

PREMIER SPACE AVAILABLE NORTHPOINTE

CARLSBAD

6197 El Camino Real
Carlsbad, CA 92009



FOR LEASE OR
SALE

±65,939 SF

6197 EL CAMINO REAL



Virtual Tour



LEASED BY





PROJECT HIGHLIGHTS



Best-in-class Research and Development and Manufacturing space, providing flexible high-image shell buildout finish and sealed floors.



Unsurpassed access and visibility from El Camino Real with a signalized entrance. El Camino Real is North San Diego's major north-to-south transportation corridor.



Walkable amenities include adjacent retail centers with restaurants, retail shops, and services.



The building features industrial efficiencies, including heavy power, dock and grade-level loading, and 24' clear height, to support a variety of industrial operations.

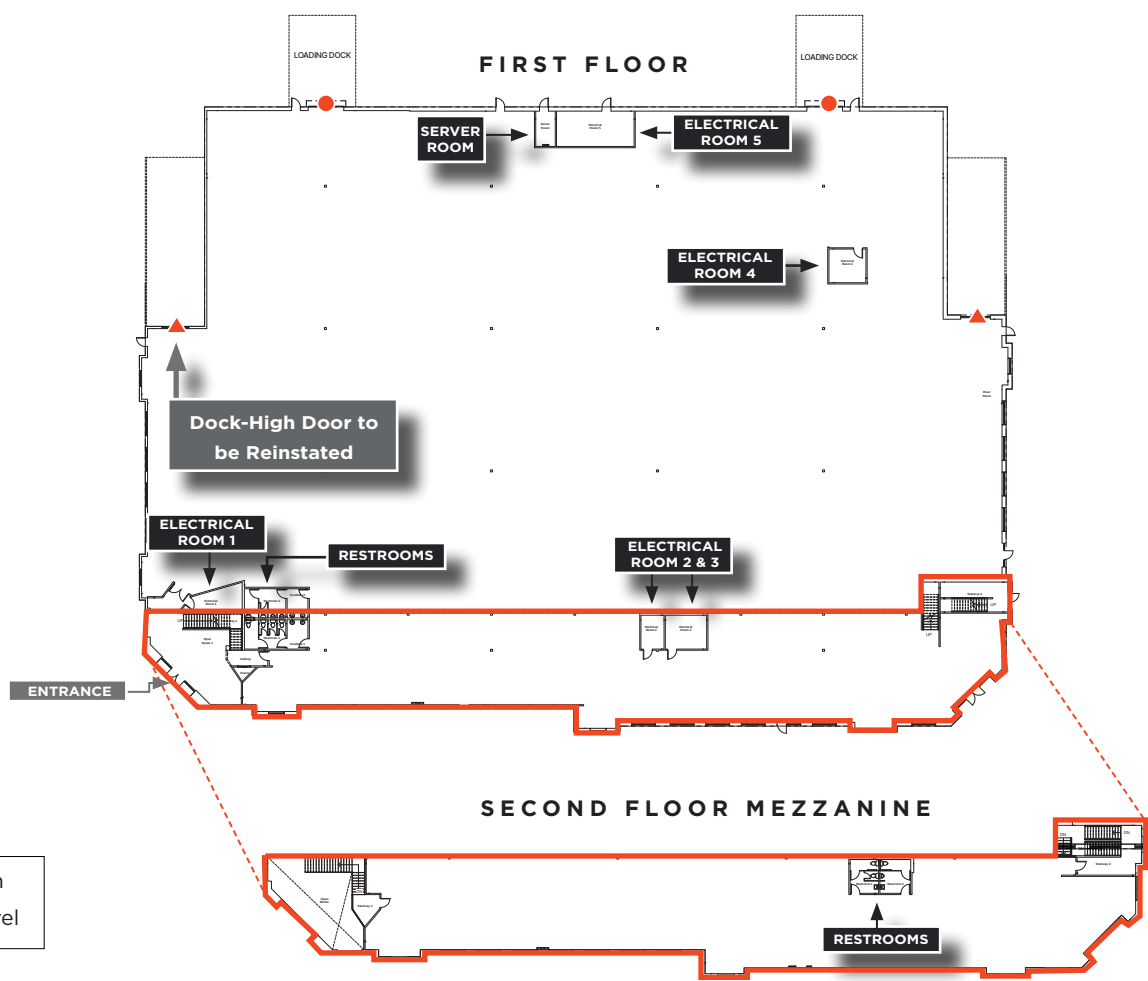


New highly amenitized outdoor common area with indoor-outdoor connectivity and new glass roll-up doors.



Located 4 minutes from McClellan-Palomar Airport, 10 minutes from Interstate 5 and 11 minutes from the coast.

AS-BUILT FLOOR PLAN



6197 EL CAMINO REAL

Size	65,939 SF (9,251 SF of Mezzanine)
Dock	1 Dock-High Door (Expandable to 2)
Grade	2 Grade-Level Doors
Clear Height	24'
Power	601 AMPS Available 480V/277 (Capable of 3,000 AMPS)
Parking Ratio	3.3/1,000

INTERIOR PHOTO

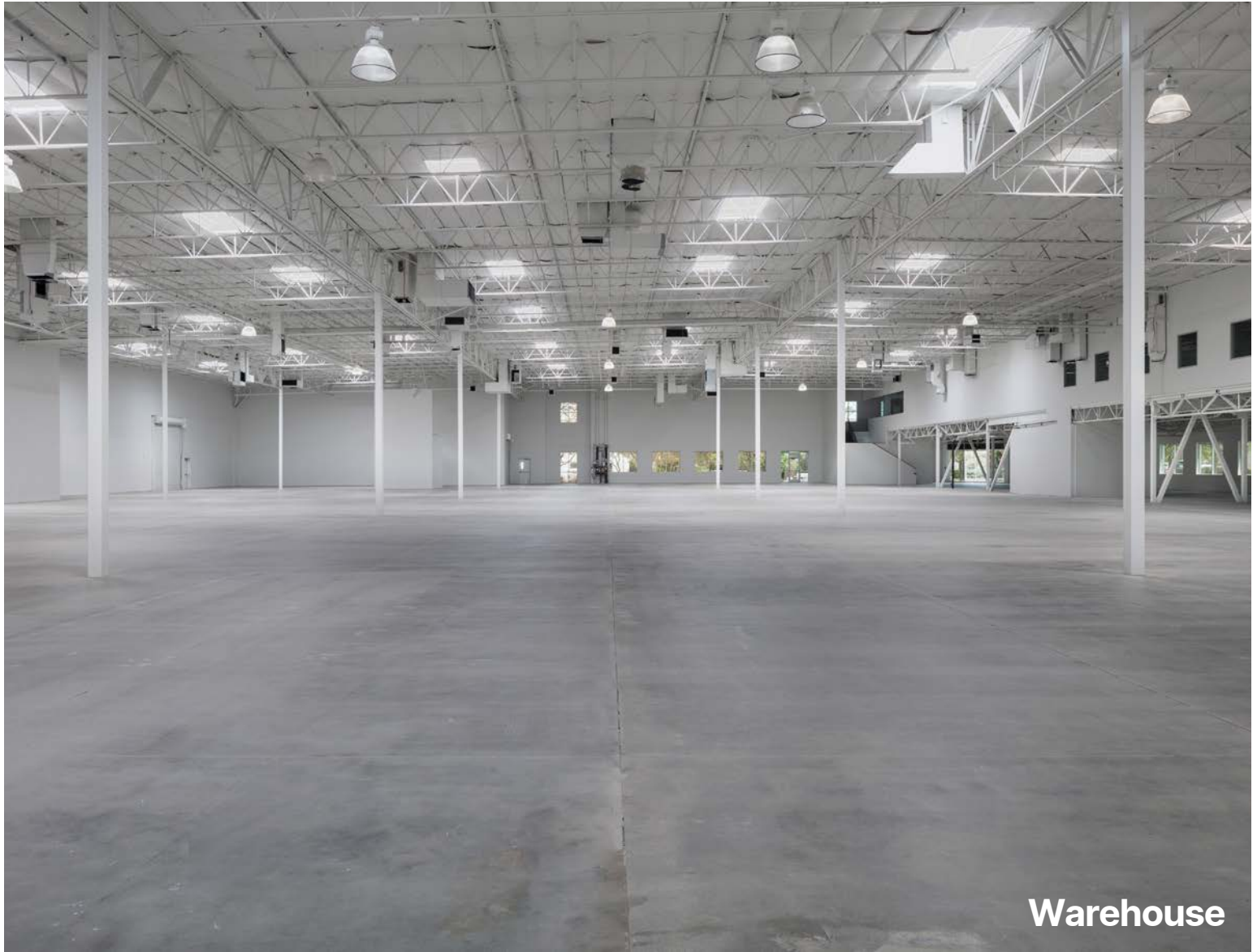
NorthPointe 6197 El Camino Real, Carlsbad, CA



Front Entryway

INTERIOR PHOTOS

NorthPointe 6197 El Camino Real, Carlsbad, CA



Warehouse



Mezzanine

INTERIOR & EXTERIOR PHOTOS

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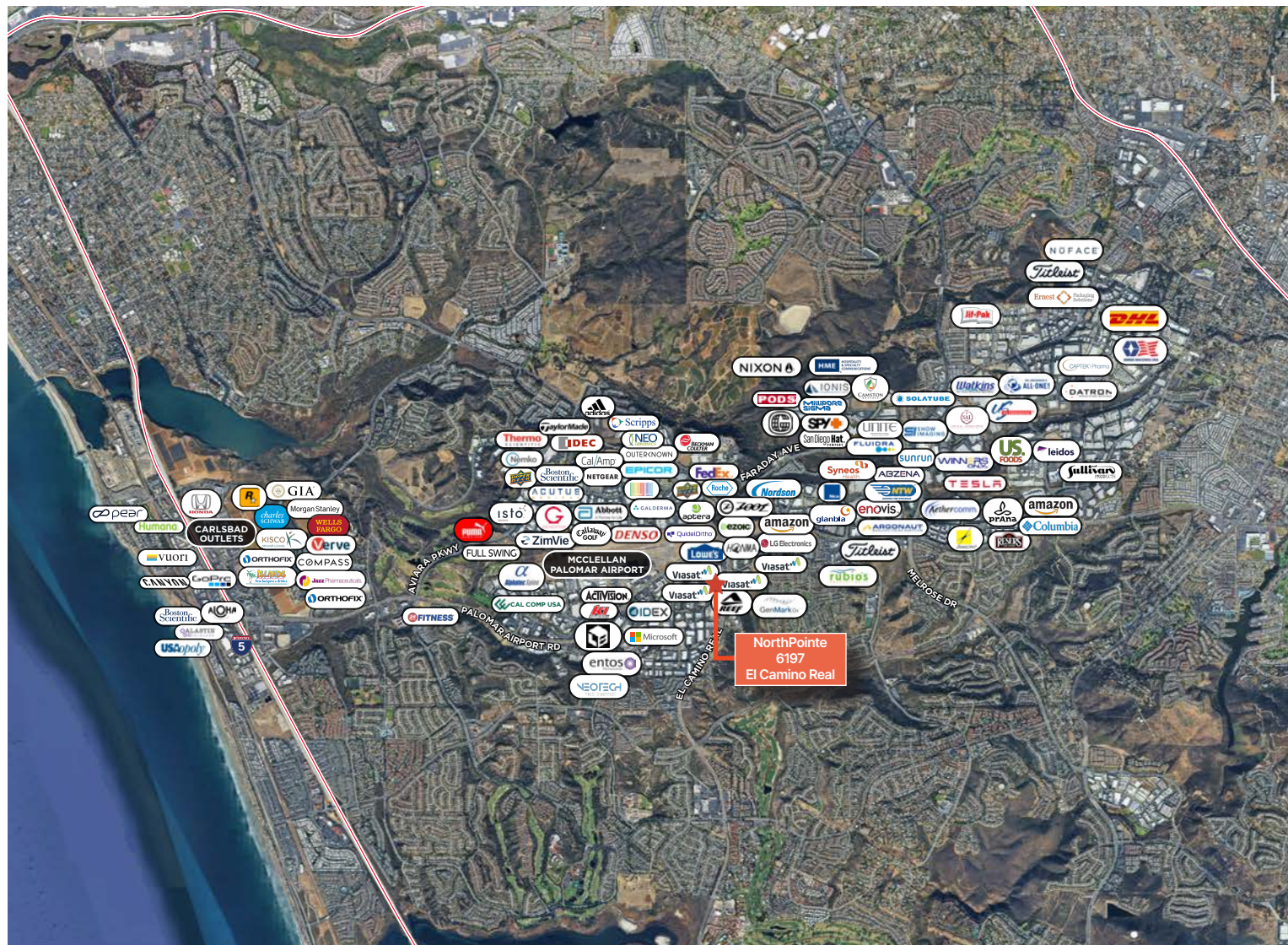


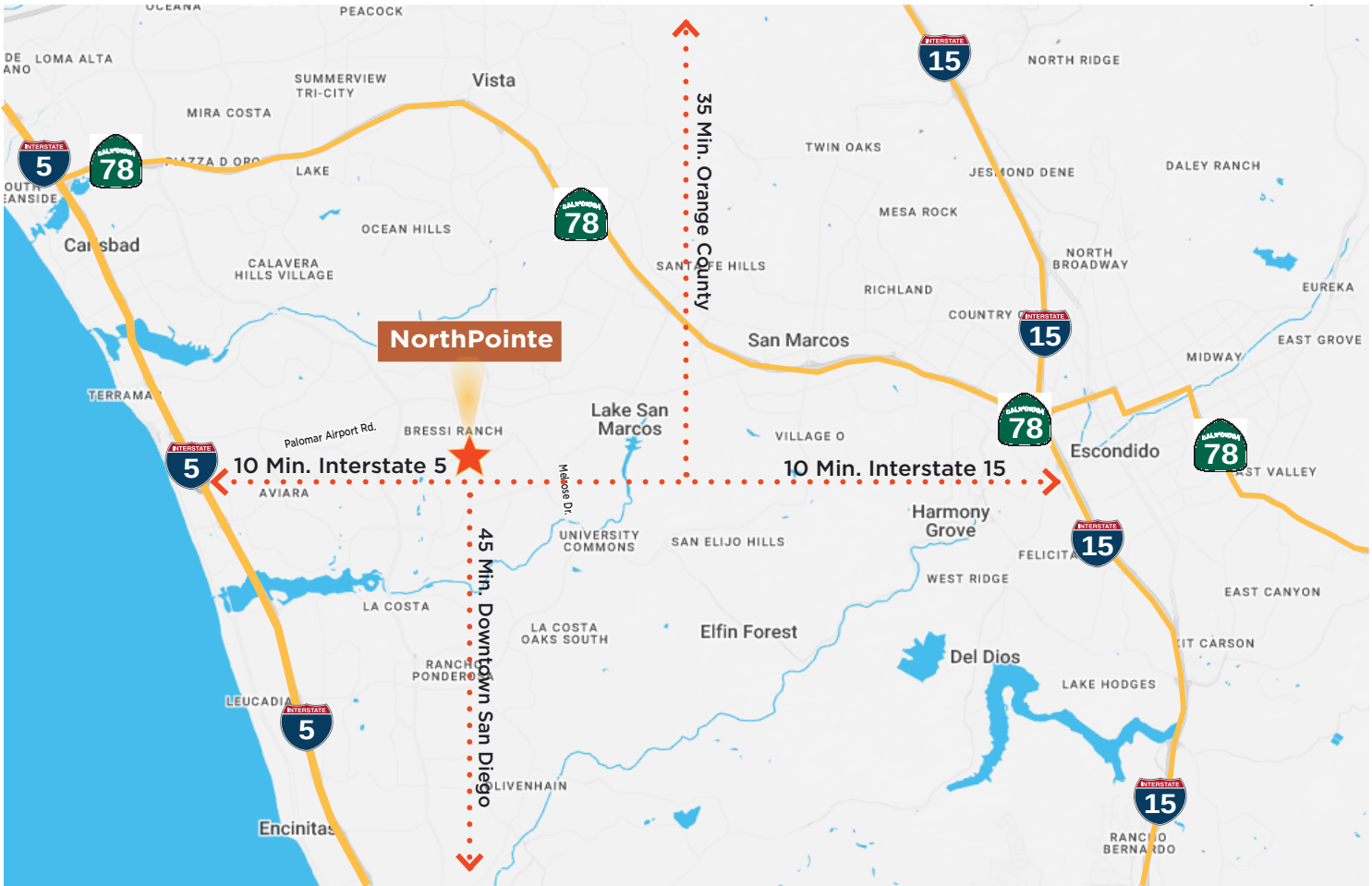
WALKABLE AMENITIES

NorthPointe 6197 El Camino Real, Carlsbad, CA



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CARLSBAD DRIVE-TIME MAP

The site is centrally located in Carlsbad, North San Diego's largest and most desired market, as well as San Diego's fastest-growing submarket.

Beyond it's regional importance, NorthPointe is located in one of Southern California's most appealing live/work/play communities.

An abundance of restaurants, shops, conveniences, and recreation are all within a 10-minute drive of the property.

DRIVE TIMES

8 Min.	10 Min.	96 Min.
McClellan Palomar Airport Highway 78	Interstate 5 Pacific Ocean Interstate 15	Riverside County
35 Min.	42 Min.	
Orange County	Downtown San Diego	

CONTACT INFORMATION



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