

- Premium Carlsbad Location, Exceptional High Image Facility
- Unique One Of A Kind Opportunity
- Terrific Access to the 5 & 15 Freeways and Local Retail Amenities



REXFORD INDUSTRIAL CENTER CARLSBAD | 6131 & 6133 INNOVATION WAY | CARLSBAD, CA

BRAND NEW 32,227 SF CLASS A INDUSTRIAL UNIT AVAILABLE FOR LEASE
Exclusive Bressi Ranch Location | Light Manufacturing | Warehouse/Distribution

PROJECT HIGHLIGHTS



Located in the exclusive Bressi Ranch area of Carlsbad, California, this Class A contemporary complex provides 114,572 rentable square feet of premier industrial/manufacturing space in the heart of San Diego county. The complex features two 57,286 square foot buildings. Each building includes first and second floor offices and 51,372 SF of warehouse space, four loading docks and three grade-level doors (expandable).



UNIT HIGHLIGHTS



6131 Innovation Way, Unit A (32,227 SF) includes:

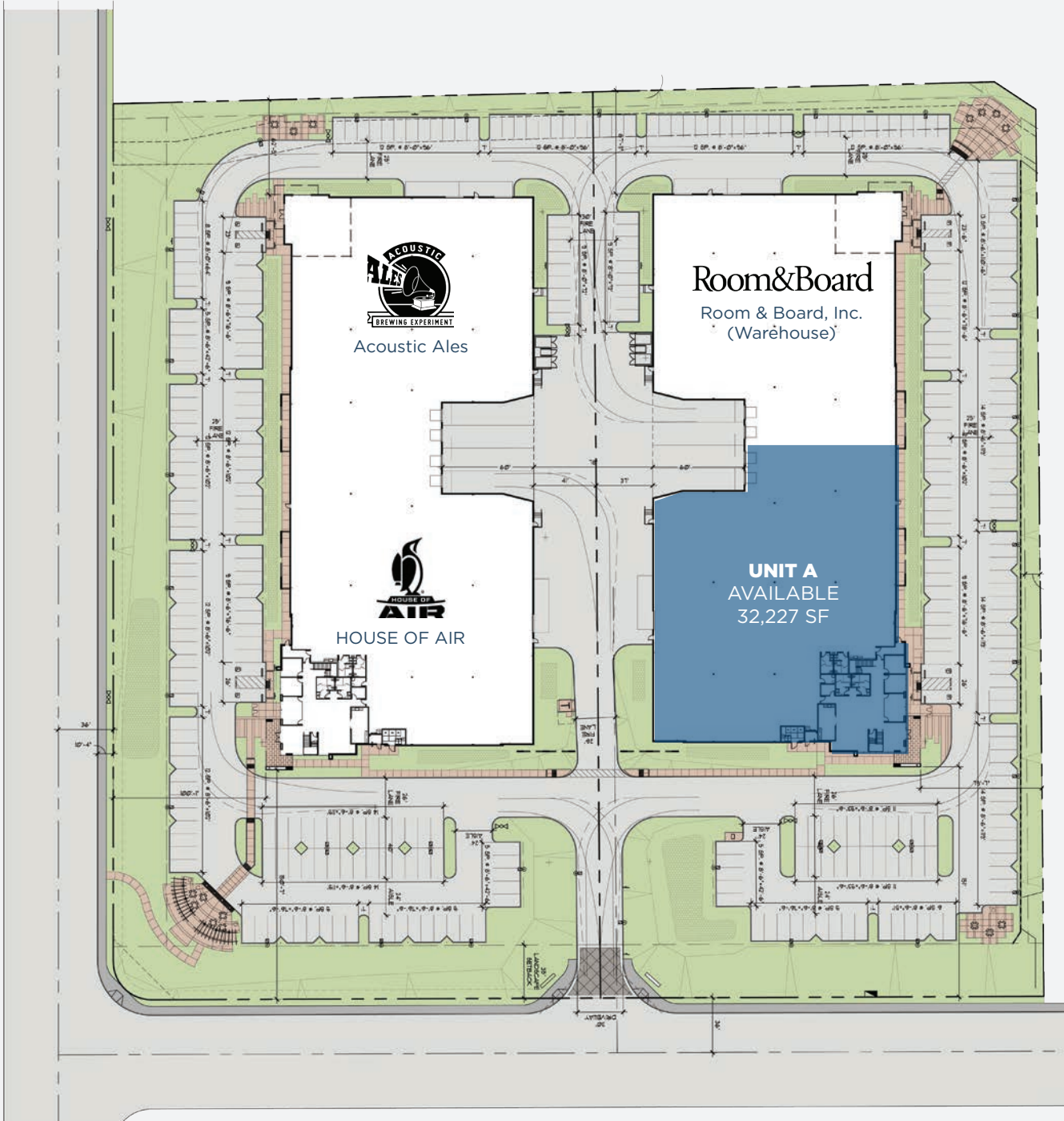
- 3,748 SF first floor and 2,140 SF second floor office, and 26,339 SF warehouse space
- 2 loading docks and 1 grade-level door (expandable)
- ESFR Sprinkler System
- 30' to 32' interior ceiling heights
- 40' x 60' column spacing
- 2.7/1,000 SF parking ratio (86 spaces)
- 200 Amps 277/480 V 3 phase power (expandable to 1,000 Amps)
- Lease rate: \$0.98/SF/month plus \$0.29 NNN's



UNIT HIGHLIGHTS



SITE PLAN



AREA HIGHLIGHTS



REXFORD INDUSTRIAL – CENTER CARLSBAD

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- 12 minutes from Carlsbad Poinsettia Commuter Rail (Coaster)
- 42,723 ADT at Innovation Way and Palomar Airport Road
- Walk to Bressi Ranch Village Center's shops, services, and eateries

- 1** Bressi Ranch Village Center
Trader Joe's, Pure Burger, Peet's, Board & Brew, Luna Grill, Rubio's
- 2** The Square at Bressi Ranch
CVS Pharmacy, Sprouts, and Bevmo
- 3** Palomar Commons
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, CYO Pizza
- 4** Palomar Airport
- 5** Existing Hotels
- 6** Lift
44,030 SF Mixed-Use Office and Retail Development
- 7** Viasat, Inc. Campus
- 8** Kensington at The Square
100 Townhome Development Site

