



5931PRIESTLY DRIVE











**52,777 SF R&D/Corporate HQ Building**

Located in Carlsbad Research Center



**5931 Priestly** is tailored to meet the demand for today's leading advanced manufacturing, technology, and science related companies.

### Capital Improvements Complete

-  Outdoor amenity areas
-  Restroom core
-  Trellis Awning
-  Two (2) Elevators
-  Exterior Metal Cladding
-  EV Charging
-  Landscaping
-  Heavy Power 4,000 amps 277/480v 3-Phase

**Negotiable**

Lease Rate

**Negotiable**

TI Allowance

**\$15,500,000**

(\$293/sf)













Sale Price

**Now**

Available



# Property Specs

-  Address: **5931 Priestly Drive, Carlsbad, California**
-  Building Size: **52,777 SF**
-  Site Area: **2.83 acres (±123,499 SF)**
-  Year Built: **1985 (Renovated 2024)**
-  Parking: **3.41/1,000 SF**
-  Loading: **Four (4) Grade Level Doors**
-  Clear Height: **±24'**
-  Power: **4,000 amp 277/480v 3-phase**
-  Elevators: **Two (2)**
-  Zoning: **C-M (City of Carlsbad)**
-  Gas: **Yes**
-  Fire Sprinklers: **Yes**



**Heavy Power 4,000 amps  
277/480v 3-Phase**



**Major Capital Improvements  
Completed**



**High-Bay Warehouse  
with Grade Loading**



# Site Plan



■ Updated landscaping

■ Grade level loading

■ Outdoor patio

■ New trellis awning

■ Trellis awning with patio underneath

■ Metal cladding feature

Potential to add new Grade level loading

New 4,000 amp electrical service

8 EV charging stalls

Outdoor seating area

New building monument tenant signage

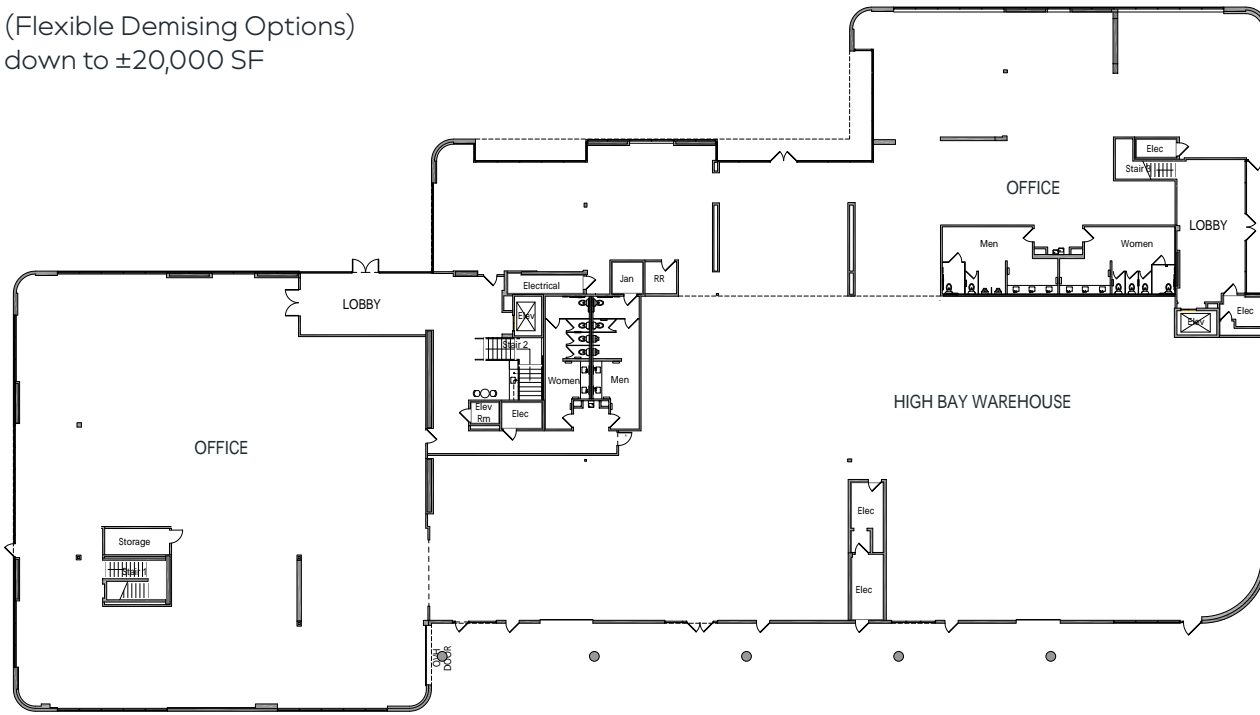
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LA PLACE COUR

5931 PRIESTLY DRIVE

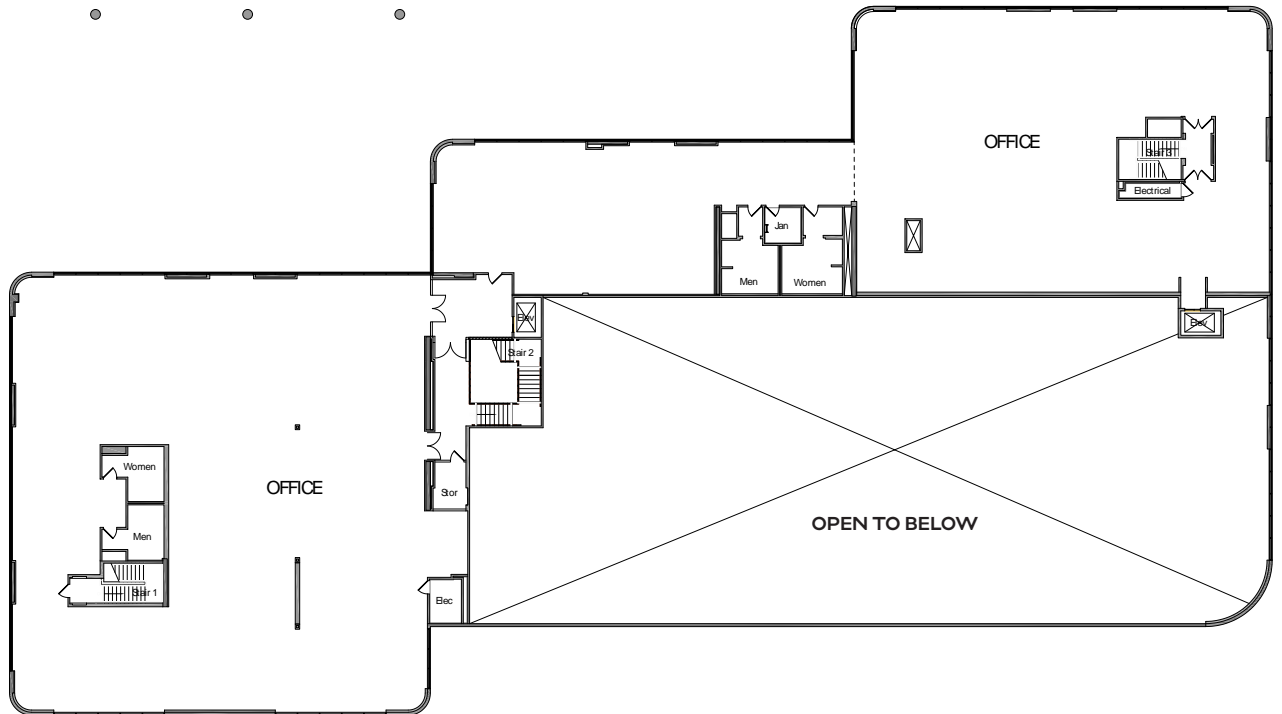
# Floor Plan

(Flexible Demising Options)  
down to ±20,000 SF



First Floor

Second Floor



Grade Level Loading

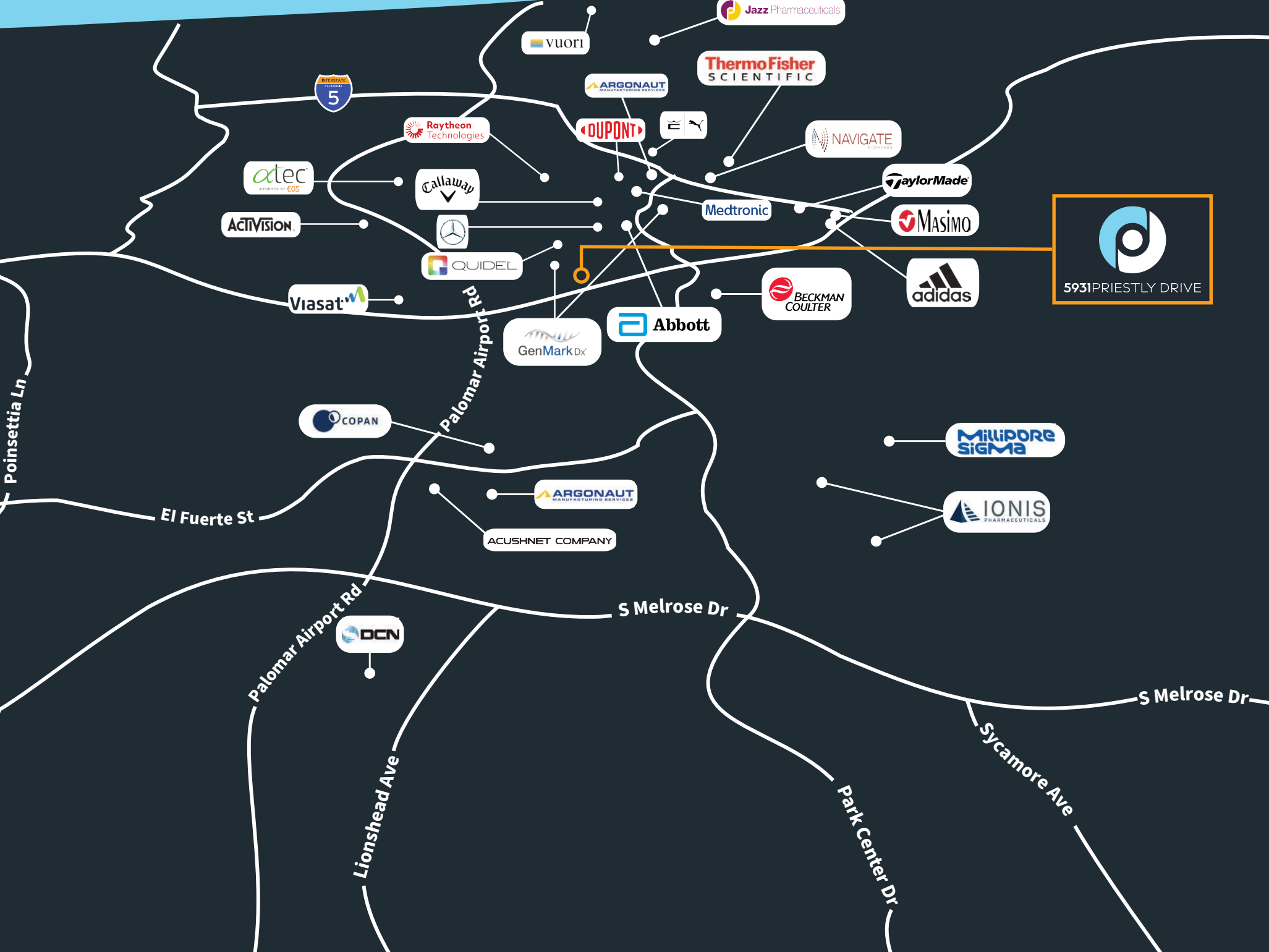




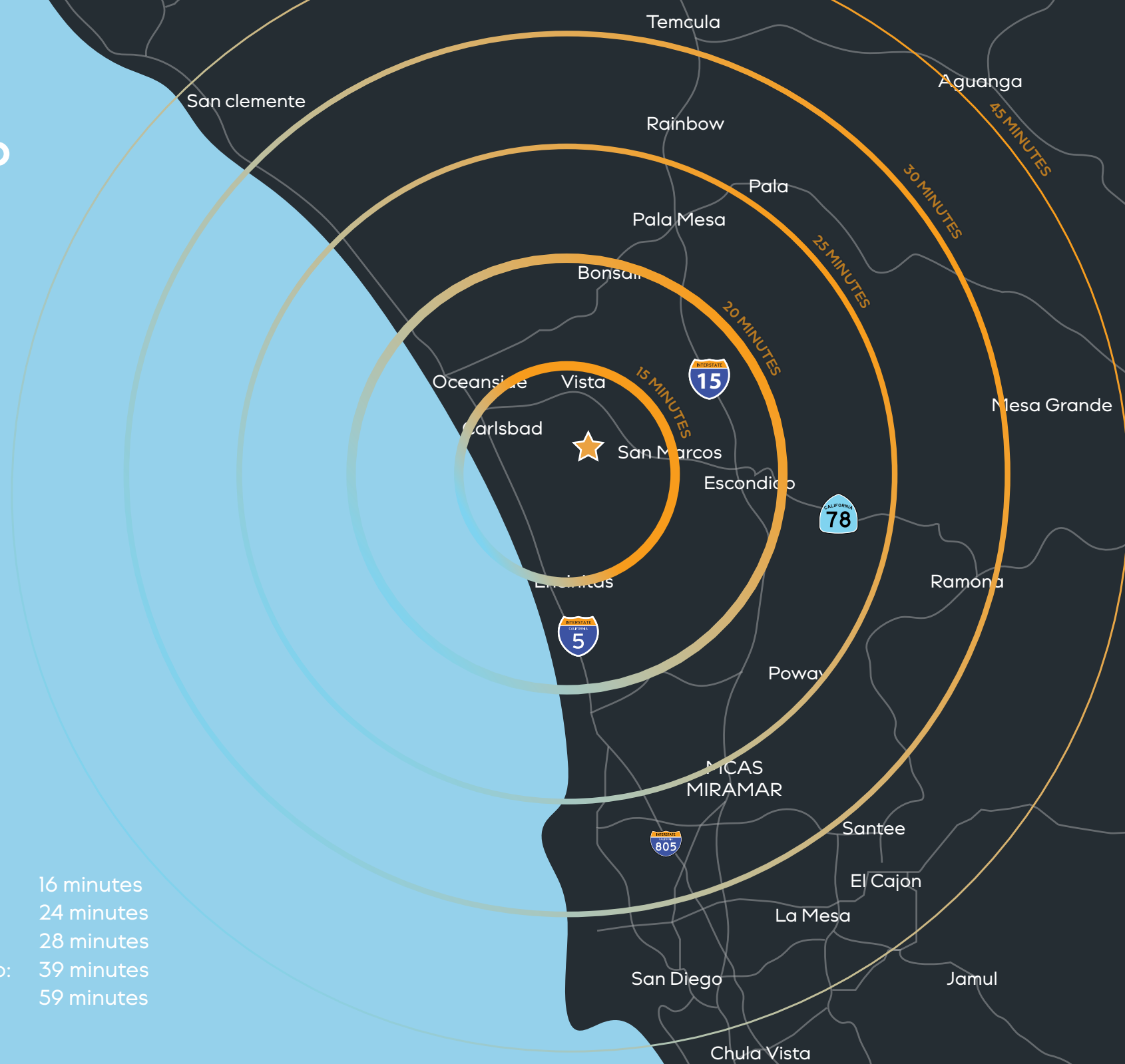




Pacific Ocean



# Drive Time Map



- Oceanside: 16 minutes
- Del Mar Heights: 24 minutes
- Rancho Bernardo: 28 minutes
- Downtown San Diego: 39 minutes
- Irvine: 59 minutes



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