

FOR SALE

5731 PALMER WAY

SUITE G/H CARLSBAD, CA 92010

RARE SMALL FLEX / INDUSTRIAL OFFICE CONDO



SUMMARY

Two Office Units for One Price – Flexible Owner-User or Investment Opportunity!

Own Units G&H at 5731 Palmer Way—two separate office suites with private entrances in a desirable corner unit offering added privacy.

Occupy one level and lease out the other. Features include private offices, open workspace, and shared conference options.

- ✓ **Signage available**
- ✓ **Reserved parking**
- ✓ **Corner unit with privacy and natural light**
- ✓ **Surrounded by restaurants and retail**
- ✓ **Easy access to I-5, Hwy-78, and El Camino Real**

Prime location in Carlsbad's business hub—ideal for owner-users or investors seeking flexibility and visibility.



PROPERTY HIGHLIGHTS

SUITE SIZE:	2,600
IDEAL LOCATION:	Near I-5 + 78 Highway
ROLLUP DOOR HEIGHT:	± 12
PRICE:	968,000

CALL TO SHOW

Lin Li - CCIM
DRE 02001468
c: 619.261.3960
e: LinLi@bhhsca.com

BERKSHIRE HATHAWAY

HomeServices

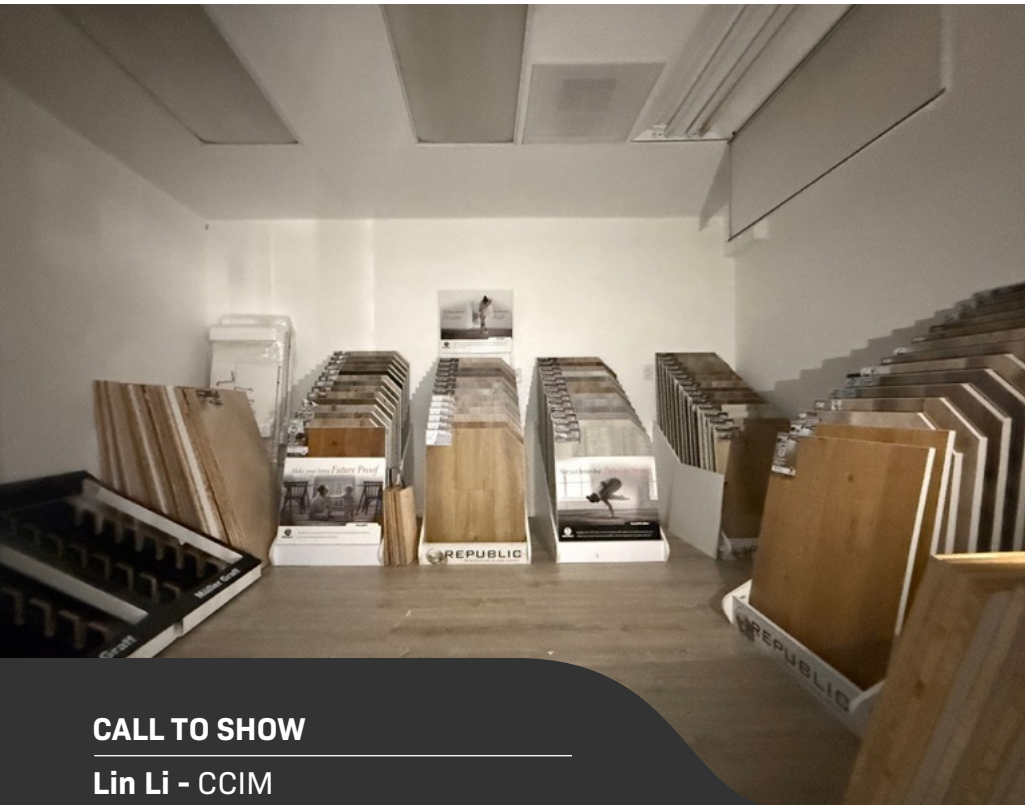
California Properties

COMMERCIAL DIVISION

1ST FLOOR/SUITE G

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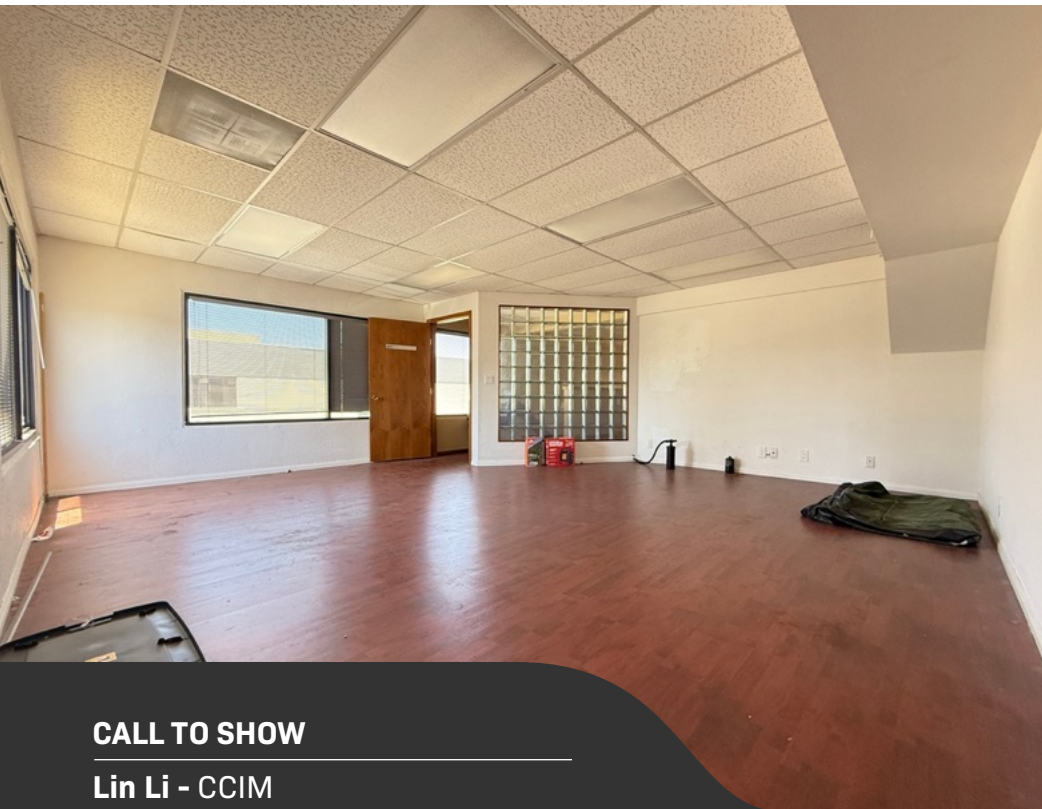
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2ND FLOOR/SUITE H

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PROPERTY EXTERIOR

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FLOOR PLANS

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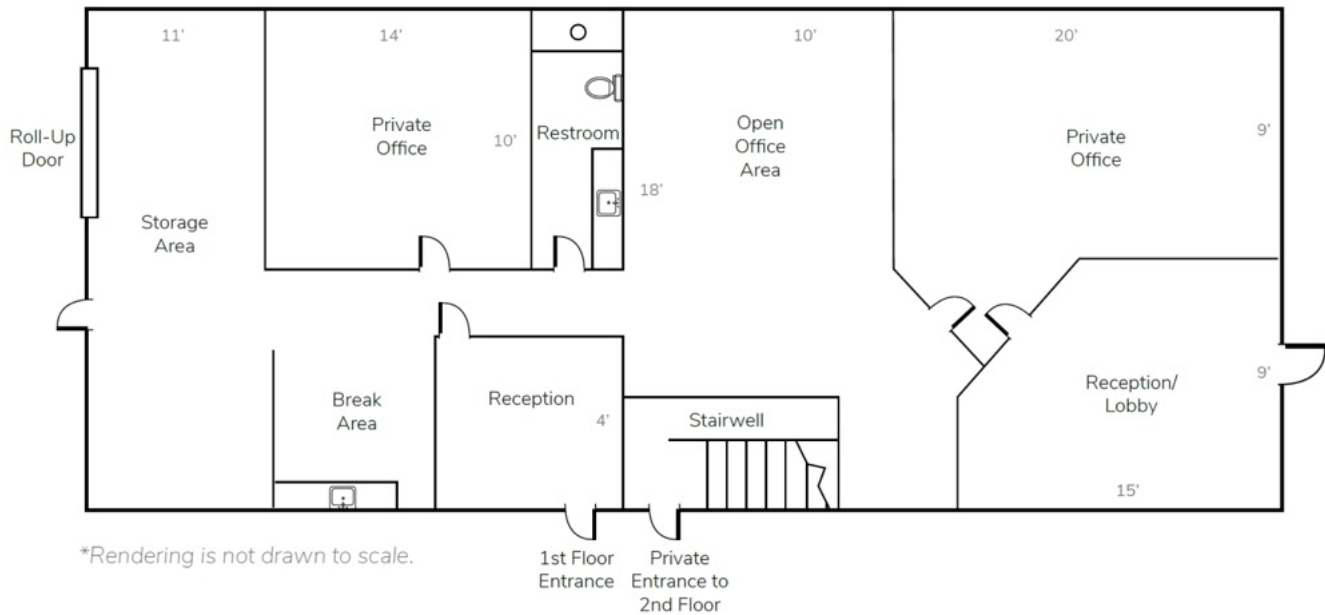
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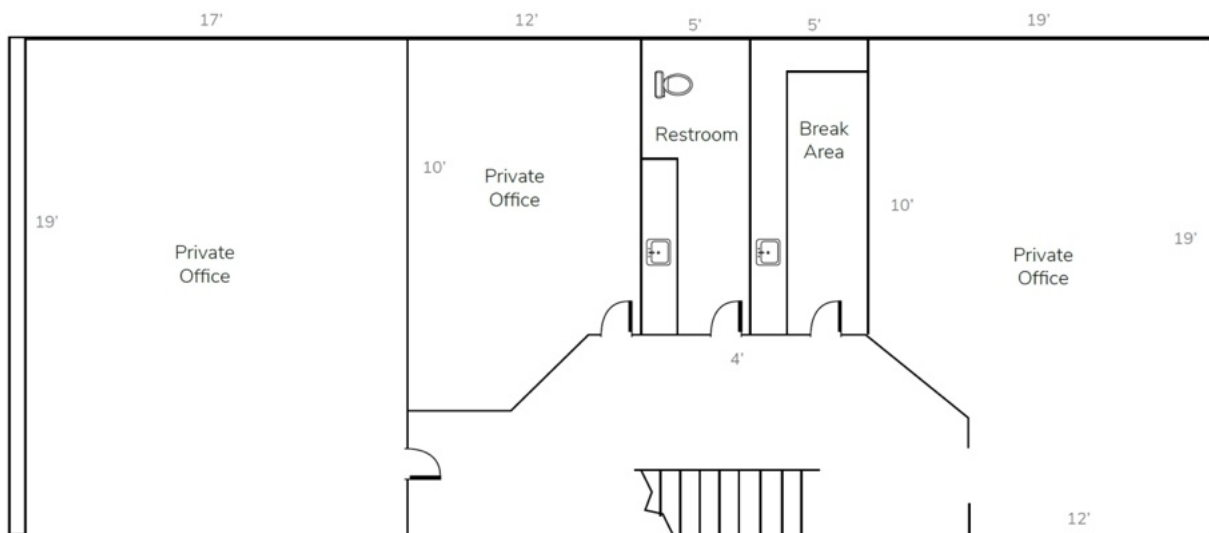
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1ST FLOOR/SUITE G



2ND FLOOR/SUITE H



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PROPERTY LOCATION

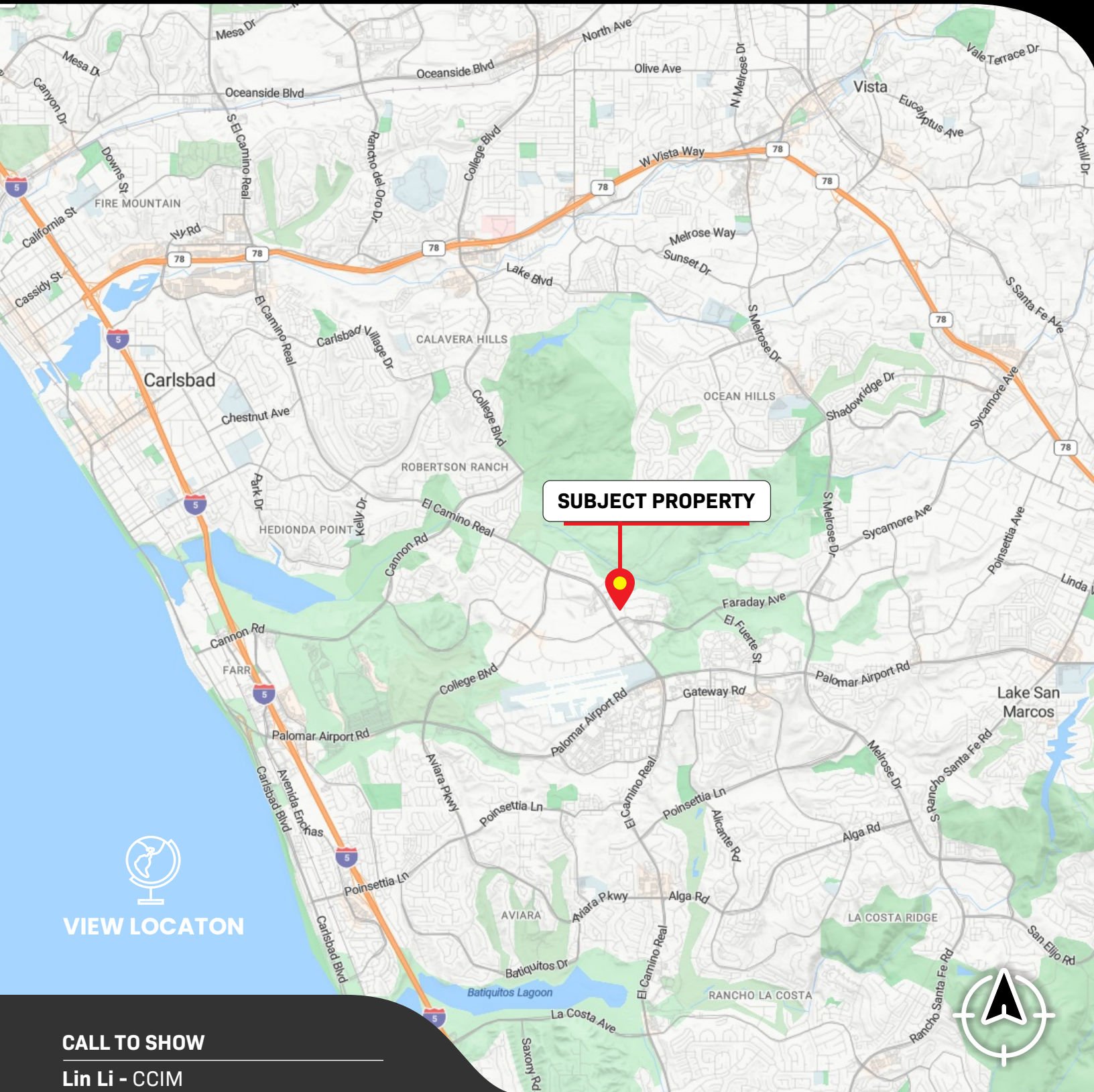
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SUBJECT PROPERTY



VIEW LOCATON

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AERIAL MAP

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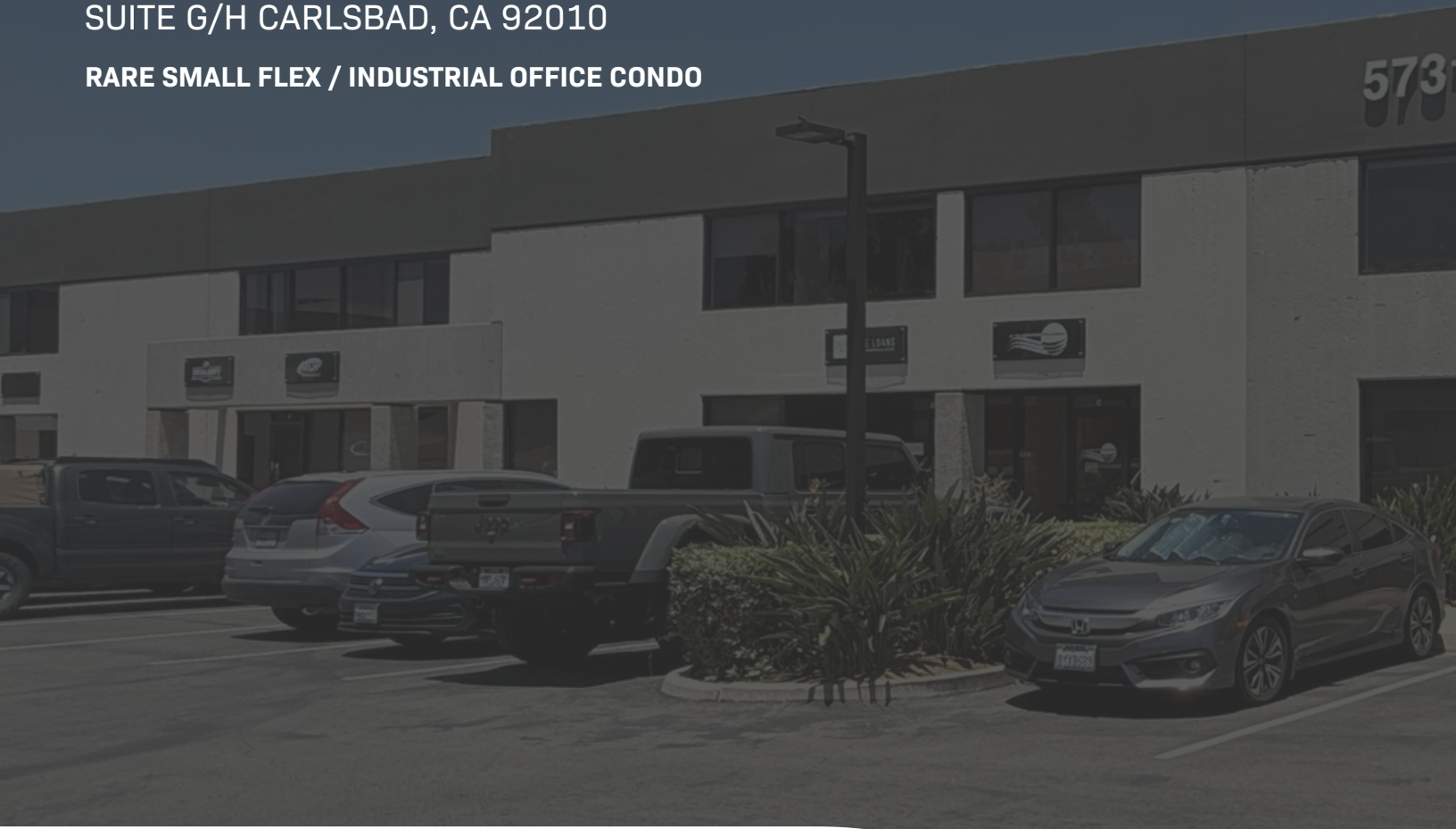
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