FOR LEASE

CARLSBAD COMMERCE CENTER

2185-2237 FARADAY AVENUE, CARLSBAD, CA 92008



CUSHMAN & WAKEFIELD

INDUSTRIAL AND OFFICE SUITES

PROPERTY HIGHLIGHTS



- Convenient access to amenities such as Bressi Ranch, Carlsbad Premium Outlets, and Palomar Airport
- Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- Good transportation and excellent community amenities

A ±145,718 SF multi-tenant industrial park in the heart of Carlsbad. Situated directly between El Camino Real and College Blvd, with close proximity to State Route 78.

Mixture of office, industrial and creative flex units

Mature landscaping with park-like setting

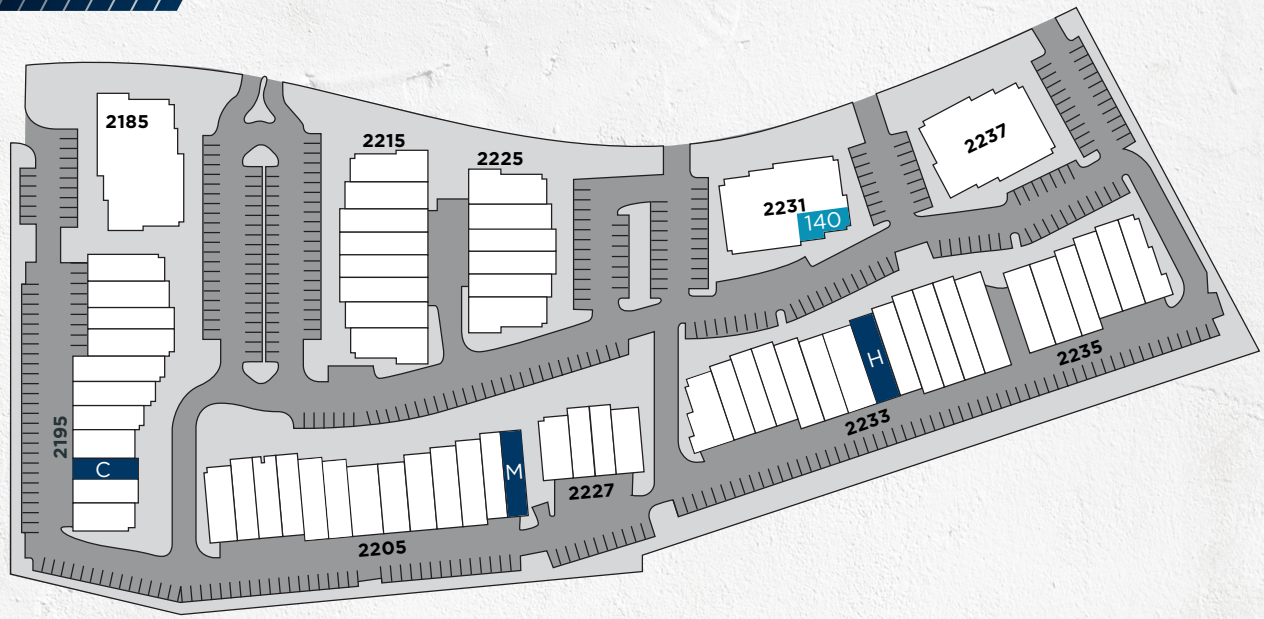
Excellent street exposure/tenant identity

Quick access to I-5, El Camino Real, and Palomar Airport Rd

Centrally located in the prestigious Carlsbad Research Center

Award winning California Cafe on site

PROPERTY AVAILABILITY



INDUSTRIAL

Address/Suite	Size	Improvements	Availability Access	Price
2195 Faraday Ave, Ste C	±1,596 SF	Reception, Open Office, Private Offices, Restroom, Kitchenette, Warehouse, and One (1) Grade Level Roll-Up Door	December 1, 2026	$1.49/SF NNN
2205 Faraday Ave, Ste M	±1,986 SF	Reception, Open Office, Private Office, Storage, Restroom, Kitchenette, Warehouse, and One (1) Grade Level Roll-Up Door	Available Now	$1.49/SF NNN
2233 Faraday Ave, Ste H	±2,118 SF	Office, Private Office, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door	December 1, 2026	$1.49/SF NNN

Estimated NNN = $0.44/SF

OFFICE

Address/Suite	Size	Improvements	Availability Access	Price
2231 Faraday Ave, Ste 140	±1,686 SF	Open Office, Private Offices, and Conference Room	Available Now	$0.99/SF + CAOE

Estimated CAOE = $0.30/SF

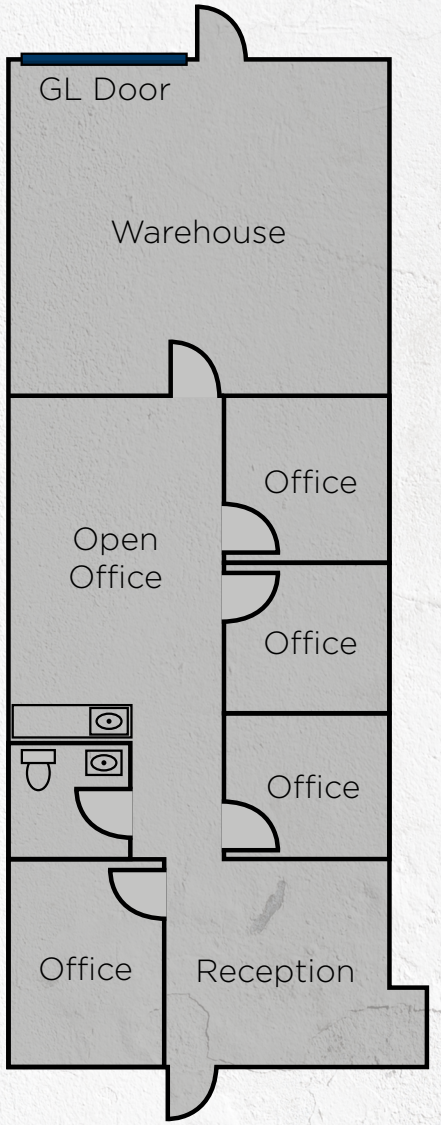
FLOOR PLAN (INDUSTRIAL)

2195 FARADAY AVENUE, SUITE C

±1,596
RENTABLE SQUARE FEET

$1.49 / SF
LEASE RATE + $0.44/SF NNN

DECEMBER 1, 2026
AVAILABILITY



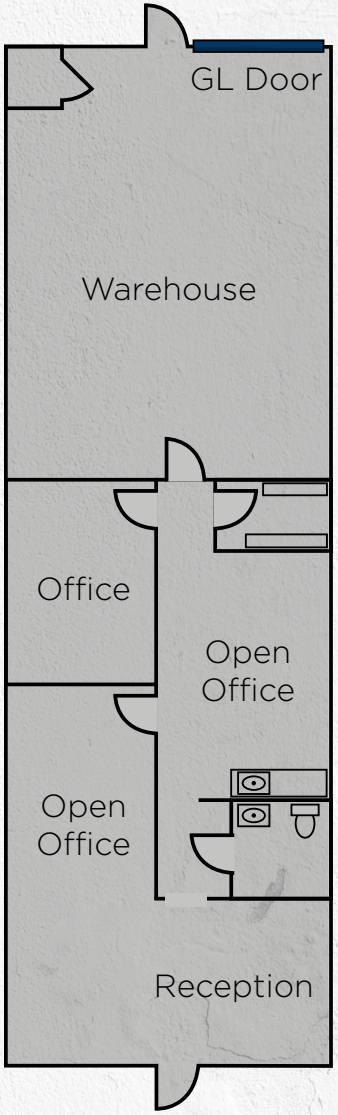
FLOOR PLAN (INDUSTRIAL)

2205 FARADAY AVENUE, SUITE M

±1,986
RENTABLE SQUARE FEET

$1.49 / SF
LEASE RATE + $0.44/SF NNN

NOW
AVAILABILITY



FLOOR PLAN (INDUSTRIAL)

2233 FARADAY AVENUE, SUITE H

±2,118
RENTABLE SQUARE FEET

$1.49 / SF
LEASE RATE + $0.44/SF NNN

DECEMBER 1, 2026
AVAILABILITY



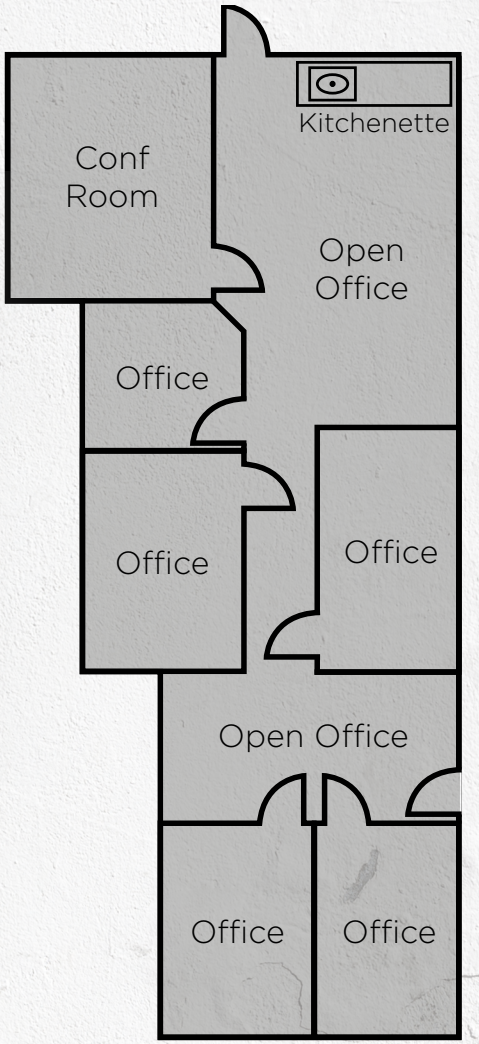
FLOOR PLAN (OFFICE)

2231 FARADAY AVENUE, SUITE 140

±1,686
RENTABLE SQUARE FEET

$0.99 / SF
LEASE RATE + $0.30 CAOE

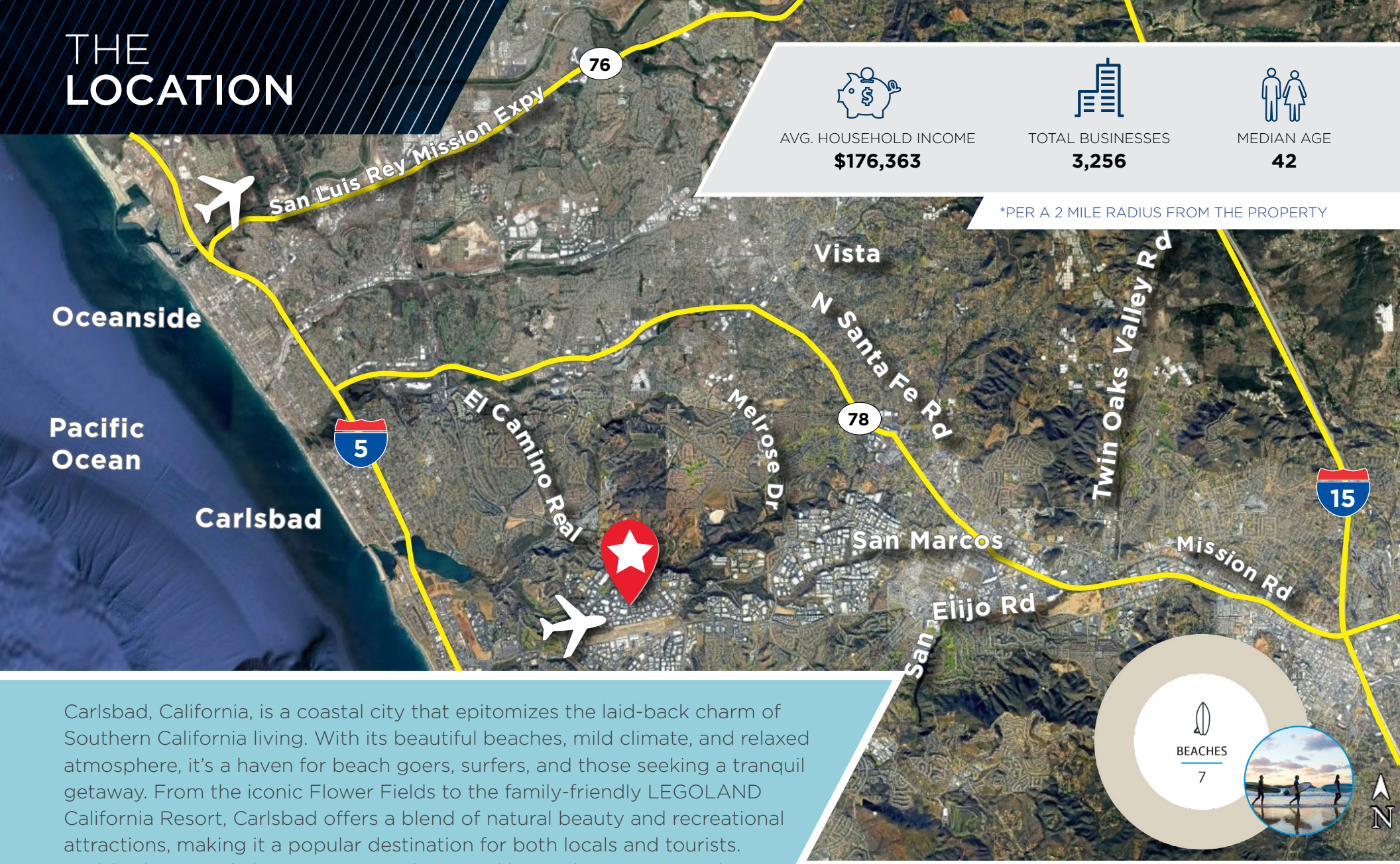
NOW
AVAILABILITY



THE LOCATION

AVG. HOUSEHOLD INCOME	TOTAL BUSINESSES	MEDIAN AGE
$176,363	**3,256**	**42**

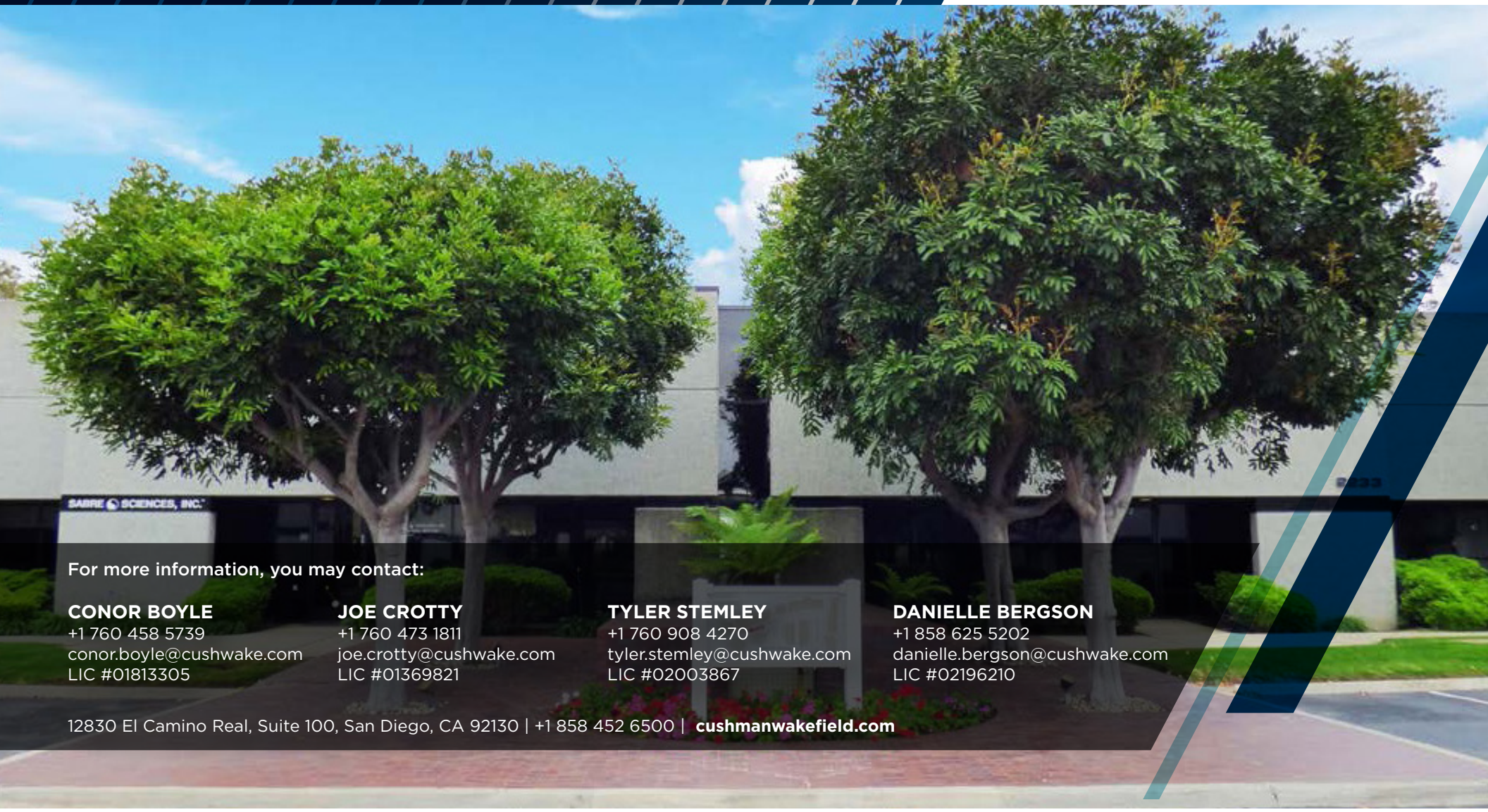
*PER A 2 MILE RADIUS FROM THE PROPERTY



Carlsbad, California, is a coastal city that epitomizes the laid-back charm of Southern California living. With its beautiful beaches, mild climate, and relaxed atmosphere, it's a haven for beach goers, surfers, and those seeking a tranquil getaway. From the iconic Flower Fields to the family-friendly LEGOLAND California Resort, Carlsbad offers a blend of natural beauty and recreational attractions, making it a popular destination for both locals and tourists. Carlsbad's coastal character is complemented by its thriving arts and culture scene. The city is home to various art galleries, music festivals, and community events that reflect its creative spirit. This cultural vibrancy, combined with its picturesque landscapes and modern amenities, makes Carlsbad a captivating destination that captures the essence of California's coastal lifestyle.

Carlsbad, California, boasts a dynamic industrial landscape with a strong focus on innovation and technology. The city hosts a diverse range of high-tech companies, research centers, and biomedical institutions, contributing to its reputation as a hub for cutting-edge advancements and scientific progress.

CUSHMAN & WAKEFIELD



For more information, you may contact:

CONOR BOYLE
+1 760 458 5739
conor.boyle@cushwake.com
LIC #01813305

JOE CROTTY
+1 760 473 1811
joe.crotty@cushwake.com
LIC #01369821

TYLER STEMLEY
+1 760 908 4270
tyler.stemley@cushwake.com
LIC #02003867

DANIELLE BERGSON
+1 858 625 5202
danielle.bergson@cushwake.com
LIC #02196210

12830 El Camino Real, Suite 100, San Diego, CA 92130 | +1 858 452 6500 | **cushmanwakefield.com**

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