

6124

INNOVATION WAY

FOR SALE OR LEASE
±2,886 SF HIGH IMAGE
FLEX/R&D CONDOMINIUM



Sale Price: \$315/SF | Asking Lease Rate: Negotiable





6116-6126

**Located in the
prestigious Towers
at Bressi Ranch
development**

6122



Two stories

Ocean view from second floor

22' clear height in warehouse

Grade level roll-up door

US green building council construction
(LEED certified)

Eyebrow signage available

6124

INNOVATION WAY

Less than a mile from McClellan-Palomar Airport

3.25/1,000 SF parking ratio

2007 construction

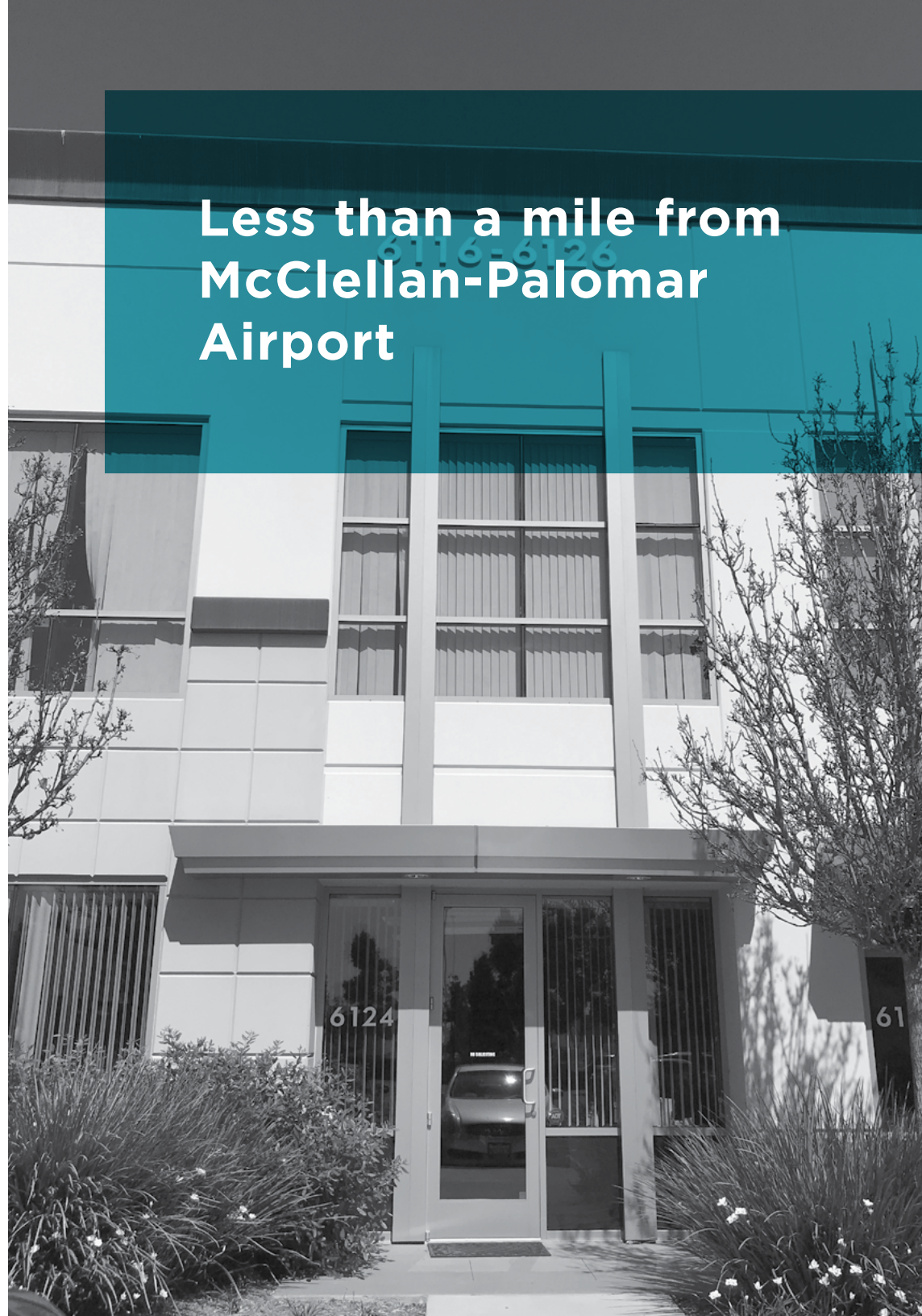
Walking distance to the Bressi Village Shopping Center which includes Peet's Coffee and Tea, Trader Joe's, Board and Brew Sandwiches, Tommy V's Urban Kitchen and numerous other restaurant and retail amenities

Adjacent to the Square at Bressi Ranch - a 87,000 SF retail center currently under construction

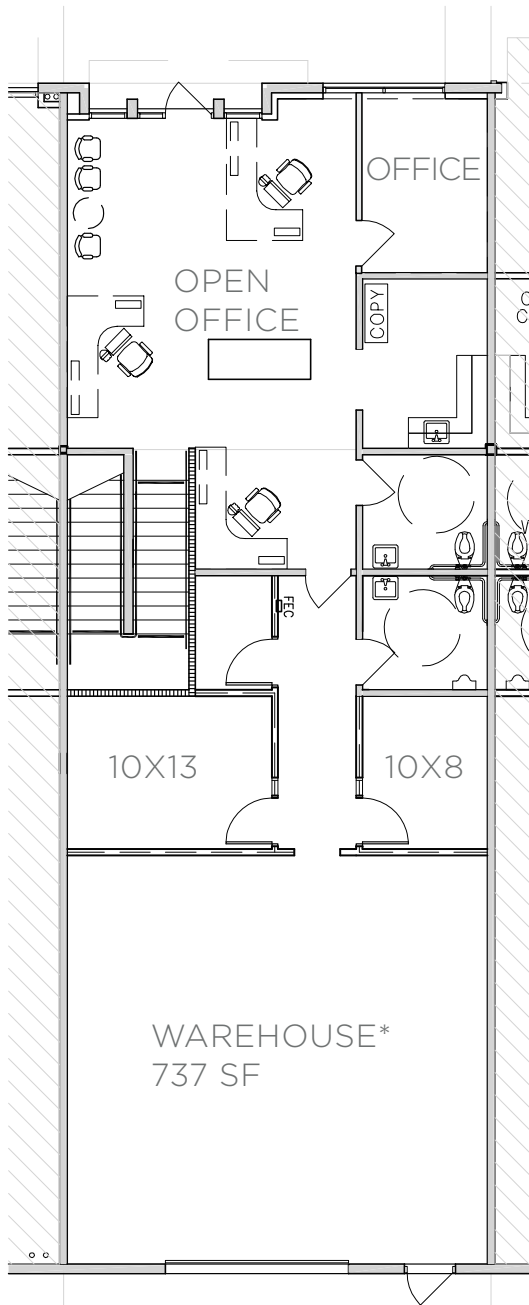
Less than a mile from McClellan-Palomar Airport

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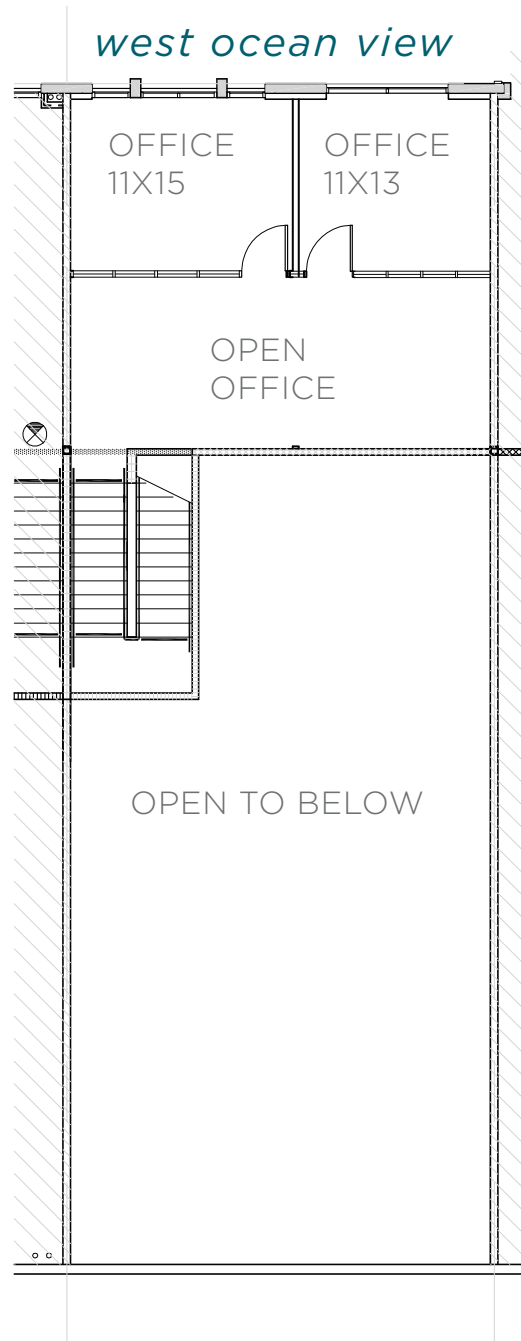
INNOVATION WAY



1st Floor



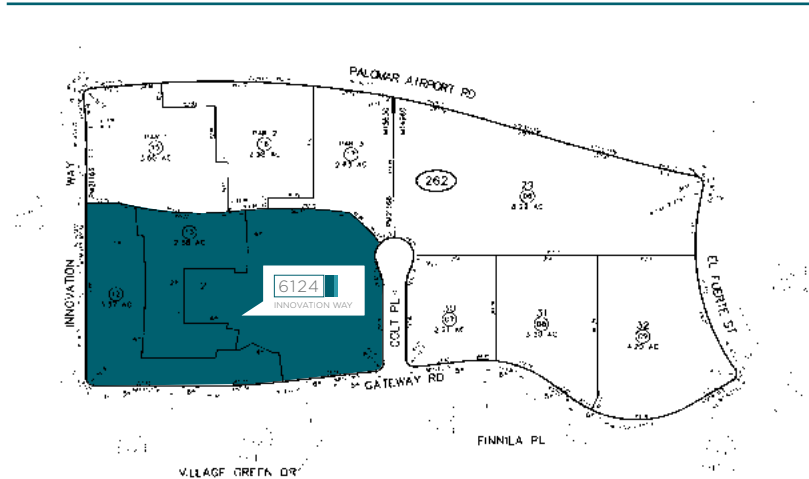
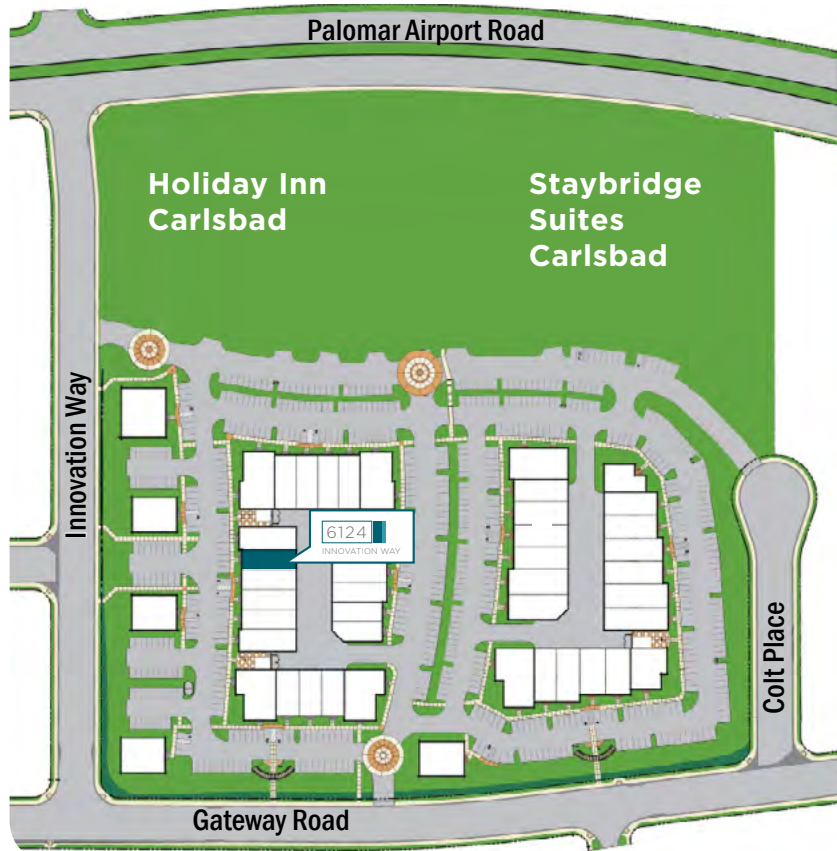
2nd Floor



Floorplan
±2,886 SF
Total

*Warehouse is expandable to 1,176 SF

Siteplan





■ The Towers at Bressi Ranch

Location



Bressi Ranch
Village Center

The Square at
Bressi Ranch

PALOMAR AIRPORT ROAD



LIFT @ BRESSI RANCH



MCCLELLAN PALOMAR AIRPORT

FLOWER FIELDS

6124

INNOVATION WAY



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