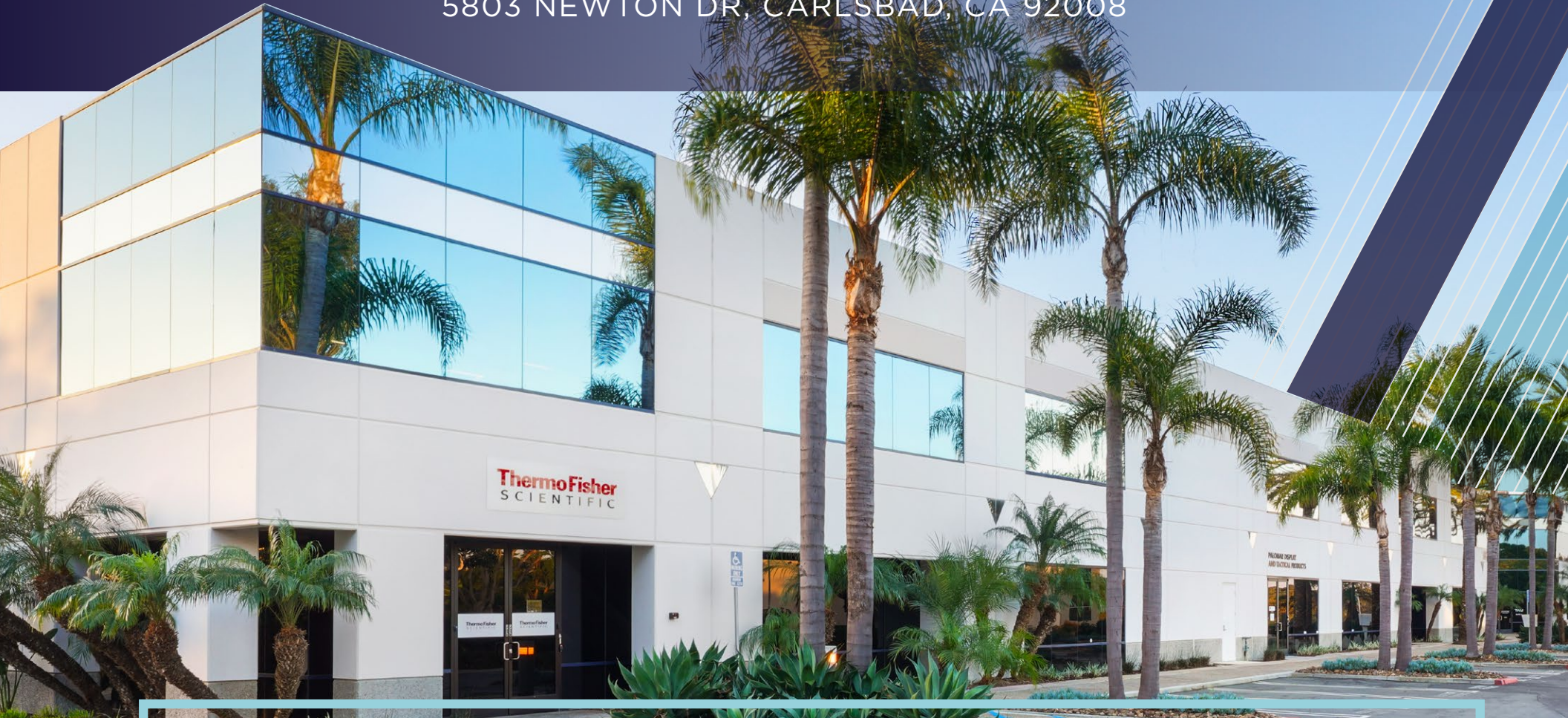


NEWTON CORPORATE CENTER

5803 NEWTON DR, CARLSBAD, CA 92008



AVAILABLE FOR SALE

USER CAN OCCUPY ±39,340 SF • ±72,359 SF TOTAL • MULTI-TENANT FLEX BUILDING



PROJECT OVERVIEW



ThermoFisher
SCIENTIFIC
CAMPUS

**NEWTON
CORPORATE CENTER**

OVERVIEW

WALT	2.0 Years
% Leased	33,019 SF (46%)
% Vacant	39,340 SF (54%)
Industrial Market	North County
County	San Diego
Parcel Number	212-130-48
Zoning	C-M Zone-Heavy Commercial

BUILDING SIZE

Square Feet	±72,359 SF
Land Size	4.45 AC (193,842 SF)
Office Square Feet	±49.05%

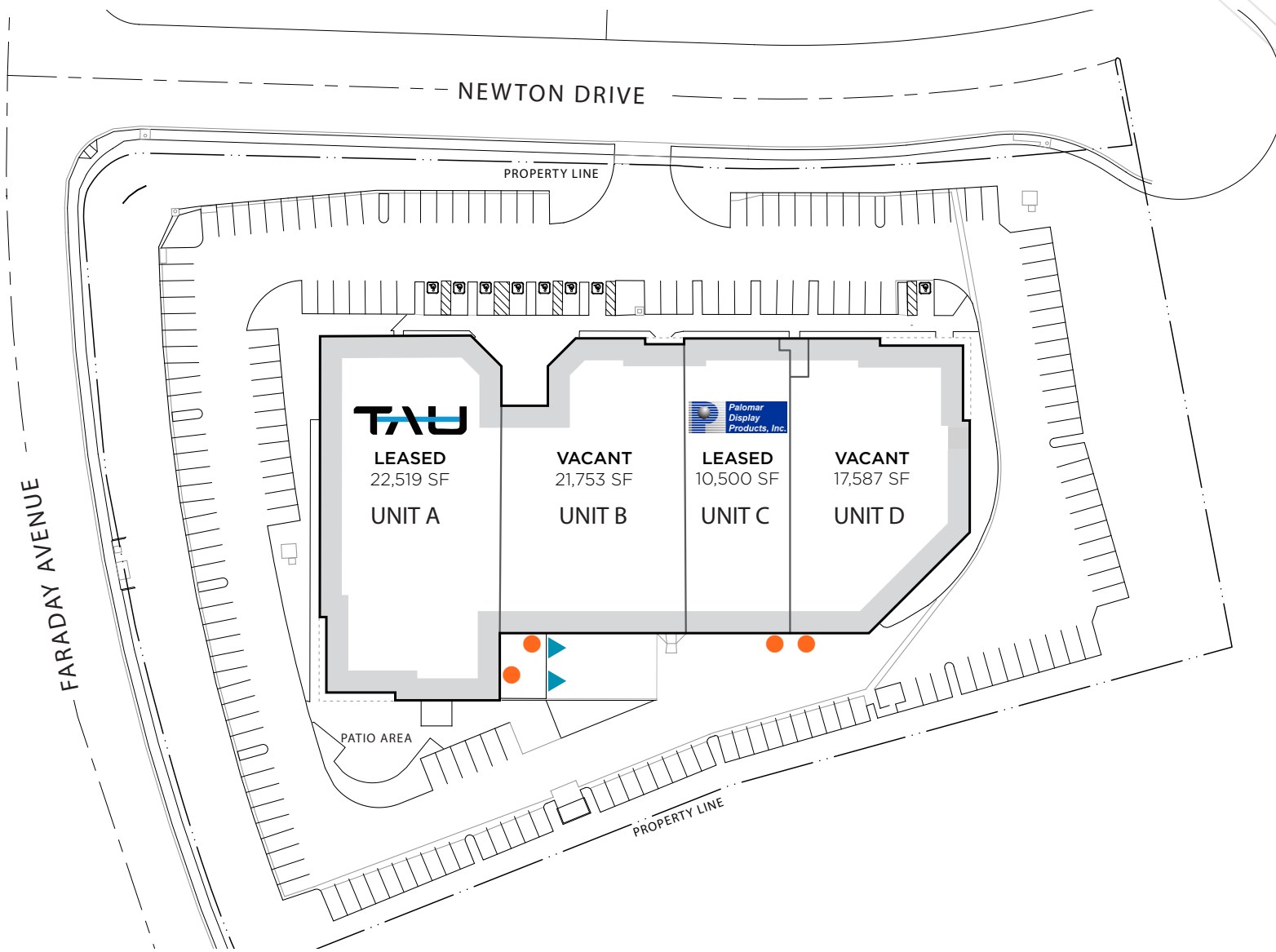
BUILDING FEATURES

Year Built/Renovated	1997/2009 & 2016
Clear Height	±24' - 26'
Parking	2.6/1,000 SF (189 Spaces)
Loading	2 Dock Loading Positions & 4 Grade Level Doors

CONSTRUCTION OVERVIEW

Construction Type	Concrete
Roof	GAF single ply - TPO
Roof Age	2024 (20 year warranty from install date)
Sprinklers	Fire sprinklered throughout
Power	4,600 Amps, 277/480V (Buyer to verify)

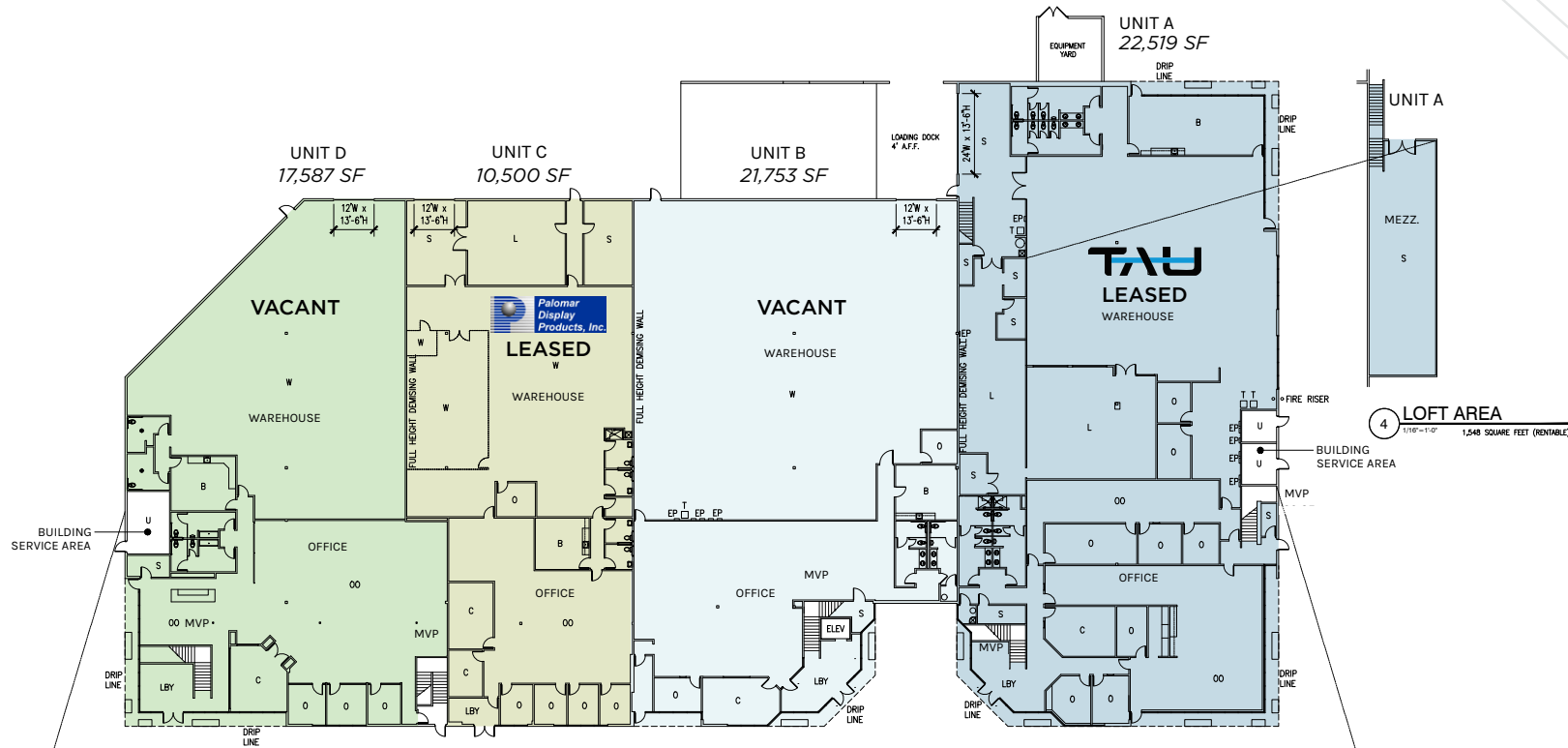
SITE PLAN



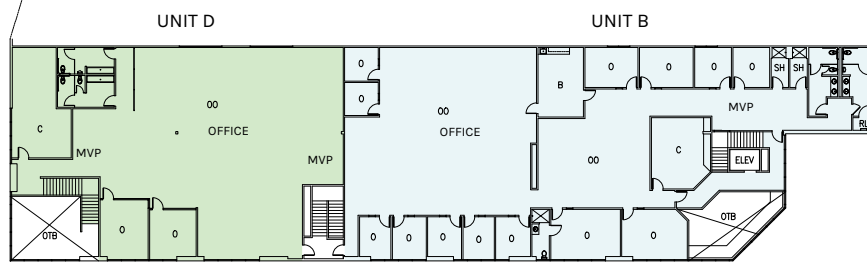
▲ = Dock High Loading Position ● = Grade Level Loading Door



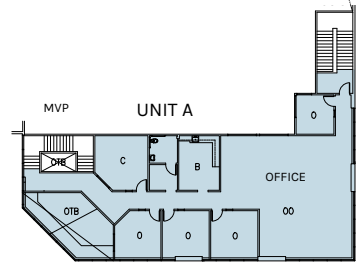
FLOOR PLAN



1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"

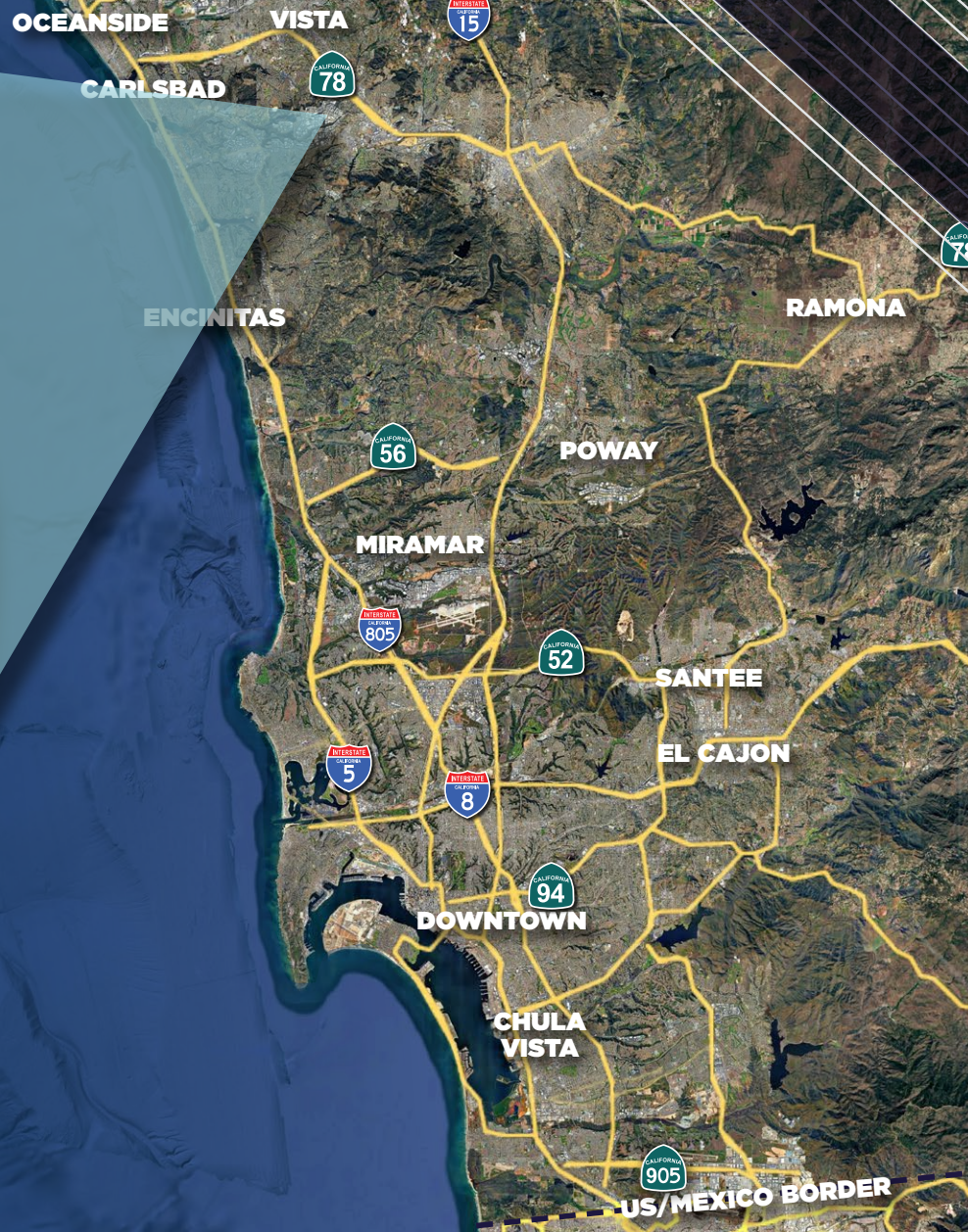


3 SECOND FLOOR PLAN
1/16" = 1'-0"

- = Unit A
- = Unit B
- = Unit C
- = Unit D



LOCATION OVERVIEW



CORPORATE NEIGHBORS







FOR MORE INFORMATION:

BRANT ABERG, SIOR

Vice Chairman
858.546.5464
brant.aberg@cushwake.com
CA License 01773573

MARKO DRAGOVIC

760.929.7839
mdragociv@lee-associates.com
CA License 01773106

ISAAC LITTLE

760.929.7862
ilittle@lee-associates.com
CA License 01702879

OLIVIA BAFFERT

760.448.1376
obaffert@lee-associates.com
CA License 02211874

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