



For Sale or For Lease | 29,521 SF

59 | **balfour court**
28 | **carlsbad, ca 92008**



5928 balfour court
carlsbad, ca 92008

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property features

address:	5928 Balfour Court, Carlsbad, CA 92008
description:	Freestanding Industrial Building
total rba:	±29,521 SF
office:	±7,729 SF
lot size:	2.17 Acres (94,525 SF)
apn:	212-070-14-00
year built:	1989
parking:	2.57/1,000 SF (76 Spaces)
grade level doors:	4 Doors: 10'x10' & 1 Door: 14'x10'
dock high doors:	2 Dock Doors with Dock Levelers
clear height:	22'-24'
power:	2,000A/480V 3P (Expandable to 2,400A)
zoning:	C-M (Link to Zoning Ordinance)

asking price: \$6,525,000

lease rate: \$1.15 NNN w/ \$25 PSF TI Allowance
-OR-
\$0.99 NNN "As-Is" NNN's = ±\$0.20/SF



property highlights



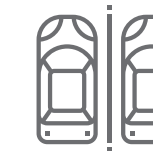
dock high loading
2 dock doors
with dock levelers



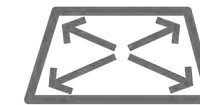
heavy power
2,000A/480v 3P
(expandable to 2,400A)



grade level doors
5 grade level doors



abundant parking
2.57/1,000 SF



rare yard area
fenced & secured loading areas



excellent clear height
22' - 24'

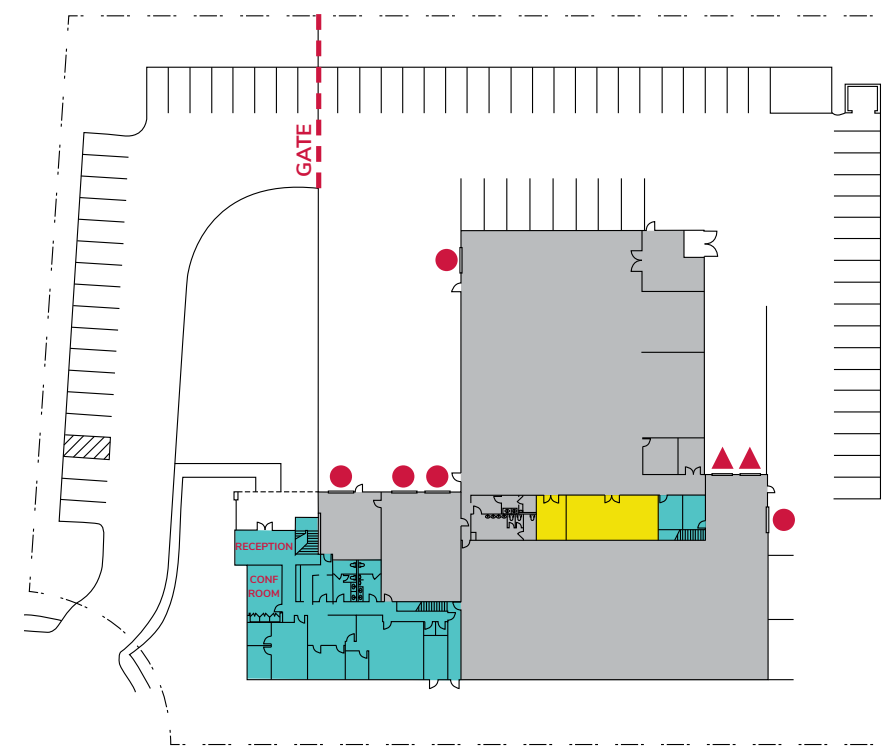


Additional Highlights

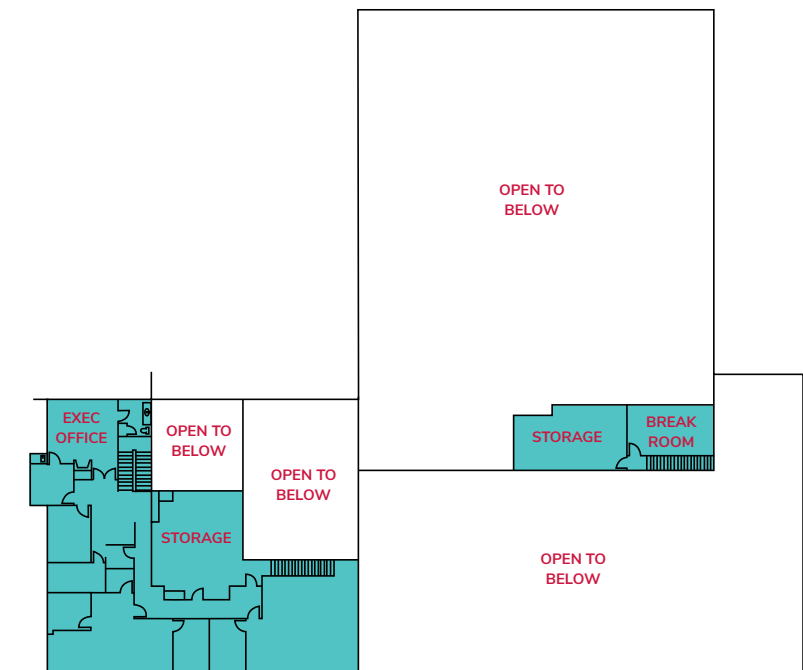
- » Located in the Carlsbad Research Center
- » Roof replaced in 2013, under warranty
- » Low NNN's (\$0.20) compared to market
- » Great truck circulation
- » Power, air, and gas distributed throughout warehouse



Floor Plan



- = OFFICE
- = PRODUCTION
- = WAREHOUSE
- = GRADE LEVEL DOOR
- = DOCK HIGH DOOR with dock levelers



*enlarged to show detail



*This image is a conceptual rendering and is proposed for illustrative purposes only.

Functional & Creative

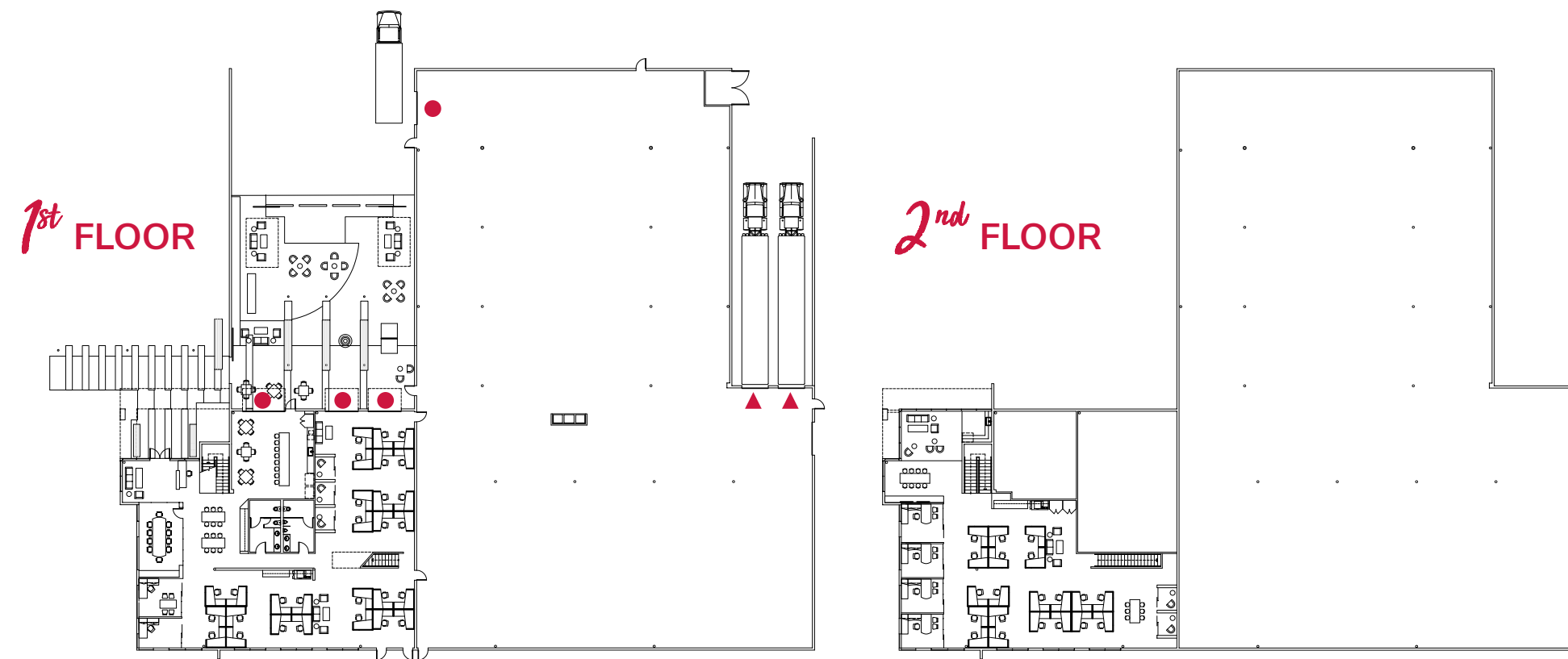
*This image is a conceptual rendering and is proposed for illustrative purposes only.



Conceptual Floor Plan



*This image is a conceptual rendering and is proposed for illustrative purposes only.



1st FLOOR

2nd FLOOR

● = GRADE LEVEL DOOR ▲ = DOCK HIGH DOOR with dock levelers



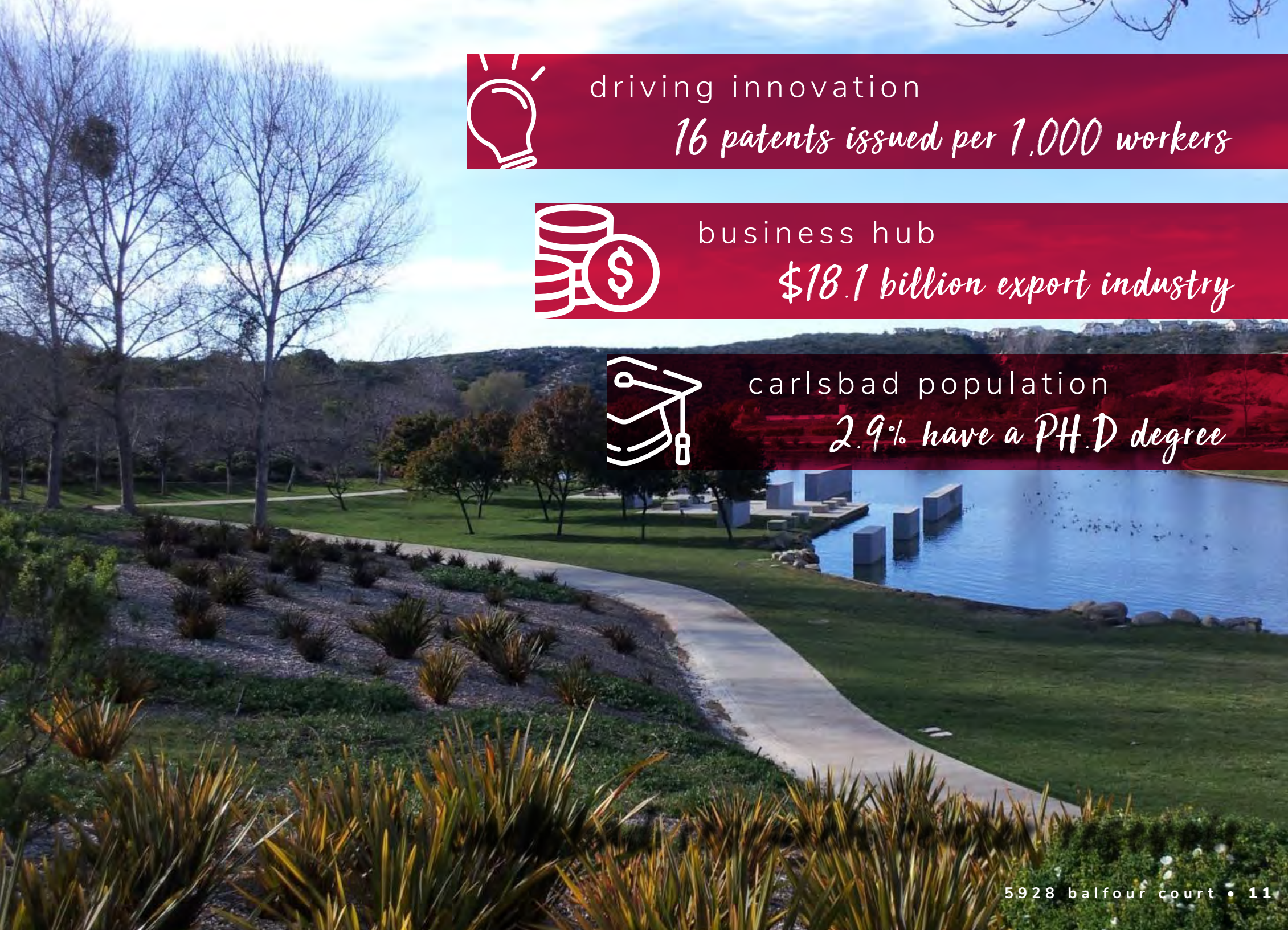
life science
action sports
manufacturing
renewable energy
research & development
information & communications

industries

carlsbad research center

the premier research center in north san diego county

The 560-acre Carlsbad Research Center is a mixed-use commercial development comprised of over 1,000,000 square feet of R&D, office, manufacturing, medical, distribution and flex space. The area attracts companies from a wide range of business sectors including life sciences, action sports manufacturing, clean technology, information and communications technology, and more.



driving innovation
16 patents issued per 1,000 workers

business hub
\$18.1 billion export industry

carlsbad population
2.9% have a Ph.D degree

nearby retail & amenities



59 | balfour court
28 | carlsbad, ca 92008

1 the island at carlsbad

Logos for retail and amenities at 'the island at carlsbad': ANYTIME FITNESS, Sourdough & Co, Slice, LITTLE TIGERS, JUICE STOP, PUNJABI TANDOOR, TACO, J'BOX, Hacienda de Vega, AFC, Deconstructed, and Croutons.

2 palomar commons

Logos for retail and amenities at 'palomar commons': Jamba Juice, Chipotle Mexican Grill, Lowe's, Crunch Fitness, Kabob lounge, Panera Bread, Noodles Company, and Five Guys.

3 bressi ranch

Logos for retail and amenities at 'bressi ranch': Rubio's, Trader Joe's, Sprouts Farmers Market, Casero, Chase, Petco, Eureka!, BevMo!, Mission Federal Credit Union, Pick Up Stix, Richard Walkers, Peets Coffee & Tea, Stater Bros, Mendocino Farms sandwich market, Usbank, and CVS pharmacy.



carlsbad
California

Corporate Neighbors

A grid of logos for corporate neighbors: Viasat, Abbott, GENOPTIX, SKLZ, L3 Technologies, MAXLINEAR, cobra, PODS, Medtronic, OPTUMRx, MERCK, Callaway, WASSERMAN, TaylorMade, SPY+, IONIS PHARMACEUTICALS, Laird, and REEF.

Life in Carlsbad

where corporate meets the beach

population | **155,326**

corporate & local businesses | **±7,000**

median household income | **\$132,602**

annual visitors | **3.5M+**

7 miles of
Pacific Ocean Coastline

golf courses

1. el camino country club
2. la costa golf course
3. encinitas ranch
4. aviara golf club
5. the crossings at carlsbad
6. rancho carlsbad
7. ocean hills country club

attractions

1. oceanside pier & harbor
2. carlsbad state beach
3. carlsbad campground
4. cinepolis theatres
5. legoland
6. carlsbad flower fields & premium outlets
7. leucadia state beach
8. mcclellan-palomar airport

