

±5,956 SF INDUSTRIAL SUITE AVAILABLE FOR SUBLEASE

6241 YARROW DRIVE, SUITE C, CARLSBAD, CA 92011



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PROJECT SPECIFICATIONS

ADDRESS

6241 Yarrow Drive, Carlsbad, CA 92011

BUILDING SIZE

±40,221 Square Feet

LOT SIZE

±2.38 Acres

ZONING

M

YEAR BUILT / RENOVATED

1977 / 2006

SPRINKLERS

Wet

±5,956 SF
SUBLEASE SIZE

\$1.67/SF MG
OpEx estimated to be \$0.17/SF
SUBLEASE RATE

SEPTEMBER 30, 2028
LEASE EXPIRATION



PROPERTY HIGHLIGHTS

- » Located within Palomar Airport Business Park
- » 75% warehouse / 25% office
- » 10 unreserved parking spaces
- » Oversized grade level doors
- » 277/480 volt power
- » Excellent truck access and circulation
- » 18' minimum clear height
- » Ample parking
- » Drive around access
- » Renovated in 2006
- » Superior location with quick access to Highway 78 and Interstates 5 & 15





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