

# 5838 Edison Place

Carlsbad, CA 92008

FOR SALE

±19,143 SF OWNER USER  
OFFICE BUILDING



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**Voit**  
REAL ESTATE SERVICES

# BUILDING FEATURES



**±19,143 SF**  
Building Size



**±1.50 Acre Lot**  
Oversized Parcel  
Lot Size



**±4,100 SF**  
**72 Parking Spaces**  
Parking Ratio



**1990**  
Year Built



**Parking & Building**  
Solar Panels



**\$5,100,000**  
Sale Price

Voit Real Estate Services is pleased to offer a rare owner-user opportunity for a 19,143 square foot, freestanding Class B two-story office building located at 5838 Edison Place in Carlsbad, California. This prime location is conveniently situated right off Palomar Airport Road and Camino Vida Roble, within the heart of Carlsbad's bustling commercial corridor.

The property boasts several unique features, including an expansive parcel of 1.5 acres, concrete parking lot, 79.2 KW rated solar system, including solar covered parking spaces. Ownership has recently replaced the roof and updated the HVAC system.

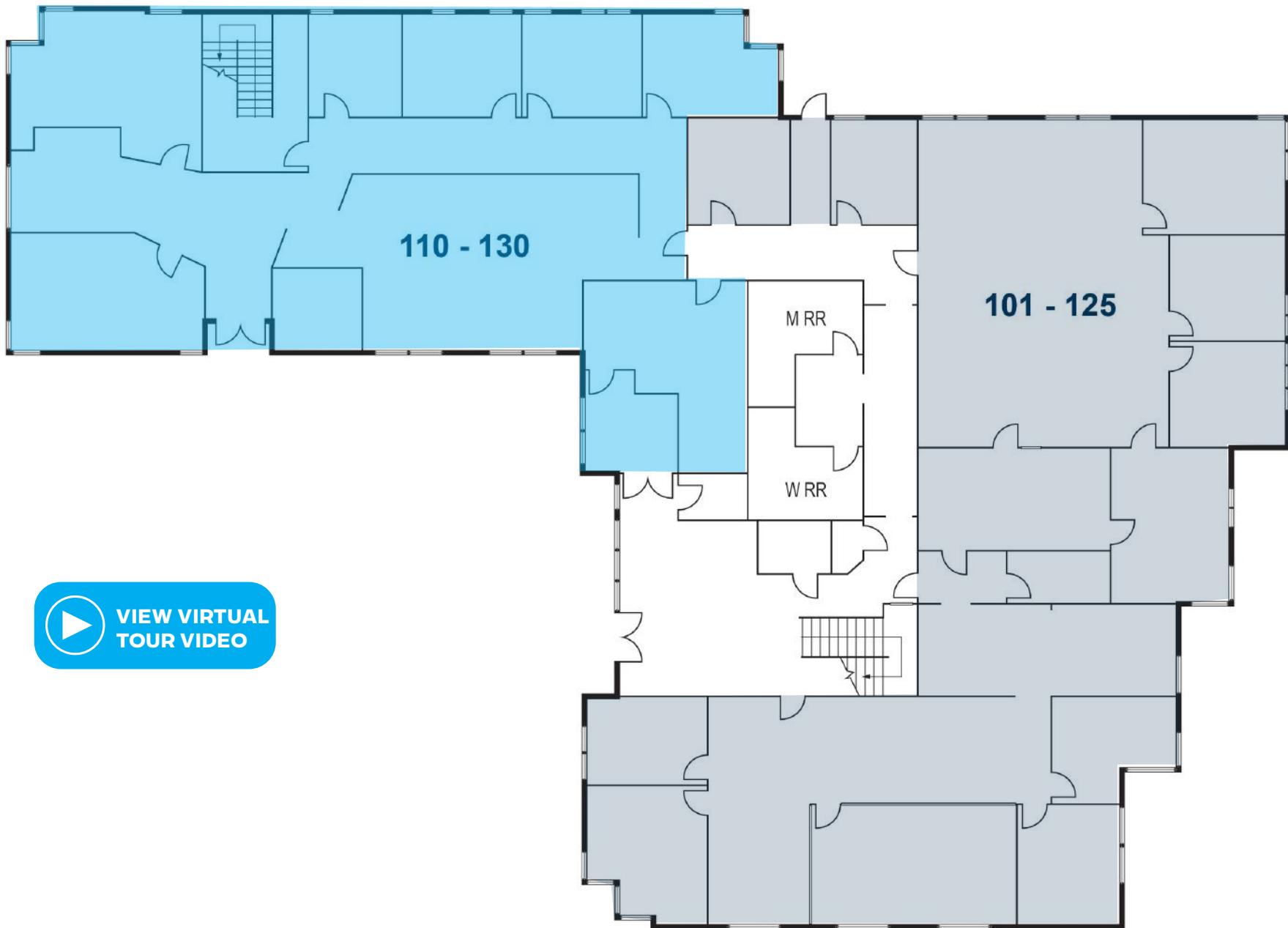
# SITE PLAN



- 72 Surface Parking Spaces  
Light Blue: Solar-Covered Parking
- Solar Panels on Building

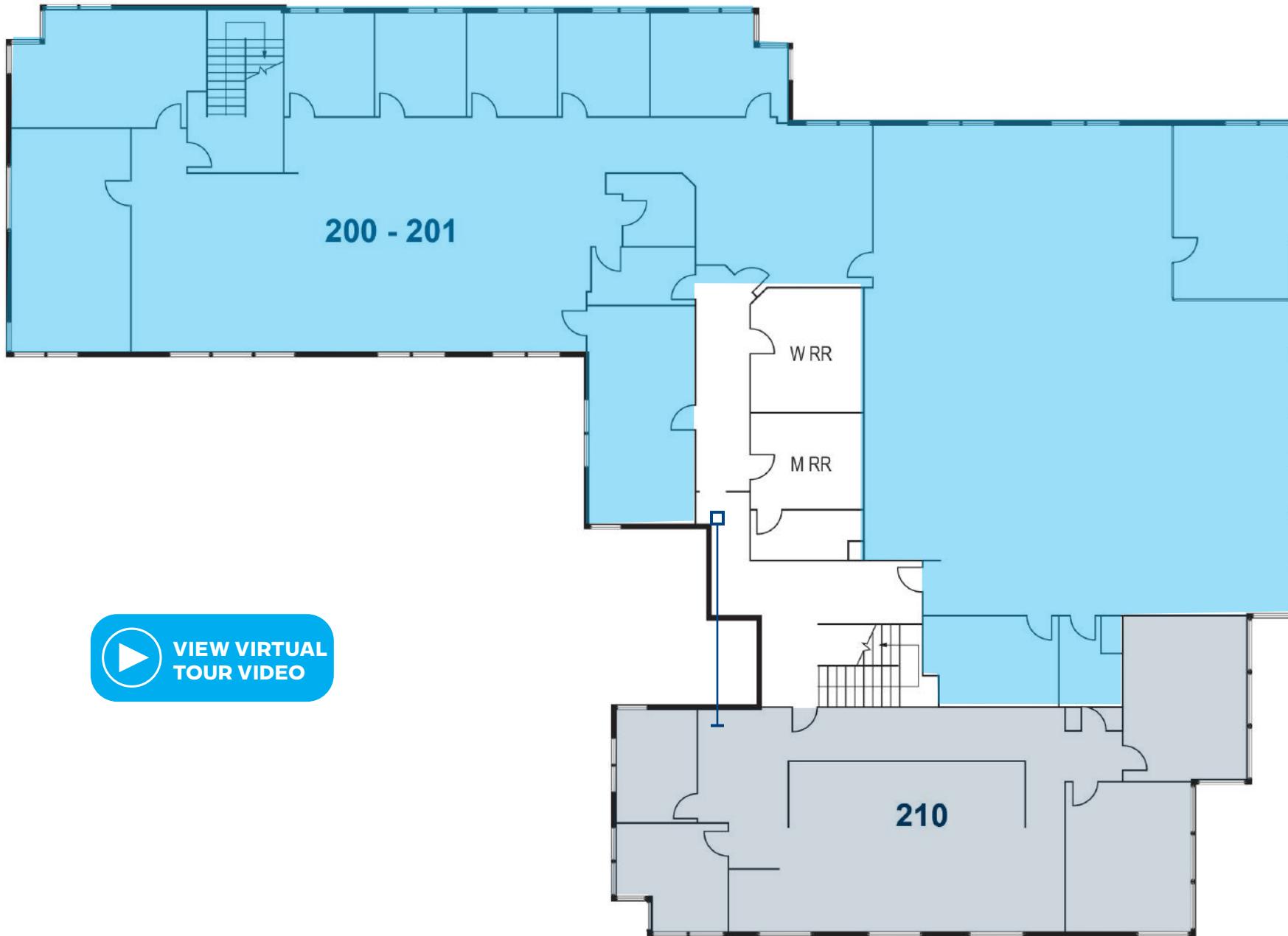
# FIRST FLOOR

## FLOOR PLAN

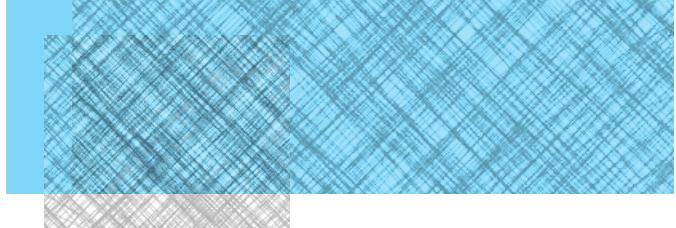


# SECOND FLOOR

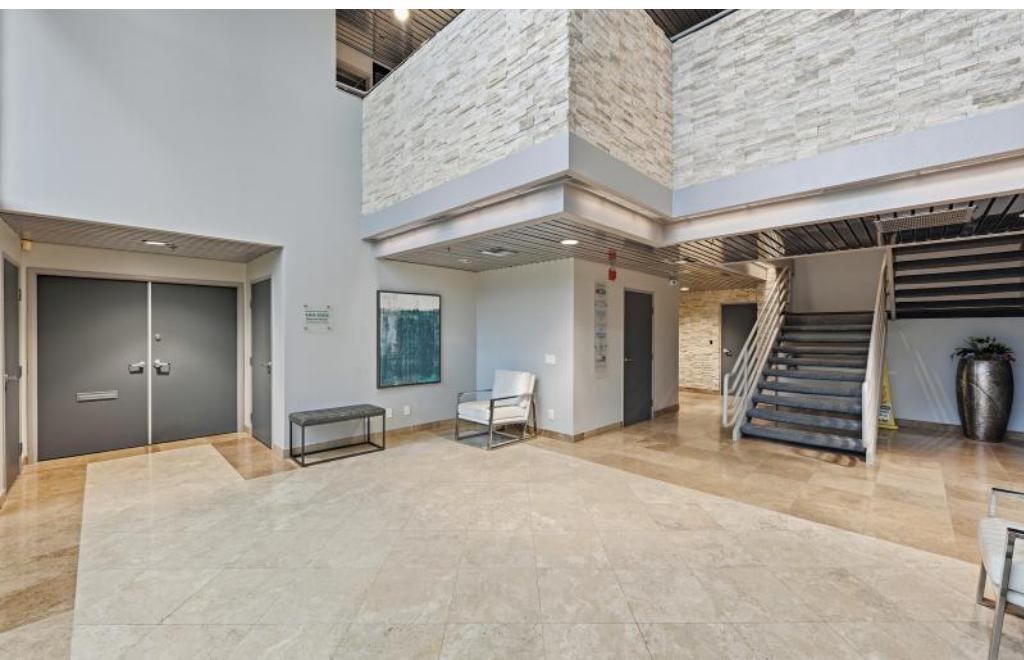
## FLOOR PLAN



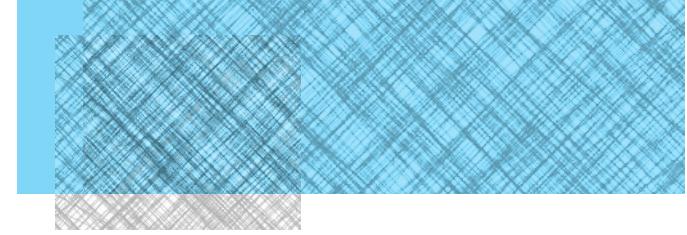
# AMENITIES MAP



# BUILDING PHOTOS



# BUILDING PHOTOS





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