

6179 El Camino Real  
Carlsbad, California 92009

FOR SALE OR LEASE

13,412 SQUARE FEET



**PROPERTY FEATURES:**

- Approximately 13,412 Square Feet
- Approximately 50% Office
- One Grade Level Door
- One Dock High Door
- 800 Amps, 277/480 V Power
- 22' Clear Height
- 44 Parking Spaces (3.3 / 1,000 SF)
- Close Proximity to I-5
- Sale Price: \$1,904,504 (\$142 PSF)
- Lease Rate: \$0.79 PSF NNN
- Please Do Not Disturb Tenant



**FOR MORE INFORMATION, PLEASE CONTACT:**

**RONALD L. KING, SIOR**  
Senior Director  
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**BOB WILLINGHAM**  
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**CUSHMAN & WAKEFIELD OF SAN DIEGO, INC**  
5800 Armada Drive, Suite 101  
Carlsbad, CA 92008  
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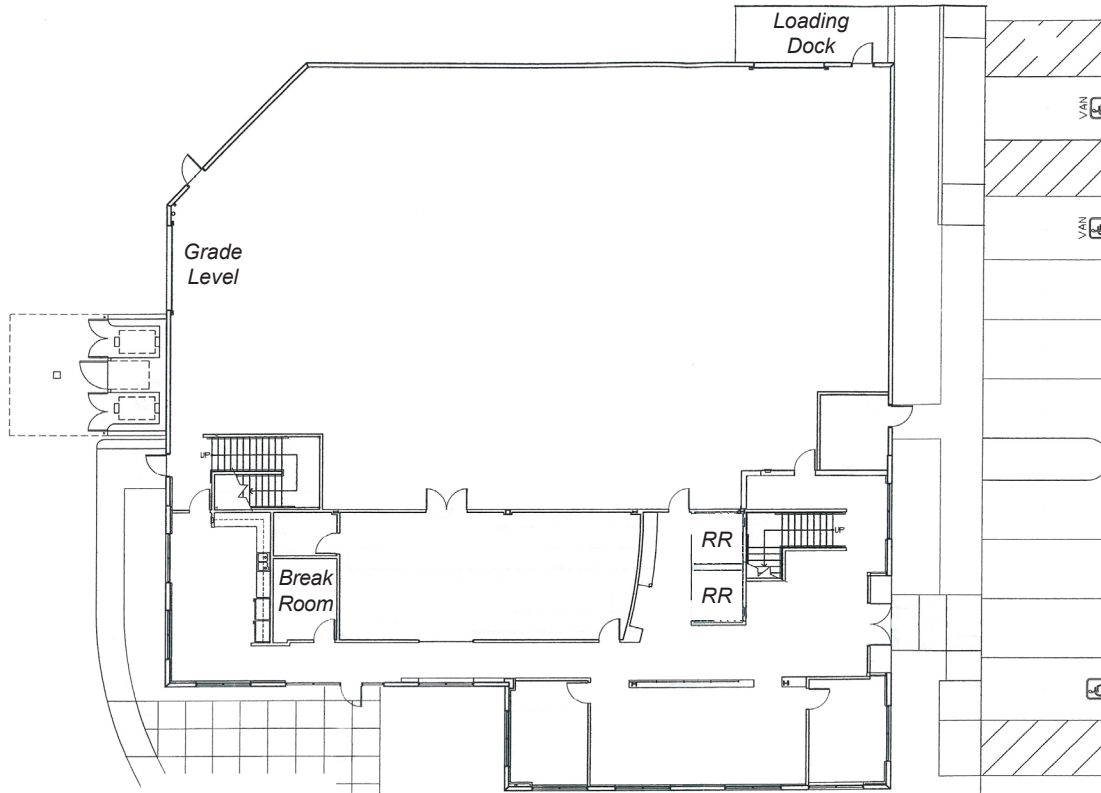


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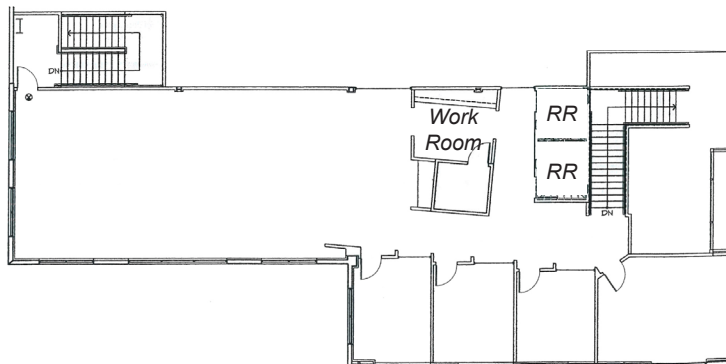
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**13,412 SQUARE FEET**

First Floor - 9,985 Square Feet



Second Floor - 3,427 Square Feet



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