

HIGH IMAGE MODERN R&D / FLEX CAMPUS
AVAILABLE FOR LEASE

@**PALOMAR**

1939-1949 PALOMAR OAKS WAY



LOCATED WEST @PALOMAR OF EL CAMINO REAL

Project Overview

Address	1939-1949 Palomar Oaks Way
Land Area	6.897 Acres
Total Building Area	76,767 SF
Available Suite Size	±38,414 SF
Grade Loading	YES
Clear Height	18' -22'
Sprinklers	Fully Sprinklered
Parking Ratio	3.1 / 1,000 Square Feet
Zoning	P-M (Planned Industrial)



Existing
Lab Improvements



100%
Climate Controlled



Free-Standing
Building



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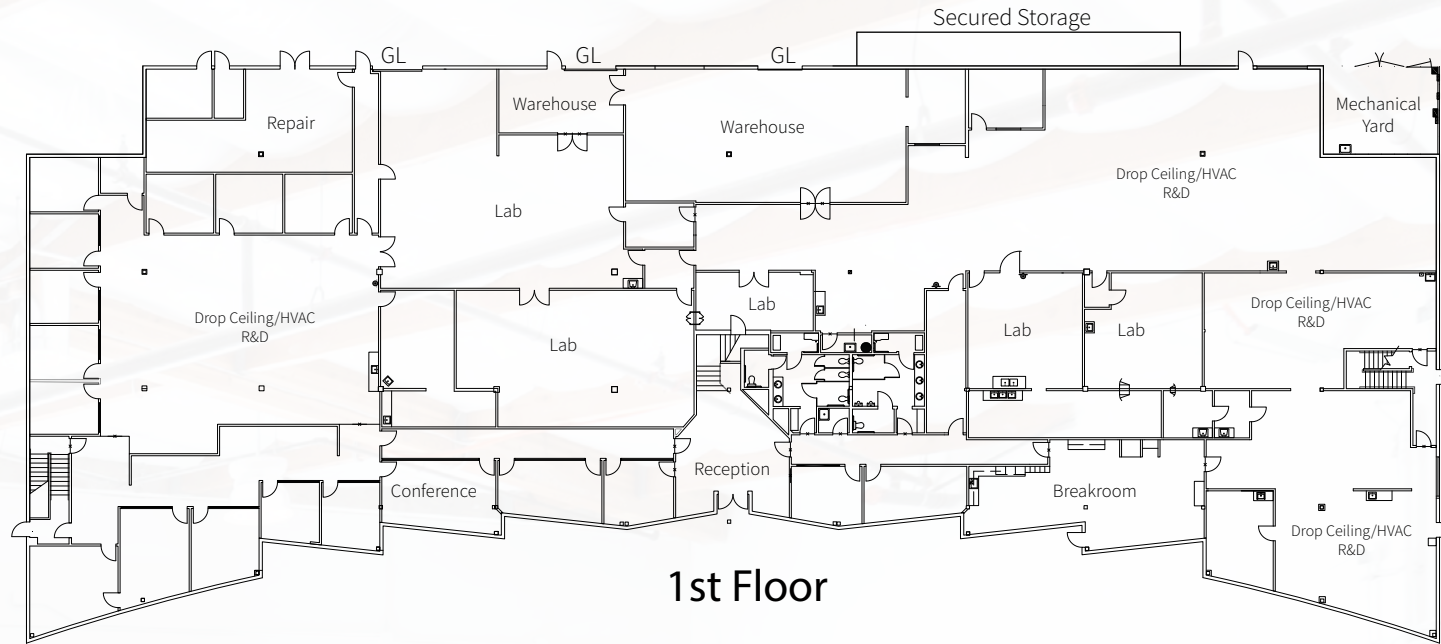
AVAILABILITY

ADDRESS	SF	LEASE RATE	AVAILABILITY
1945 PALOMAR OAKS WAY	±38,414 SF	CONTACT BROKER	APRIL 1, 2026



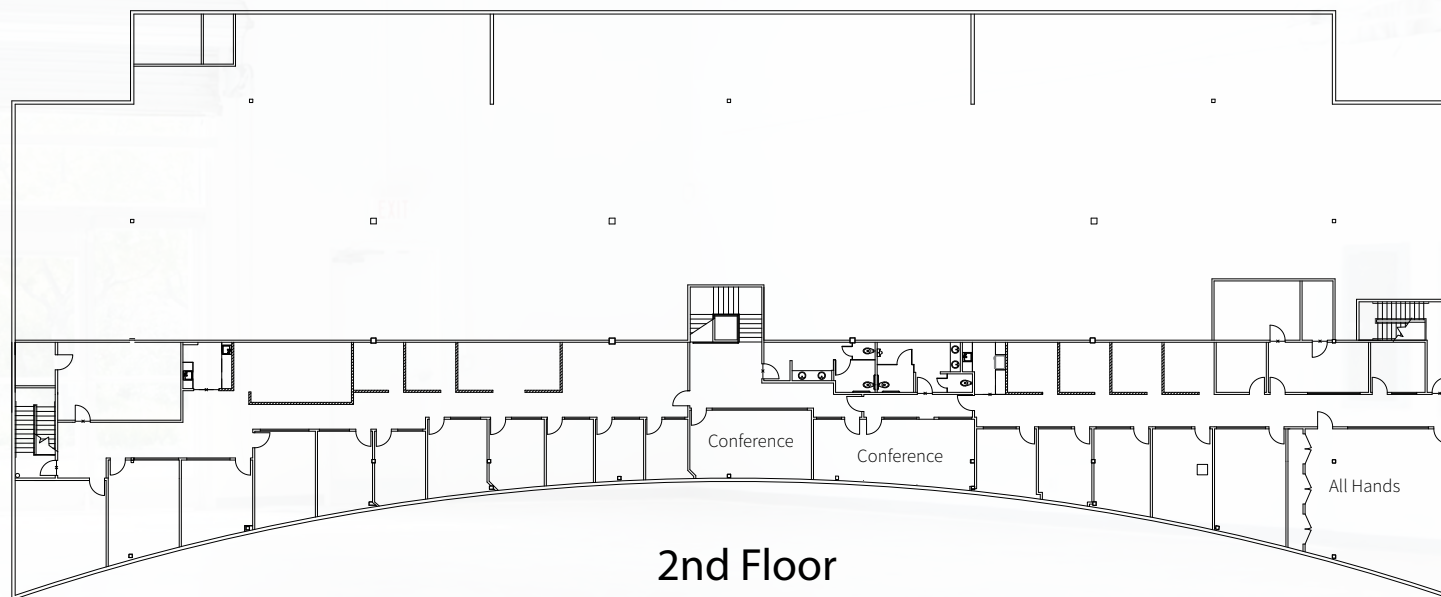
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GL = Grade Level

1st Floor



2nd Floor



14 MINUTES
TO HIGHWAY 78

19 MINUTES
TO INTERSTATE 15

3 MINUTES
TO PALOMAR AIRPORT

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MCCLELLAN
PALOMAR
AIRPORT

COLLEGE BLVD.



LEGOLAND
CALIFORNIA

55 MINUTES
TO U.S. - MEXICO BORDER



CARLSBAD
FLOWER
FIELDS

35 MINUTES
TO ORANGE COUNTY

CANNON ROAD

PALOMAR AIRPORT ROAD

3 MINUTES
INTERSTATE 5



CARLSBAD
PREMIUM
OUTLETS

4 MINUTES
TO OCEAN



PACIFIC OCEAN

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