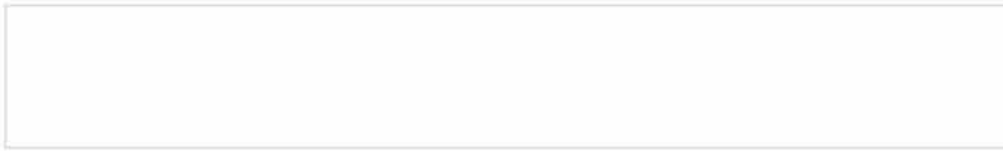




TM



6350 Yarrow Dr

Carlsbad, CA 92011 · Industrial For Lease



PALOMAR AIRPORT BUSINESS PARK

Rental Rate	\$0.95 /SF/Month	Building Class	B
Total Space Available	11,325 SF	Year Built	1976
Property Type	Industrial	Lot Size	3.30 AC

Property Subtype	Flex Space	Zoning Description	PM, Carlsbad
Additional Sub-types	R&D Creative/Loft	Features	Electricity/Power - 200 Amps (277/480 Volt)
Building Size	45,323 SF		

1 SPACE

Space B

Space Available	11,325 SF	Clear Ceiling Height	20 ft.
Space Type	Warehouse	No. Drive In / Grade-Level Doors	1

Lease Type NNN

Approx. 11,325 SF Industrial/Manufacturing/Flex Space - Approx. 40% Office / 60% Warehouse , 22' Clear Height , 20' x 14' Grade Level Roll-Up Door, Two (2) Restrooms

Natural Gas Available

200 AMP (277/480)

Fire Sprinklered

Insulated Warehouse Ceiling

Parking Ratio: 2/1,000 SF

Professionally Managed

Prime Carlsbad Location

Located Along NCTD Route 445 and 309 with Direct
Access from Carlsbad Poinsettia Coaster Station

Near Palomar Airport

PM Zoning

HIGHLIGHTS

FOR LEASE

11,325 SF Industrial/Flex Space

Lease Rate: \$.95/SF - NNN

UTILITIES

Electricity/Power - 200 Amps (277/480 Volt)