

PRICE REDUCED TO \$245/SF

**±22,156 SF FLEX / R&D
FOR SALE OR LEASE**

Carlsbad Airport Centre

5816 DRYDEN PL | CARLSBAD, CA 92008

5816 DRYDEN PL

PROPERTY OVERVIEW

BUILDING SIZE	±22,156 SF
LOT AC	1.44 AC
TOTAL BUILDING SF	1st Floor: 14,919 SF 2nd Floor: 7,237 SF
OFFICE %	82%
WAREHOUSE %	18%
POWER	1,200A 120/280V 3 phase
DOORS	2 Grade Level (12' x 16')
CLEAR HEIGHT	22'
SPRINKLERS	Wet
CONSTRUCTION	Concrete tilt-up
ZONING	P-M
PARKING / RATIO	58 + street / 2.62/1,000 SF

\$5.428M

ASKING PRICE

\$245

ASKING PRICE / SF

\$1.40/SF/NNN

LEASE RATE (\$0.45 ESTIMATED NNN)

*This photo has been edited.

AVAILABLE FOR SALE OR LEASE

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INVESTMENT HIGHLIGHTS



FULL OR PARTIAL BUILDING

Unique opportunity for an Owner/User to acquire a $\pm 22,156$ SF Flex/R&D building and lease out 4,751 SF of office space for future expansion.



RECENT RENOVATIONS

Renovations within the last few years include, but are not limited to: drought-tolerant landscaping, new building paint, and updated parking lot



SUITE AMENITIES

Suite amenities include private restrooms, updated LED lighting, and LVT flooring, updated kitchenettes, open bullpen, workspace and private offices



PREMIUM LOCATION & ACCESS

Ideally located near beaches, restaurants, shopping, Carlsbad Airport, Legoland, golf courses, and hospitality. The property has excellent access to Palomar Airport Rd and I-5 freeway.

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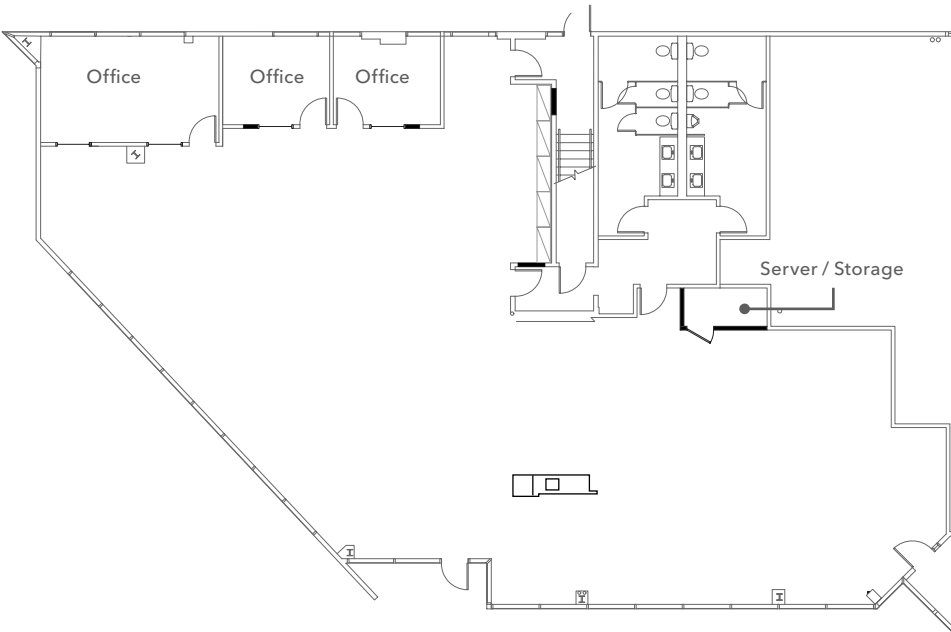
LEASE AVAILABILITIES

Suite	Type	RSF	Available
100	Office	4,751 SF	Now
150	R&D	16,610 SF	Now
Full Building	R&D	22,156 SF	Now

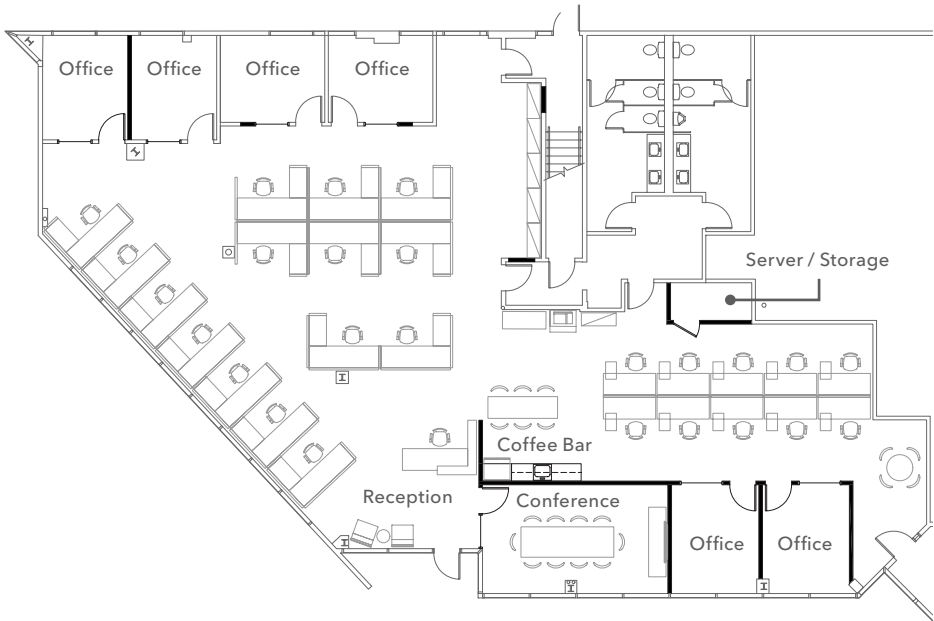
SUITE 100 | FLOOR PLAN

4,751 SF OF OFFICE

AS-BUILT



CONCEPTUAL

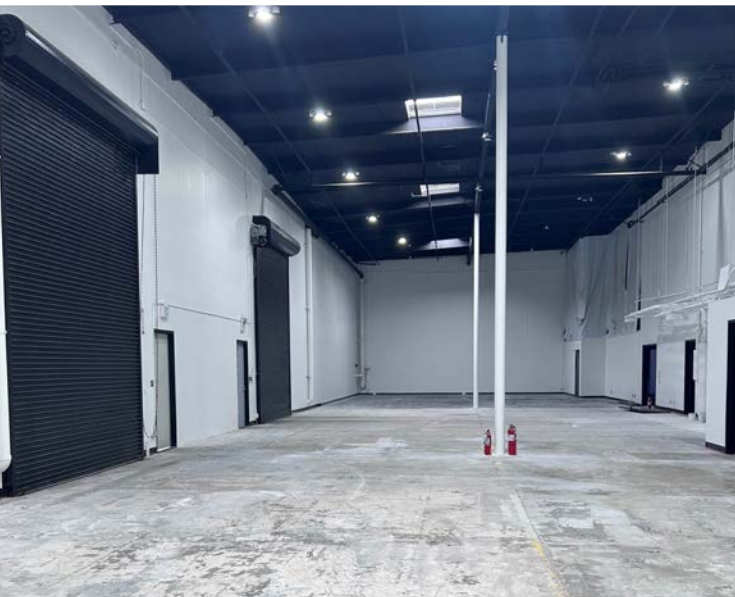


4,751 SF

AVAILABLE RSF

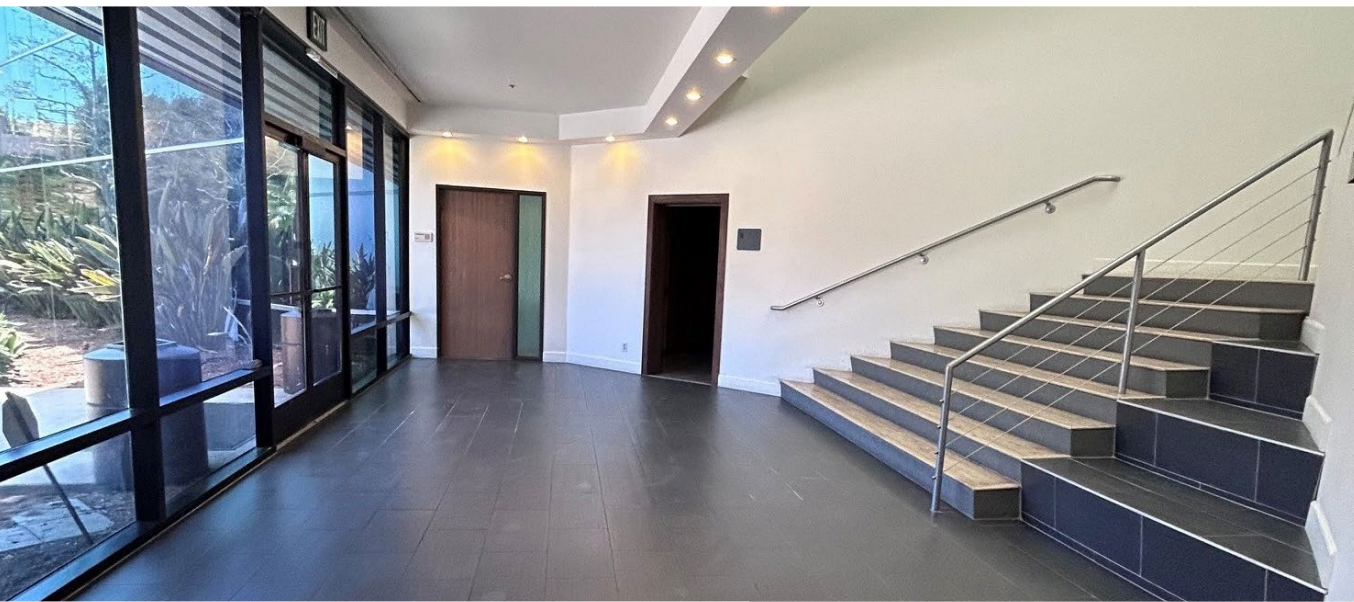


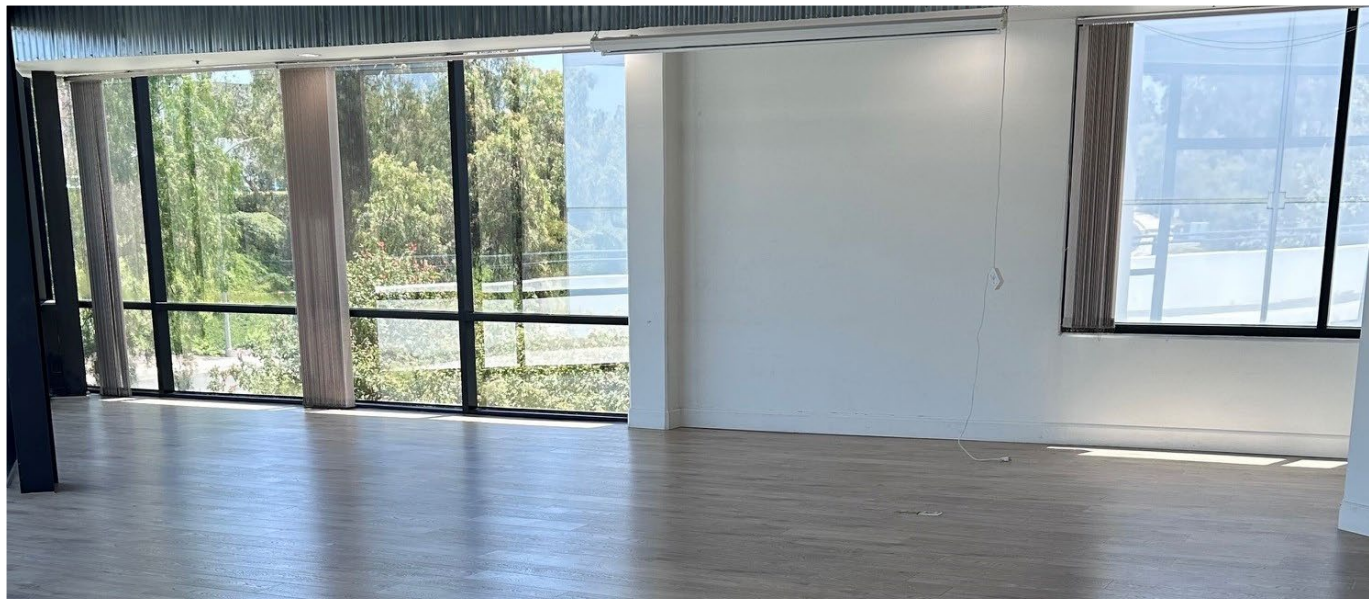
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AREA OVERVIEW | CARLSBAD, CA

Carlsbad is one of California's premier innovation & employment centers, strategically positioned along the coast between San Diego & Orange County.

Renowned for its highly educated workforce, exceptional quality of life, and diversified economic base, Carlsbad has evolved into a leading destination for technology, life science, medical device, advanced manufacturing, and R&D companies.

Home to more than 110,000 residents, Carlsbad offers affluent demographics, strong household incomes, and a deep talent pool supported by the region's universities, research institutions, and skilled labor force. The city's business-friendly environment continues to attract both established corporations and emerging growth companies seeking access to Southern California's innovation ecosystem.

PREMIER INNOVATION & LIFE SCIENCE HUB

Carlsbad has established itself as one of California's most significant life science and technology clusters. The city is home to more than 200 life science companies and thousands of high-skilled jobs spanning biotechnology, medical devices, diagnostics, pharmaceuticals, and advanced manufacturing. Major employers and industry leaders have chosen Carlsbad for its combination of workforce quality, business

climate, and strategic location within the broader San Diego innovation economy.

The city's business parks and research campuses along the Palomar Airport Rd, Faraday Ave, and El Camino Real corridors have become highly sought-after destinations for flex, laboratory, manufacturing, and R&D users. These submarkets continue to benefit from sustained tenant demand driven by life science expansion, advanced manufacturing growth, and technology-sector investment.

EXCEPTIONAL ACCESSIBILITY

Carlsbad provides outstanding regional connectivity through direct access to I-5, SR 78, and Palomar Airport Road. The city is served by McClellan-Palomar Airport, offering convenient business aviation access, while commuter rail and regional transportation networks connect businesses to the broader San Diego and Southern California markets.

The Palomar Airport Road corridor in particular has emerged as one of North County's most prominent employment centers, supporting a dense concentration of office, industrial, flex, and R&D facilities. Business parks throughout the area benefit from immediate freeway access, executive housing, retail amenities, and proximity to coastal communities.

INDUSTRIAL & FLEX FUNDAMENTALS

North San Diego County continues to rank among the region's most desirable industrial and flex markets. Recent market performance reflects improving

occupancy trends, positive absorption, and resilient rental rates supported by limited land availability and ongoing demand from manufacturing, technology, and life science users. The market's diverse tenant base and barriers to new development have contributed to long-term stability and investor interest.

Carlsbad's inventory of high-image flex and R&D facilities remains particularly attractive to companies requiring a blend of office, laboratory, engineering, manufacturing, and warehouse functionality. As businesses increasingly seek adaptable work environments, the city's flex product continues to benefit from broad tenant demand across multiple industries.

LIFESTYLE & WORKFORCE ATTRACTION

Beyond its economic advantages, Carlsbad offers an exceptional coastal lifestyle that supports employee recruitment and retention. Residents and employees enjoy miles of coastline, premier golf courses, high-performing schools, extensive recreational amenities, and a vibrant retail and dining environment. This unique combination of lifestyle and business infrastructure has helped position Carlsbad as one of Southern California's most desirable locations for both employers and talent.

Today, Carlsbad stands as a premier Southern California business destination where innovation, talent, and quality of life converge, creating a compelling environment for companies seeking long-term growth and operational success.

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PALOMAR AIRPORT RD

5816 DRYDEN PL

DRYDEN PL

PALOMAR OAKS WAY

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Agua Hedionda

MCCLELLAN PALOMAR AIRPORT

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CARLSBAD
PREMIUM OUTLETS

LEGOLAND
CALIFORNIA



24
FITNESS



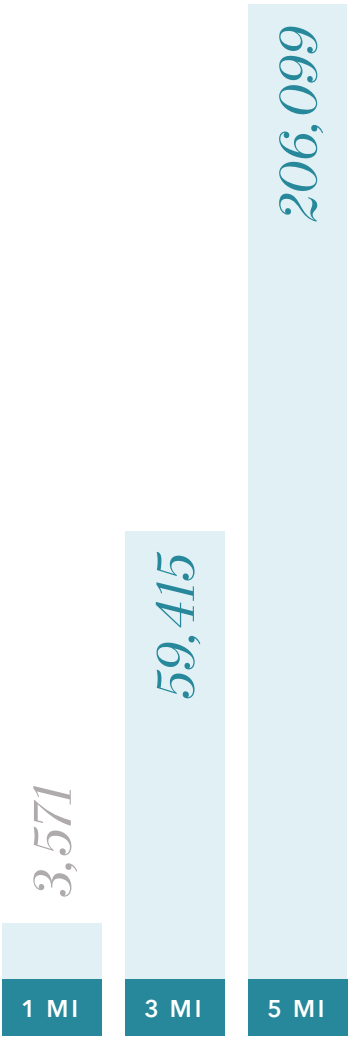
Pacific
Ocean

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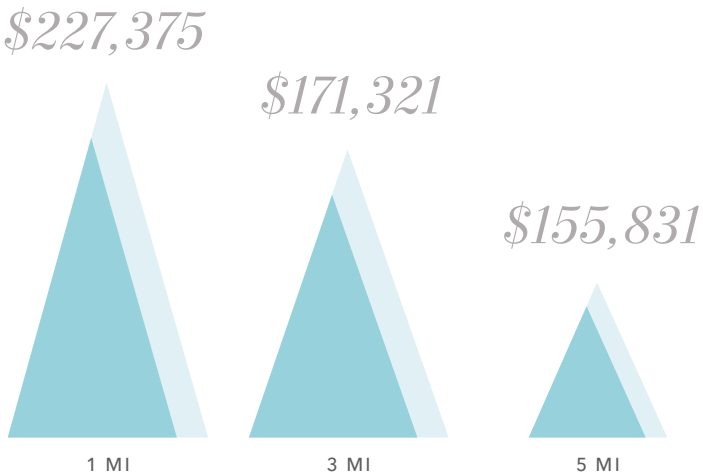
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DEMOGRAPHICS

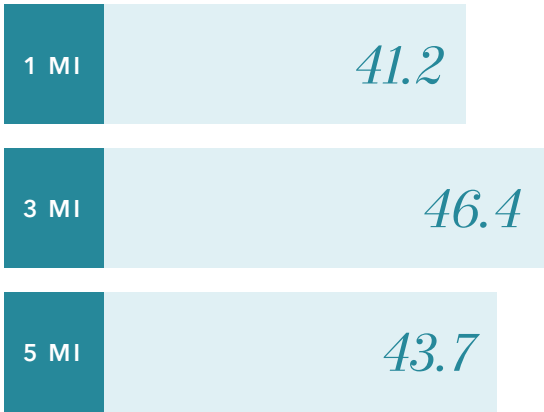
POPULATION



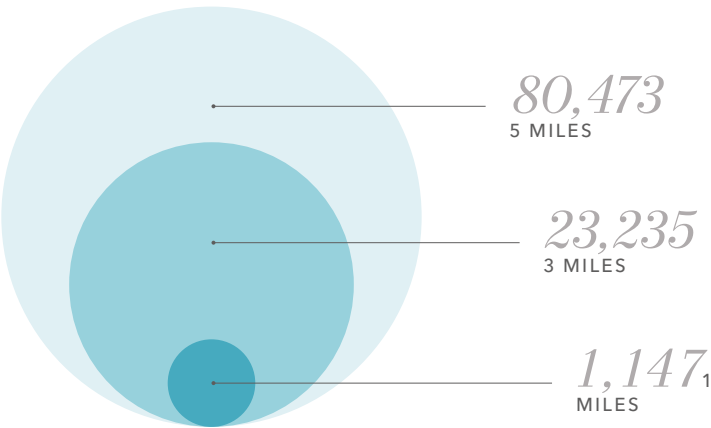
AVERAGE HOUSEHOLD INCOME



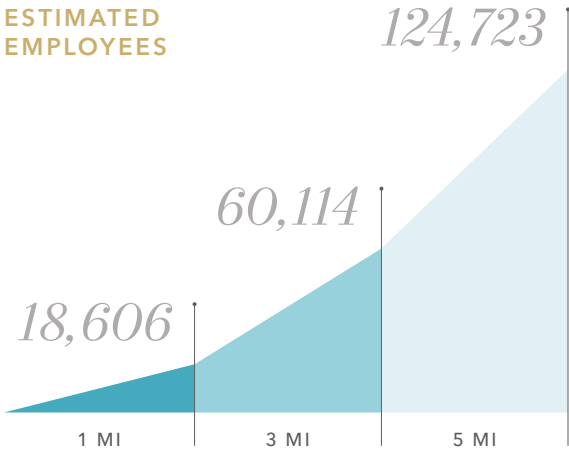
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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