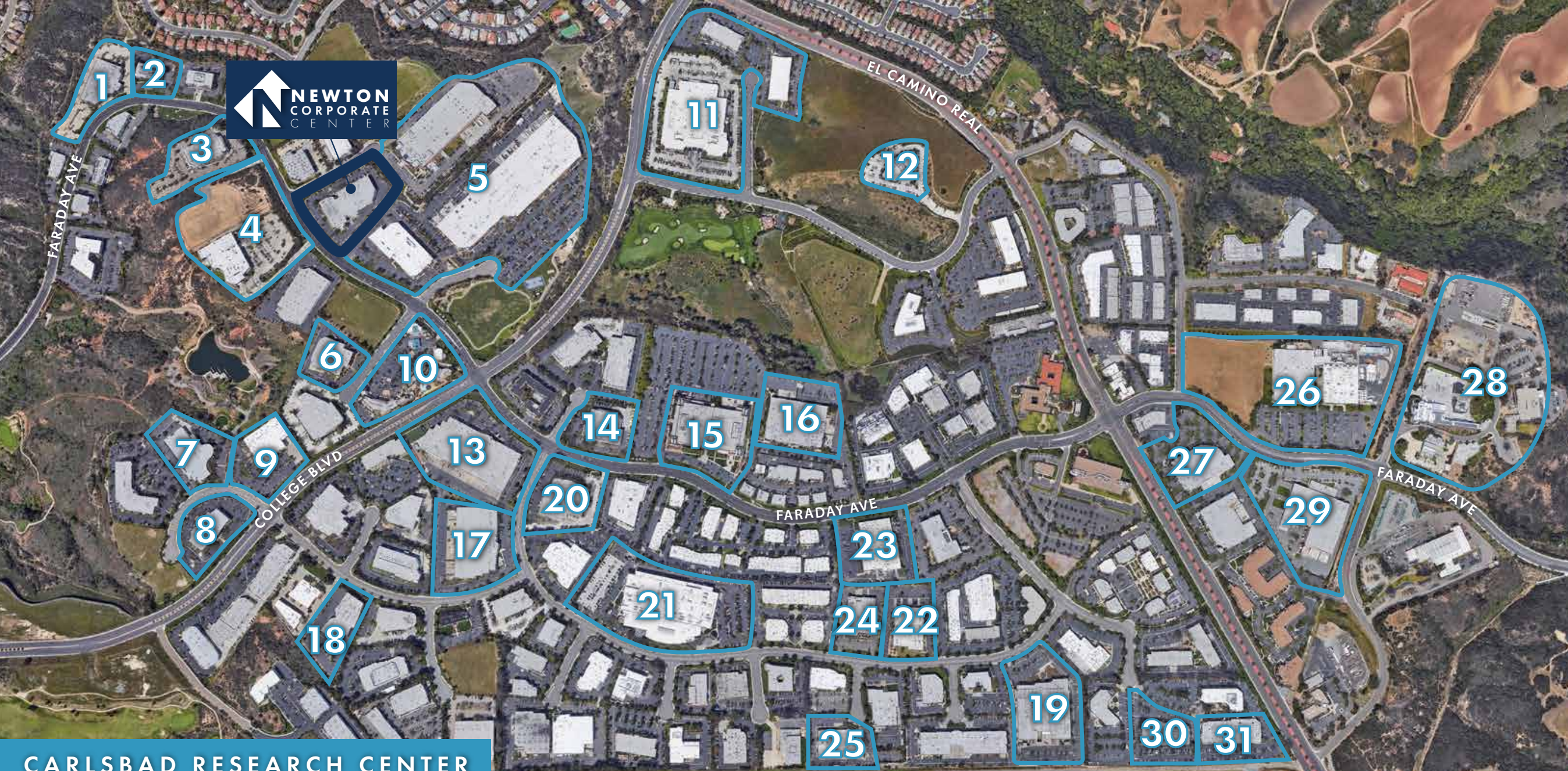


get your steps in for lunch



# aerial map





**CARLSBAD RESEARCH CENTER**

- |                              |                            |                      |                         |                       |
|------------------------------|----------------------------|----------------------|-------------------------|-----------------------|
| 1   Autogenomics             | 7   Carbon by Design       | 13   Upper Deck      | 19   Quidel             | 25   L-3 Photonics    |
| 2   Sciencell                | 8   Genoptix               | 14   Argonaut MFG    | 20   Medtronic          | 26   Beckman Coulter  |
| 3   City of Carlsbad         | 9   Cobra Puma Golf        | 15   IDEC Corp       | 21   Callaway Golf      | 27   Aptera Motors    |
| 4   The Iris Group           | 10   The Island @ Carlsbad | 16   Actus Medical   | 22   Total Source MFG   | 28   City of Carlsbad |
| 5   Thermo Fisher Scientific | 11   Taylor Made           | 17   DuPont          | 23   Abbot Laboratories | 29   FedEx            |
| 6   SMAC                     | 12   Scripps               | 18   Full Swing Golf | 24   Mercedes-Benz      | 30   GenMark DX       |
|                              |                            |                      |                         | 31   MaxLinear        |



corporate neighbors



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