The background of the top half of the image features a close-up of vertical wood slats in a warm, natural tone. This texture is partially obscured by a dark grey geometric shape on the right side, which contains white text. A white diagonal line separates the wood texture from the grey area.

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 Size	±12,754 SF - ±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



@PALOMAR
 1939-1949 PALOMAR OAKS WAY

AVAILABILITY

ADDRESS	SUITE	SF	LEASE RATE	AVAILABILITY
1939 PALOMAR OAKS WAY	B	±12,754 SF	CONTACT BROKER	JULY 1, 2026
1945 PALOMAR OAKS WAY	ENTIRE BUILDING	±38,414 SF	CONTACT BROKER	APRIL 1, 2026

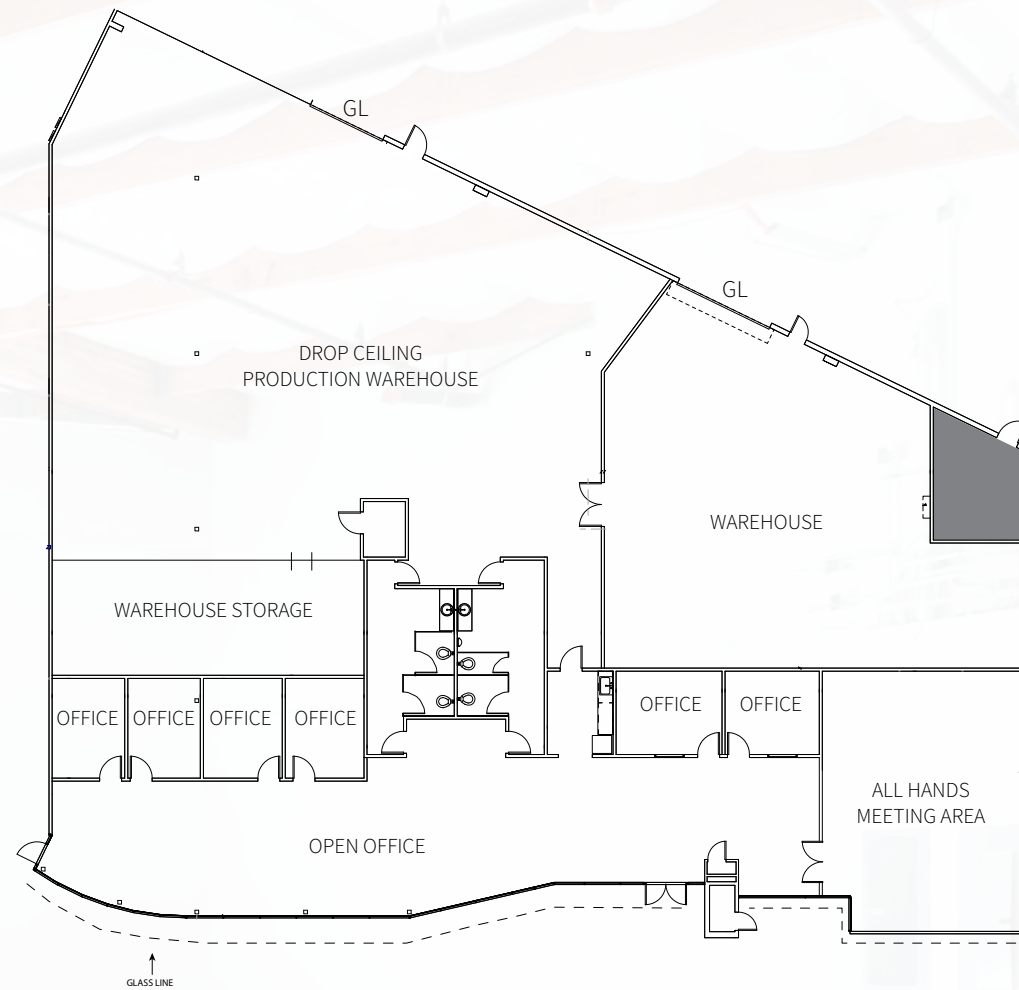
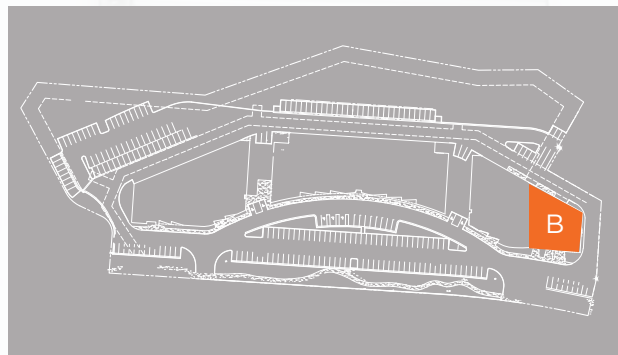


@PALOMAR

1939-1949 PALOMAR OAKS WAY

1939 PALOMAR OAKS WAY

Suite	B
Square Feet	±12,754 SF
Availability	July 2026
Asking Rate	Contact Broker



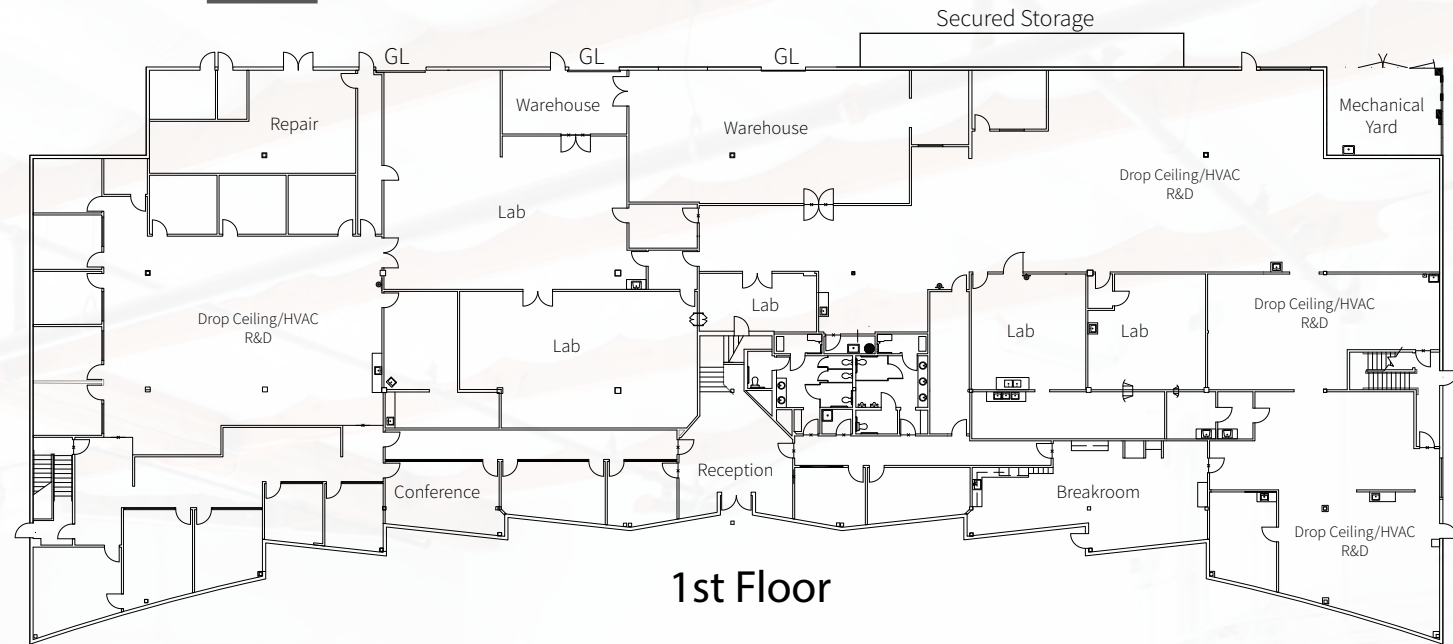
GL = Grade Level

@PALOMAR

1939-1949 PALOMAR OAKS WAY

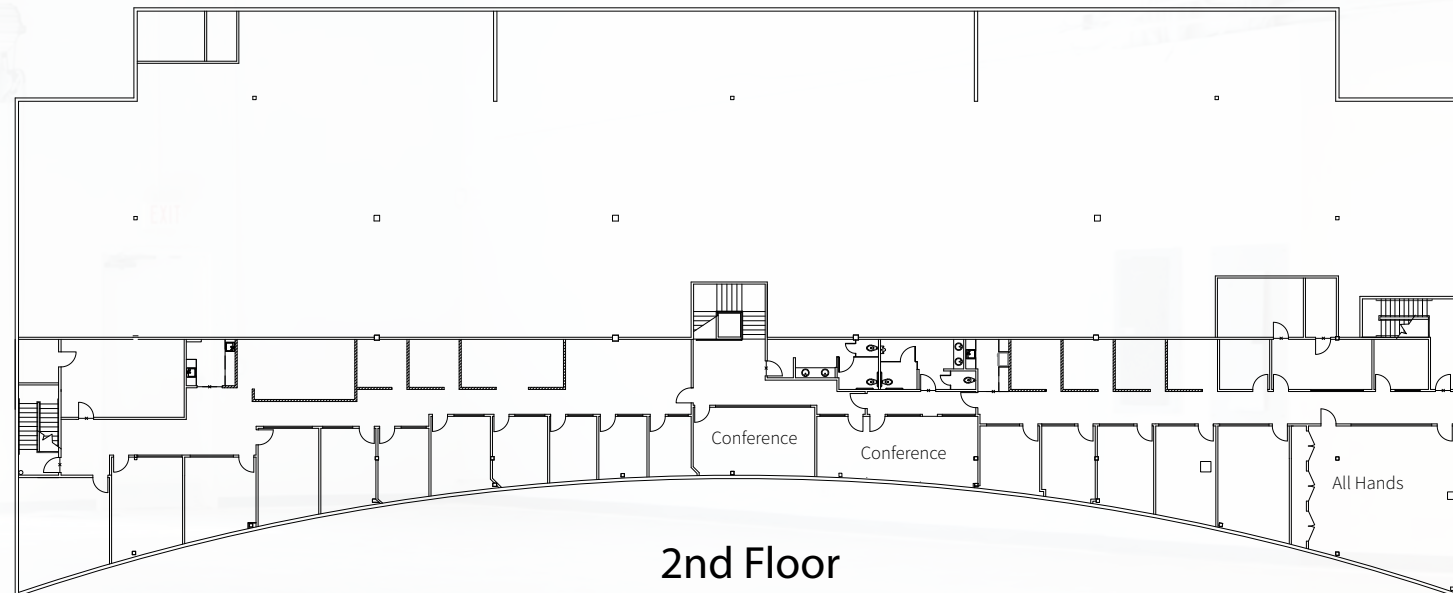
1949 PALOMAR OAKS WAY

Square Feet	±38,414 SF
Availability	April 2026
Asking Rate	Contact Broker



1st Floor

GL = Grade Level



2nd Floor



14 MINUTES
TO HIGHWAY 78

19 MINUTES
TO INTERSTATE 15

3 MINUTES
TO PALOMAR AIRPORT

@ PALOMAR
1939-1949 PALOMAR OAKS WAY



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

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

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1939-1949 PALOMAR OAKS WAY



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