

11,536 SF FREESTANDING INDUSTRIAL PROPERTY | CARLSBAD, CA

6056 CORTE DEL CEDRO

AVAILABLE FOR SALE OR LEASE



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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PROPERTY HIGHLIGHTS



Size: 11,536 SF

Lease Rate: \$1.25/SF NNN (est. \$0.32/SF)

Sale Price: \$3,403,120 (\$295/SF)

- Parking slurry sealed and restriped - 03/2026
- Ample office space
- Breakroom with kitchen
- Four restrooms
- Second floor mezzanine
- Warehouse
- Dock-high and grade-level loading doors

**Dock level door currently patched and sealed with window to office; can be converted back after lease expiration*

FEATURES



Heavy Power

800 Amps, 208 Volt
3 Phase



Loading

1 Dock-High + 1 Grade-
Level Loading Door



Break Room

Break Room and
Kitchenette



Offices

Multiple Private + Open
Office Space



Climate Control

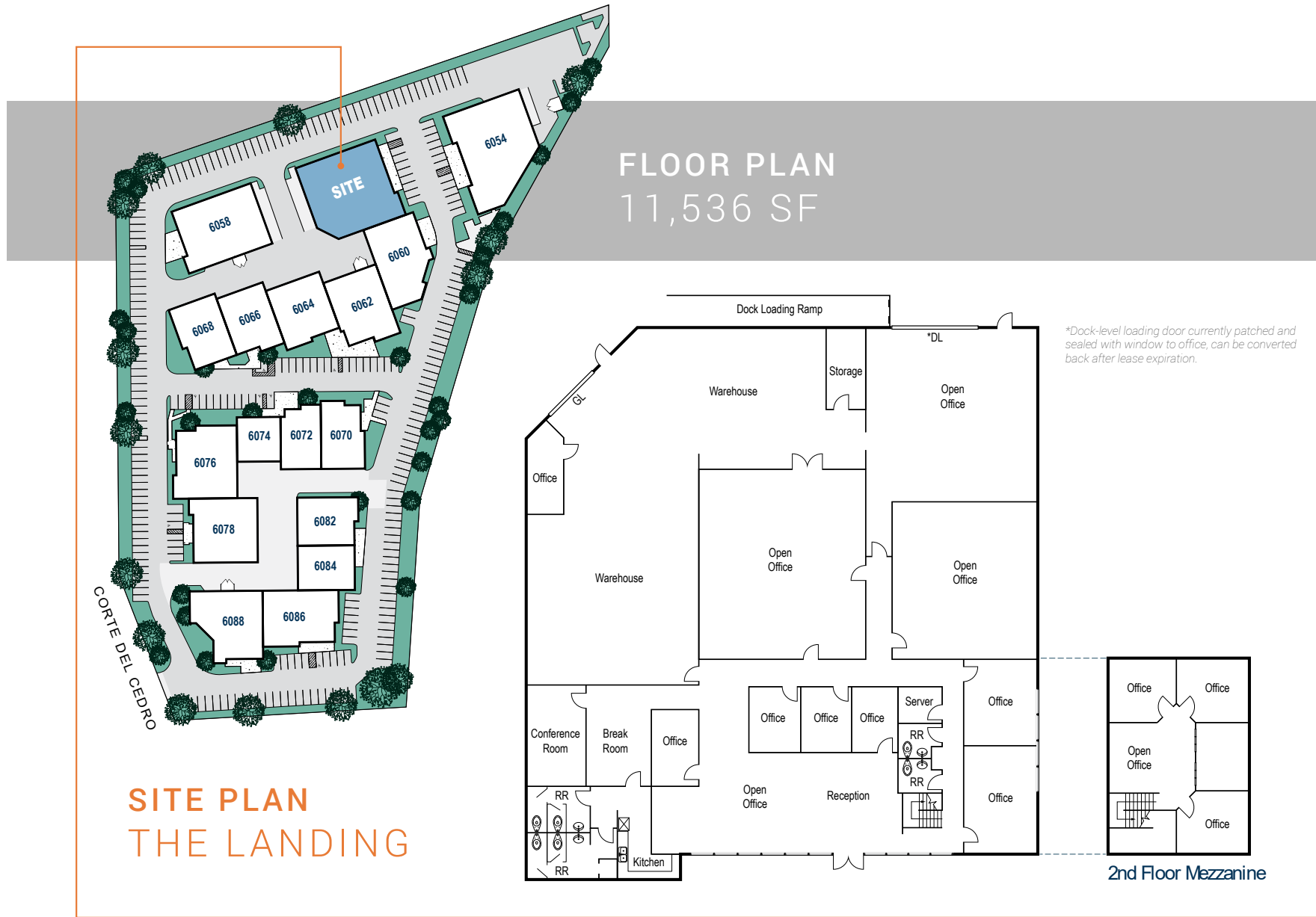
±70% climate
controlled (7 units)



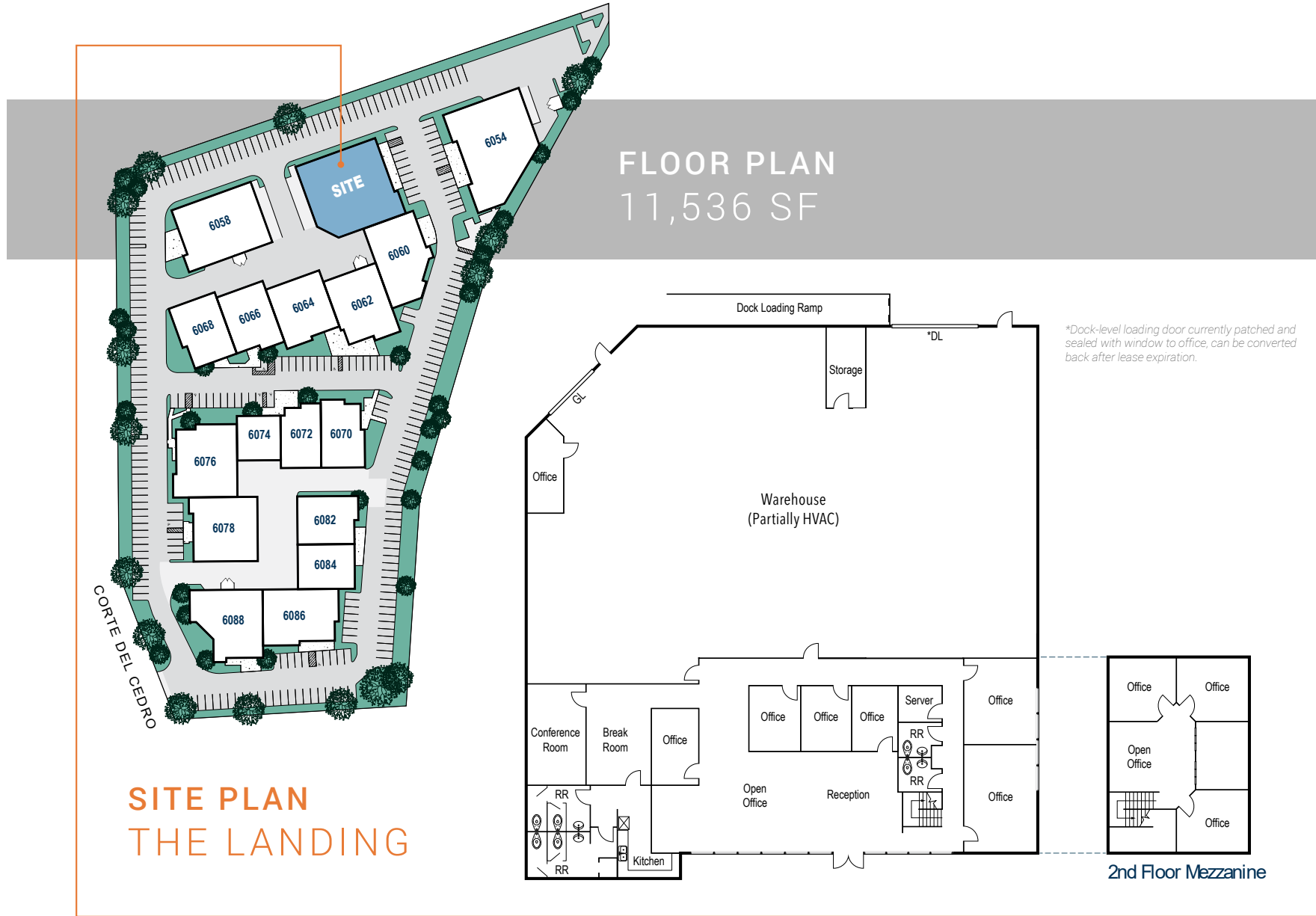
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EXISTING FLOORPLAN



CONCEPTUAL FLOORPLAN



PROPERTY PHOTOS



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PROPERTY LOCATION



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CORPORATE NEIGHBORS



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JELD-WEN	12	DIG water matters	17	ACCLUTEK Packaging Equipment Corporation, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23		28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK Capital International Bioprocessing Quality	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL BATH SYSTEM	30	CISCO		

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VISTA/CARLSBAD/SAN MARCOS

Located near San Marcos Blvd and Palomar Airport Road, this property sits at the heart of North County San Diego's thriving economic and innovation corridor. **Strategically positioned near the borders of Vista, Carlsbad, and San Marcos, the area offers the unique advantage of accessibility to three major cities, each contributing distinct strengths in business, education, and lifestyle.**

This location is just minutes from the State Route 78 freeway, a key east-west connector known as the "Innovation Corridor." The 78 links a growing cluster of technology, manufacturing, and especially biotech companies that are fueling the region's reputation as a hub for life sciences and advanced industries. The corridor's development has attracted significant investment and talent, making it an ideal location for businesses and professionals looking to tap into a rich ecosystem of innovation.

Carlsbad, immediately adjacent to the property, is home to a dense concentration of biotech firms and research institutions, while San Marcos contributes with educational resources like California State University San Marcos, supporting workforce development in STEM fields. Vista itself is undergoing revitalization, with a growing number of business parks, breweries, and residential communities that enhance its appeal for both commercial and lifestyle purposes.

With its central location, strong infrastructure, and access to talent and transportation, this area is exceptionally well-suited for businesses looking to thrive in North County's expanding biotech and innovation economy.

WITHIN 5 MILES OF PROPERTY



150,627
POPULATION



\$94,534
AVERAGE HH INCOME



34.9
AVERAGE AGE



5,781
TOTAL BUSINESSES



54,550
TOTAL EMPLOYEES



VISTA



CARLSBAD



SAN MARCOS

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**LEE &
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