



view the  
virtual tour

**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**WR** WILLIAMS ROTH GROUP  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

*For Sale or For Lease | 29,521 SF*

**59** | **balfour court**  
**28** | **carlsbad, ca 92008**



ASTON AVE

FARADAY AVE

RUTHERFORD RD

**59** | balfour court  
**28** | carlsbad, ca 92008

MCCLELLAN-PALOMAR  
AIRPORT

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# property features

<b>address:</b>	5928 Balfour Court, Carlsbad, CA 92008
<b>description:</b>	Freestanding Industrial Building
<b>total rba:</b>	±29,521 SF
<b>office:</b>	±7,729 SF
<b>lot size:</b>	2.17 Acres (94,525 SF)
<b>apn:</b>	212-070-14-00
<b>year built:</b>	1989
<b>parking:</b>	2.57/1,000 SF (76 Spaces)
<b>grade level doors:</b>	4 Doors: 10'x10' & 1 Door: 14'x10'
<b>dock high doors:</b>	2 Dock Doors with Dock Levelers
<b>clear height:</b>	22'-24'
<b>power:</b>	2,000A/480V 3P (Expandable to 2,400A)
<b>zoning:</b>	C-M ( <a href="#">Link to Zoning Ordinance</a> )

asking price: \$6,525,000

lease rate: \$1.20/SF NNN  
NNN's = ±\$0.20/SF



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# property highlights



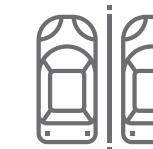
**dock high loading**  
2 dock doors  
with dock levelers



**heavy power**  
2,000A/480v 3P  
(expandable to 2,400A)



**grade level doors**  
5 grade level doors



**abundant parking**  
2.57/1,000 SF



**rare yard area**  
fenced & secured loading areas



**excellent clear height**  
22' - 24'



## Additional Highlights

- » Located in the Carlsbad Research Center
- » Roof replaced in 2013, under warranty
- » Low NNN's (\$0.20) compared to market
- » Great truck circulation
- » Power, air, and gas distributed throughout warehouse



*Warehouse*



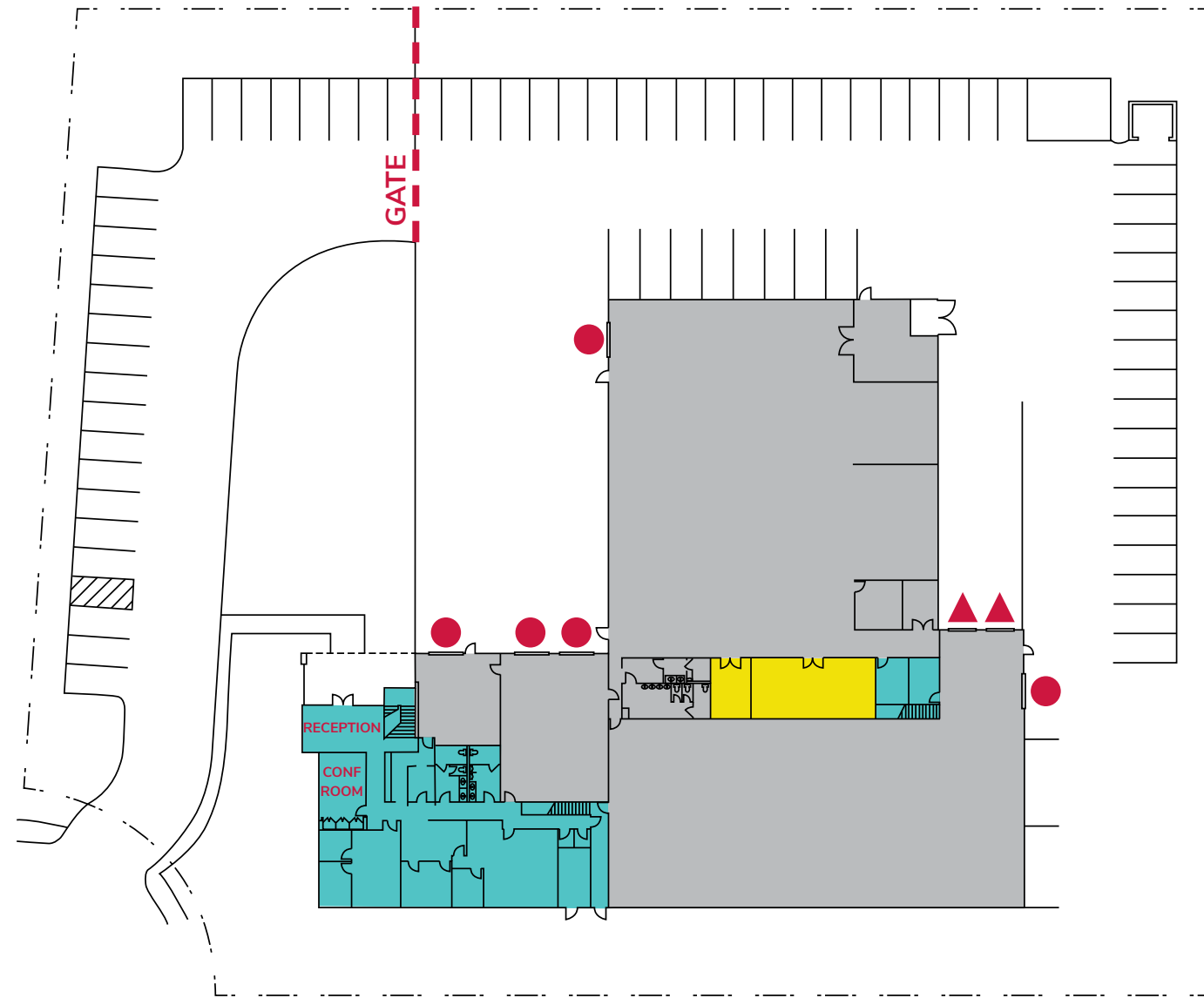
*Secured Yard*



located in the prestigious

*Carlsbad Research Center*

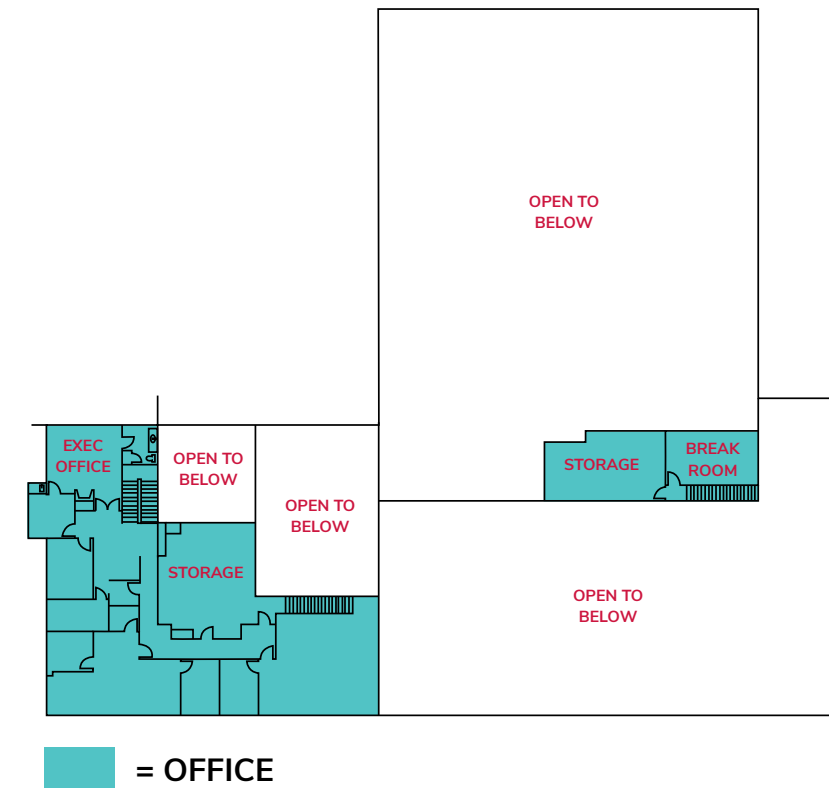
# floor plan



**1<sup>st</sup> FLOOR**

- = OFFICE
- = PRODUCTION
- = WAREHOUSE

- = GRADE LEVEL DOOR
- = DOCK HIGH DOOR  
with dock levelers



**2<sup>nd</sup> FLOOR**





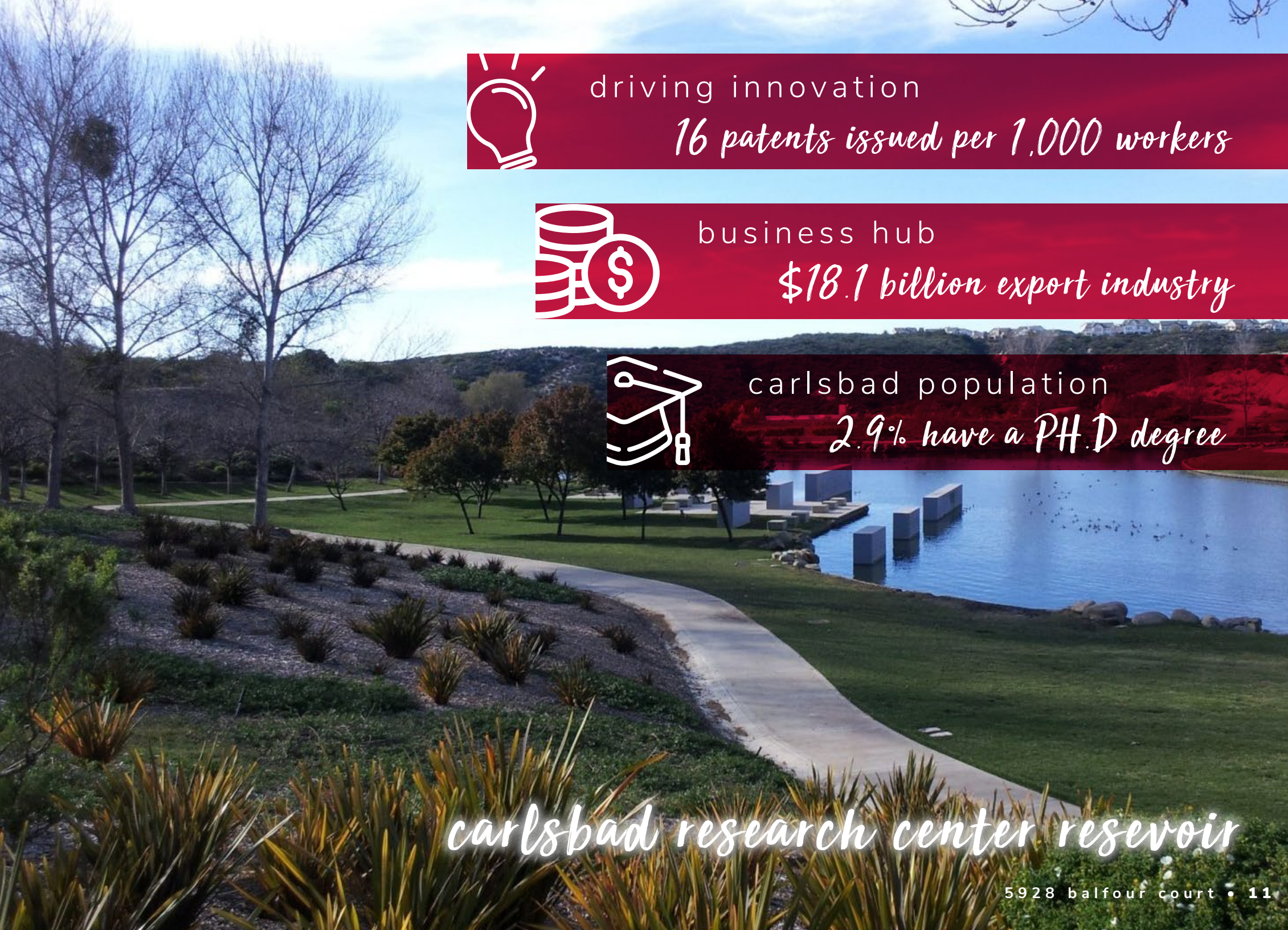
life science  
action sports  
manufacturing  
renewable energy  
research & development  
information & communications

industries

## carlsbad research center

the premier research center in north san diego county

The 560-acre Carlsbad Research Center is a mixed-use commercial development comprised of over 1,000,000 square feet of R&D, office, manufacturing, medical, distribution and flex space. The area attracts companies from a wide range of business sectors including life sciences, action sports manufacturing, clean technology, information and communications technology, and more.



driving innovation

16 patents issued per 1,000 workers



business hub

\$18.1 billion export industry



carlsbad population

2.9% have a Ph.D degree

carlsbad research center reservoir

nearby retail & amenities



**1 the island at carlsbad**

**2 palomar commons**

**3 bressi ranch**



carlsbad  
California

# Corporate Neighbors

# Life in Carlsbad

where corporate meets the beach

population

155,326

corporate & local businesses

±7,000

median household income

\$132,602

annual visitors

3.5M+

7 miles of



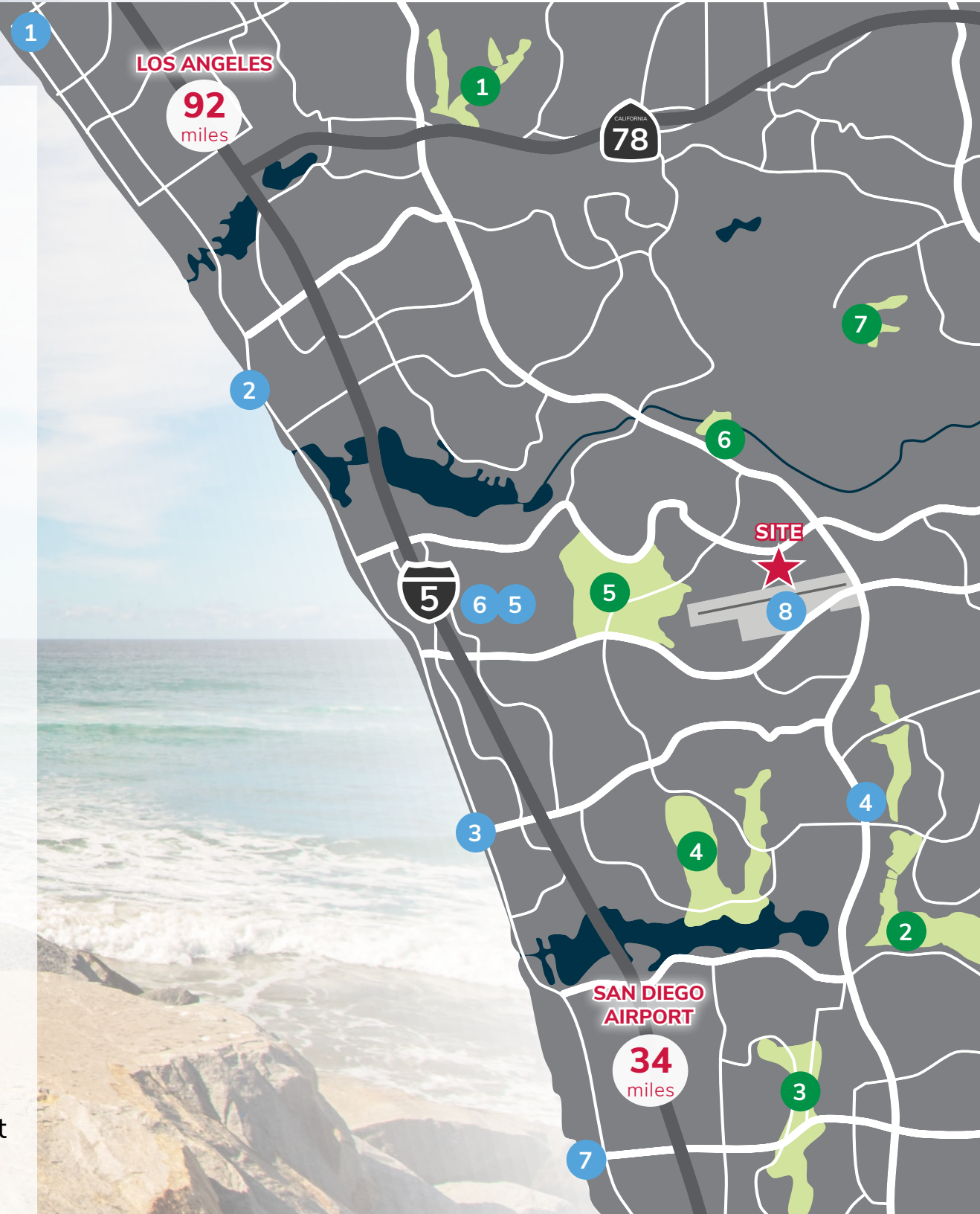
Pacific Ocean Coastline

## golf courses

1. el camino country club
2. la costa golf course
3. encinitas ranch
4. aviara golf club
5. the crossings at carlsbad
6. rancho carlsbad
7. ocean hills country club

## attractions

1. oceanside pier & harbor
2. carlsbad state beach
3. carlsbad campground
4. cinepolis theatres
5. legoland
6. carlsbad flower fields & premium outlets
7. leucadia state beach
8. mcclellan-palomar airport



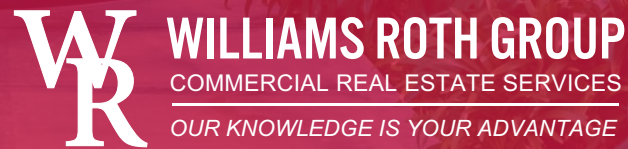
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Any of the foregoing information will need to be separately verified by Buyer.

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