FOR SALE

5731 PALMER WAYSUITE 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
- **Y** 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.

BERKSHIRE HATHAWAY

HomeServices

California Properties

COMMERCIAL DIVISION



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@bhhscal.com

1ST FLOOR/SUITE G

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2ND FLOOR/SUITE H

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PROPERTY EXTERIOR

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is to be at

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FLOOR PLANS

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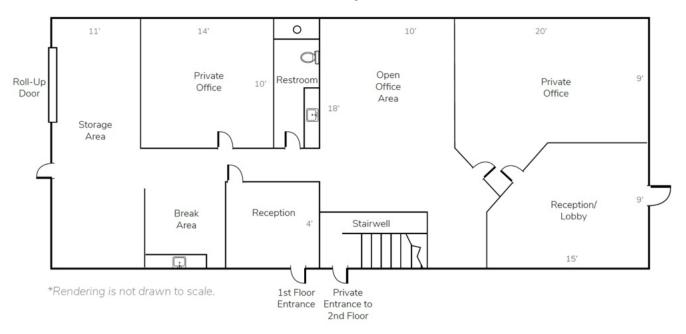
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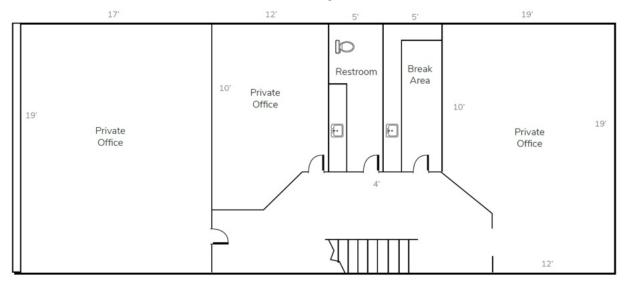
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1ST FLOOR/SUITE G



2ND FLOOR/SUITE H



^{*}Rendering is not drawn to scale.

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PROPERTY LOCATION

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North Ave ale Terrace Dr Oceanside Blvd Olive Ave Vista Euco Phus Ave W Vista Way 78 S 78 FIRE MOUNTAIN MYRd Melrose Way Sunset Dr. 78 78 Lake Blvd Cassidy St S.Santa Fe Aze CALAVERA HILLS Shadowidge Dr Carlsbad OCEAN HILLS Chestnut Ave 78 ROBERTSON RANCH El Camino Real **SUBJECT PROPERTY** HEDIONDA POINT Linda Faraday Ave annon Rd College Blvd Palomar Airport Rd FARR Gateway Rd Lake San Marcos Palomar Airport Rd Carlsbad Blvd Poinsettia Ln Alga Rd Alga R LA COSTA RIDGE **VIEW LOCATON** Batiquitos Dr Batiquitos Lagoon RANCHO LA COSTA La Costa Ave **CALL TO SHOW** Lin Li - CCIM 8 DRE 02001468 All information furnished regarding property for sale, rental or financing is from sources deemed reliable, c: 619.261.3960 but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.

No liability of any kind is to be imposed on the broker herein.

AERIAL MAP

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