

5838 Edison Place

Carlsbad, CA 92008

FOR SALE
±19,143 SF OWNER USER
OFFICE BUILDING



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REAL ESTATE SERVICES

BUILDING FEATURES



±19,143 SF
Building Size



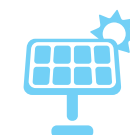
±1.50 Acre Lot
Oversized Parcel
Lot Size



±4/1,000 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.

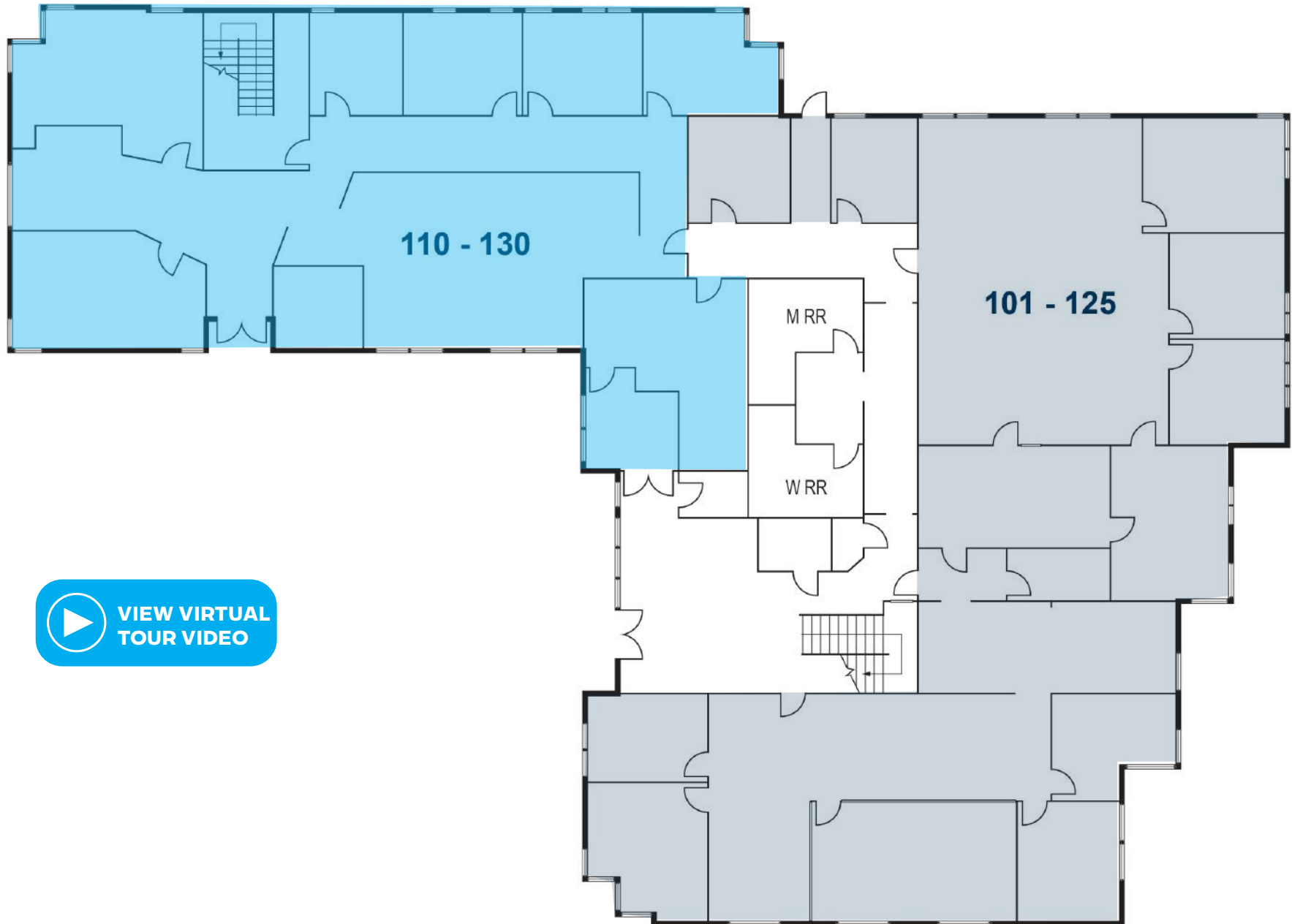
SITE PLAN



- **72 Surface Parking Spaces**
- **Solar Panels on Building**

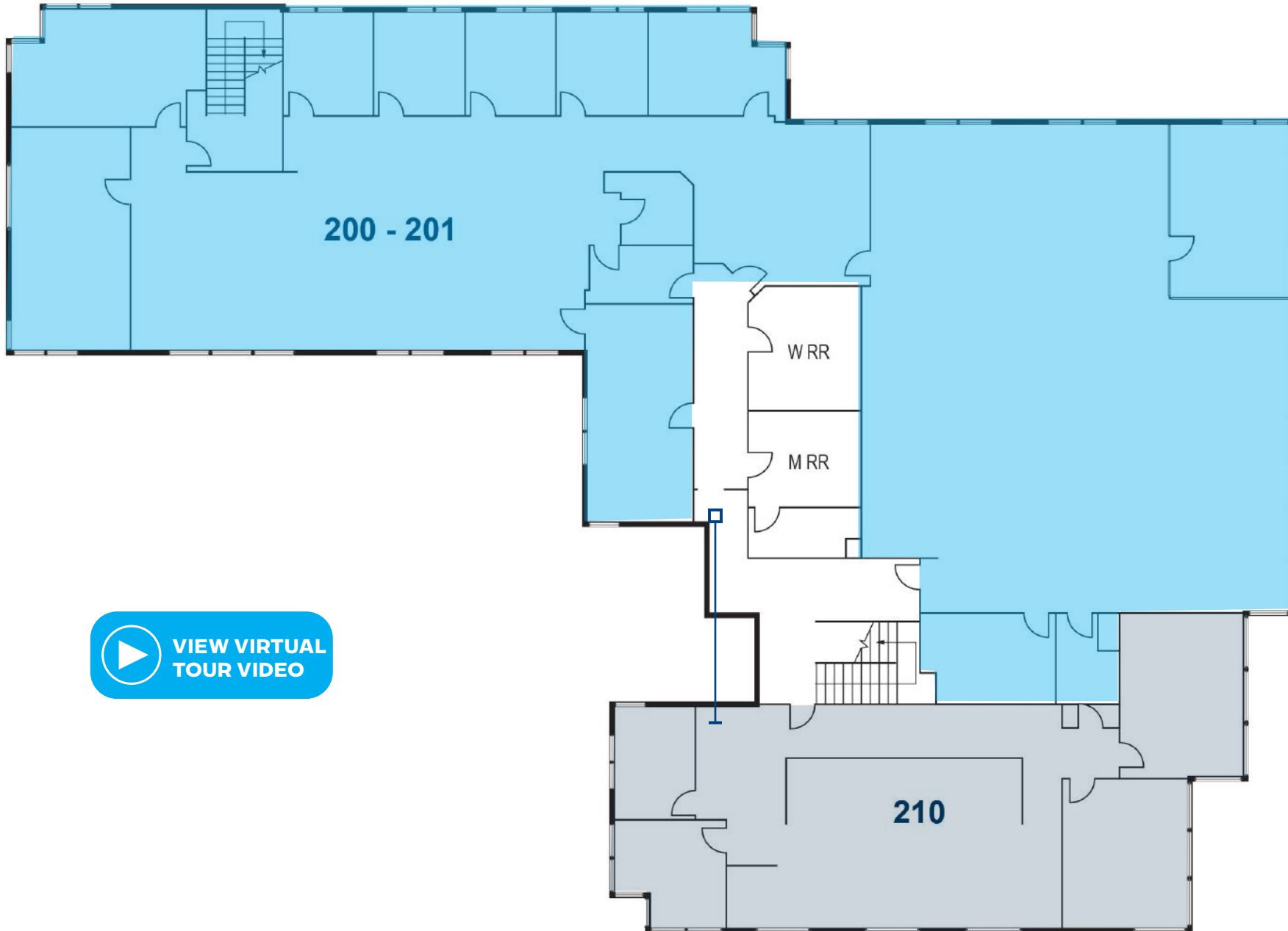
FIRST FLOOR

FLOOR PLAN



SECOND FLOOR

FLOOR PLAN



AMENITIES MAP



BUILDING PHOTOS



BUILDING PHOTOS





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