18,201 SF FREE-STANDING BUILDING FOR LEASE

6155 CORTE DEL CEDRO

Carlsbad, CA 92011

PALOMAR COMMERCIAL
BUSINESS REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- 18,201 Sq.Ft. Free-Standing Industrial Building
- Office Area: ±6,500 Sq.Ft. (35%)
- HVAC Production Areas: ±7,255 Sq. Ft.
- FDA Grade Labs with Sinks
- 1.2 Acre Lot / APN 213-070-05
- Truck Loading:
  1 Dock High (8'x10")
  2 Grade Level Truck Doors (12'x14')
- 1,200 Amps, 120/208 Volts, 3-Phase Power
- Clear Height: 18' min. / Gas Space Heaters
- Natural Gas / Compressed Airlines / Floor Drains
- Parking: 43 Spaces - 2.4 / 1,000
- Sprinkler System: .33gpm / 3,000 Sq. Ft.
- **Lease Rate: Ask Broker**

For more information, please contact:
David M. Steffy | 760.845.6307 | dsteffy@palomarcommercial.com | CA License 00902739

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OVERVIEW

Position your business in one of North County San Diego's most desirable industrial hubs.

6155 Corte Del Cedro offers a well-balanced blend of office, production, and warehouse space—ideal for manufacturing, biotech, food-grade users, and advanced assembly operations.

FLEXIBLE INTERIOR

- Modern office layout with private offices and cubicles
- Kitchen / breakroom area
- HVAC-controlled production rooms
- FDA-grade lab spaces with sinks
- Mezzanine storage

ROBUST INFRASTRUCTURE

- 1,200 amps, 120/208V, 3-phase power
- Natural gas and compressed air lines
- Floor drains
- 18' minimum clear height
- Fire sprinkler system

ACCESS & LOCATION

- 1 dock-high loading door
- 2 grade-level truck doors
- 43 parking spaces
- Minutes from McClellan-Palomar Airport
- Convenient access to major Carlsbad corridors

STAND OUT IN CARLSBAD

This property combines functionality, infrastructure, and a premier location—making it a rare opportunity for companies seeking a turnkey industrial solution in North County San Diego.

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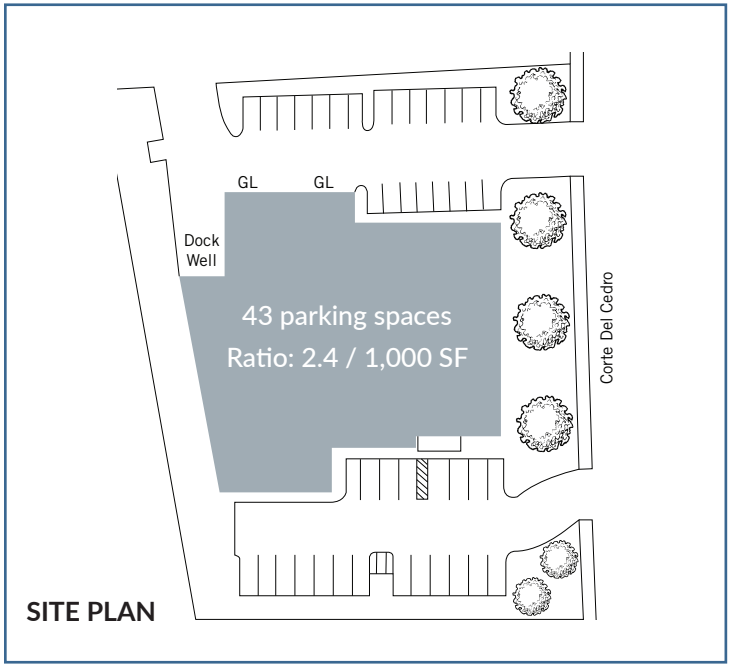
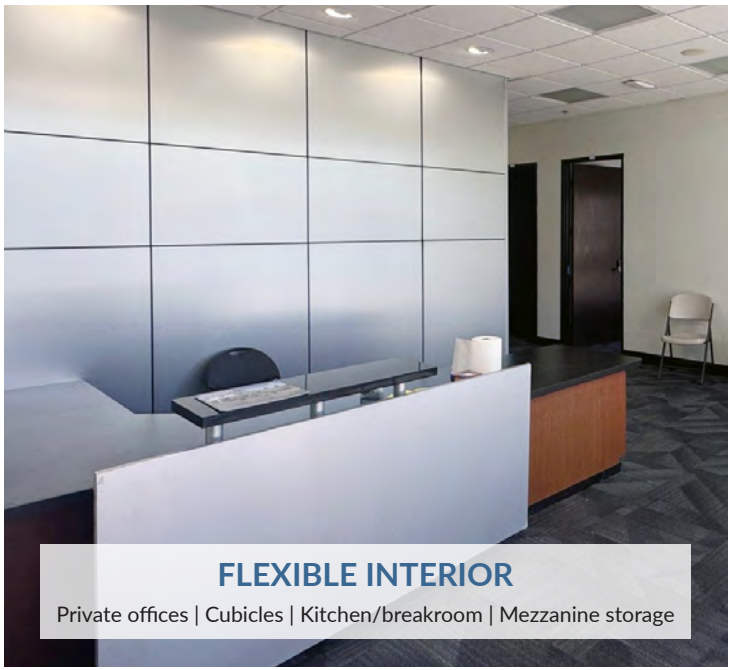
FLOOR PLAN (CURRENT)

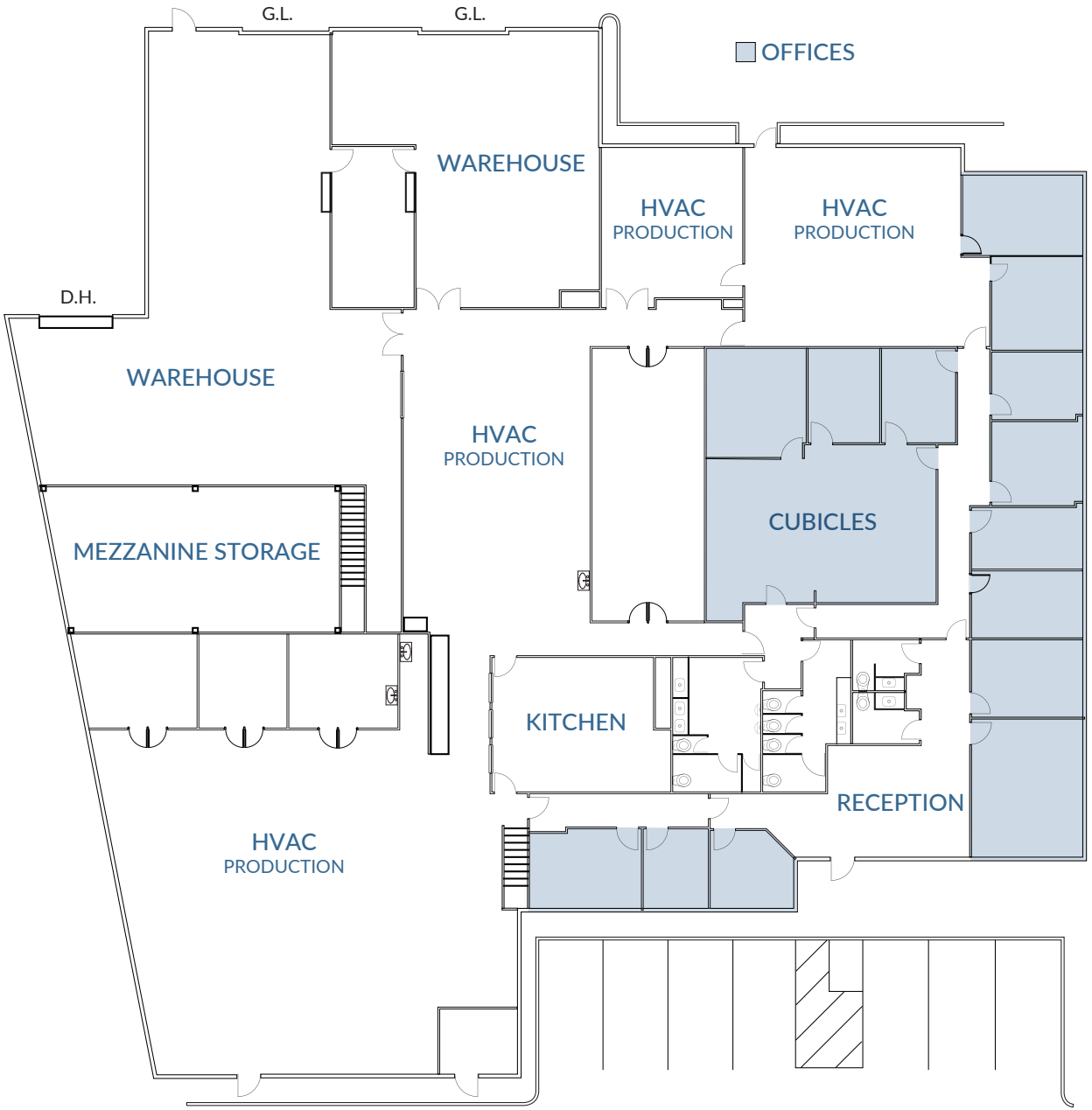


SITE PLAN



FLEXIBLE INTERIOR

Private offices | Cubicles | Kitchen/breakroom | Mezzanine storage



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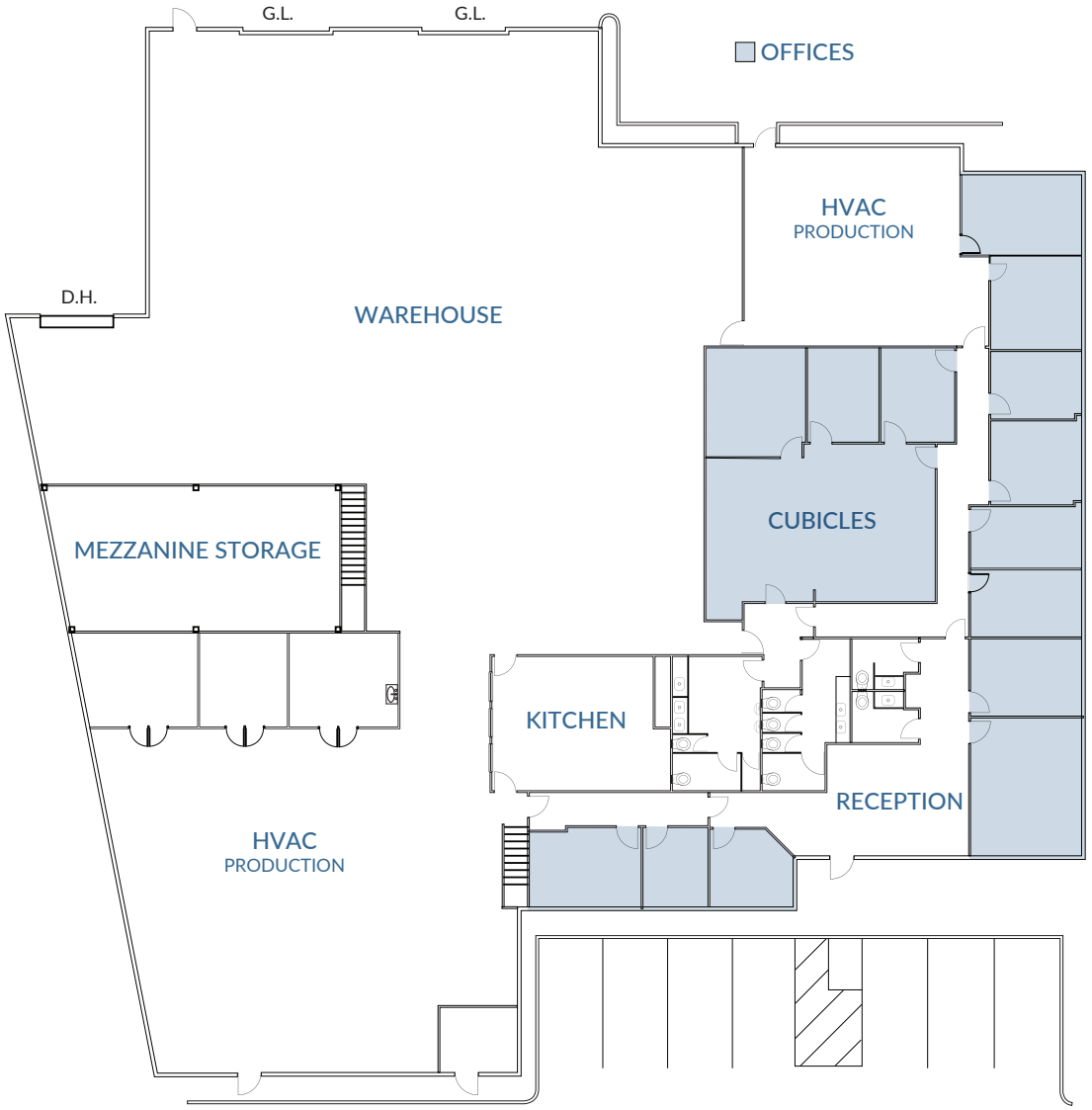
FLOOR PLAN (ALTERNATE)



EXPANDED WAREHOUSE POTENTIAL

This alternate floor plan illustrates the potential to reconfigure the existing layout to create a significantly larger, more open warehouse area while retaining office, production and support spaces. This flexibility allows the facility to accommodate users with greater warehousing, distribution, manufacturing or assembly requirements.

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PHOTOS

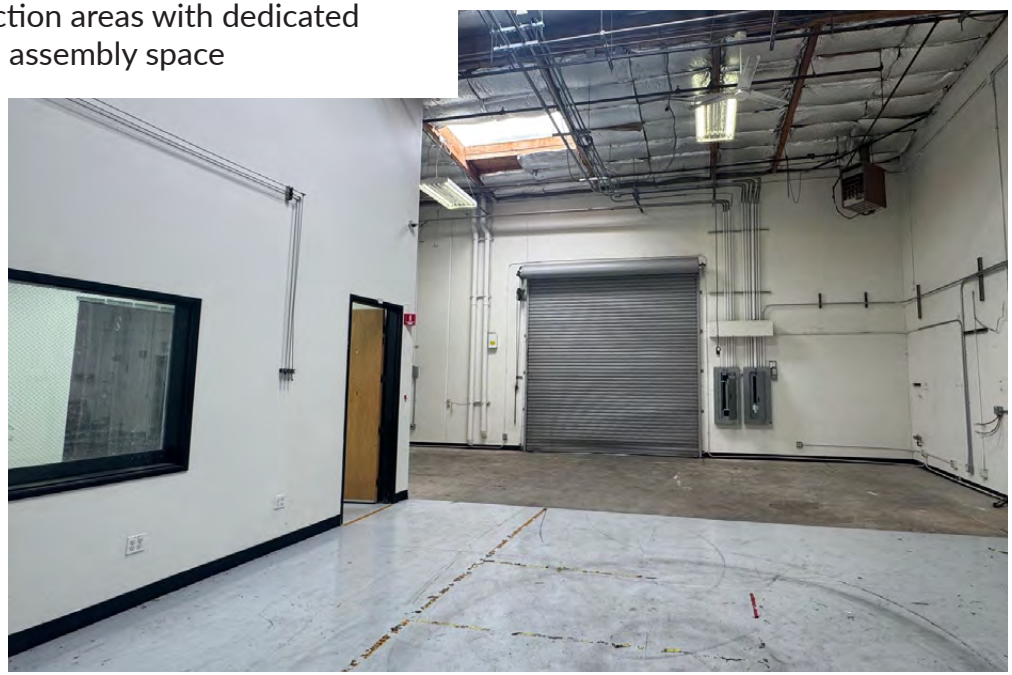




PRODUCTION + WAREHOUSE CAPABILITY

Climate-controlled production areas with dedicated manufacturing / assembly space





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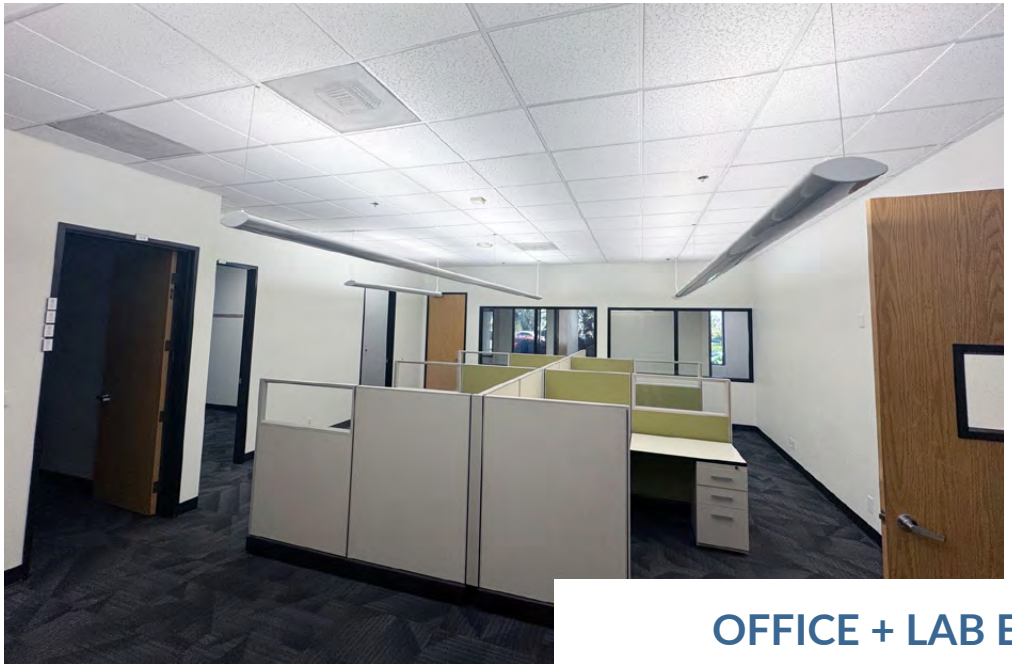
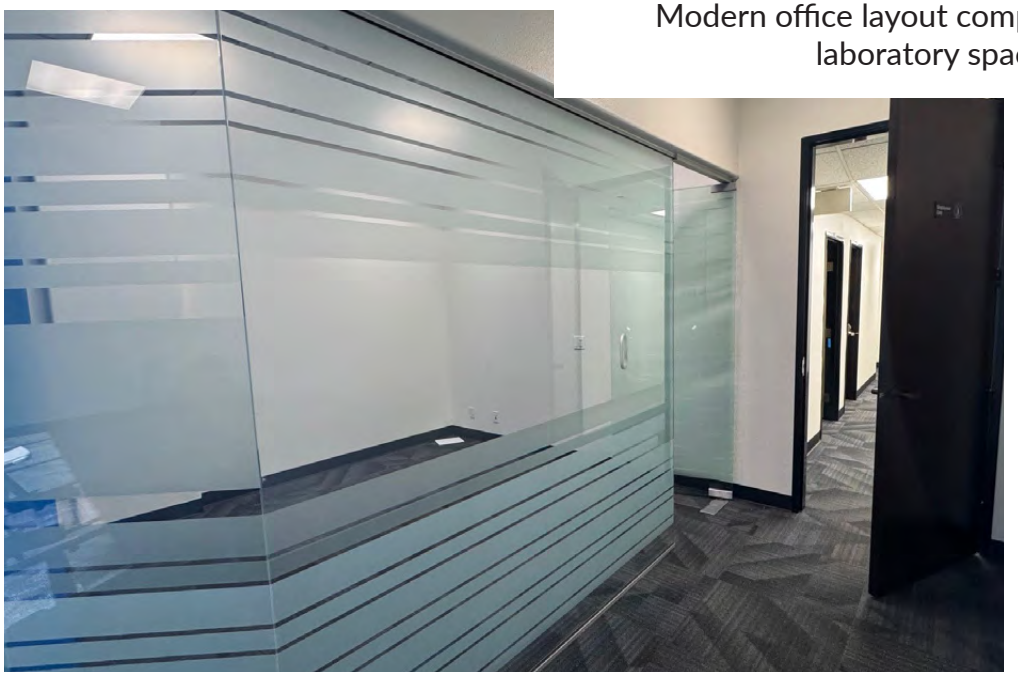




OFFICE + LAB ENVIRONMENT

Modern office layout complemented by FDA-grade laboratory spaces with sinks





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AERIAL



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