



5803 NEWTON DRIVE, CARLSBAD CA 92008

New Availability | 21,948 SF of Industrial/Flex Space For Lease





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project overview

The Newton Corporate Center is an approximate 71,602 SF highly functional, Industrial/Flex property consisting of four suites ranging in size from 10,500 SF to 22,000 square feet. Built in 1997 and renovated in 2009 and 2016, the Property has benefited from institutional ownership and management for the past 13 years. Superbly located in the prominent Carlsbad Research Center, a 500 AC master-planned innovation park, the Property provides a high image corporate headquarters setting with visibility from Faraday Avenue and ease of access to Interstate 5 (I-5).



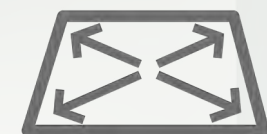
available space (Suite B) - at a glance



21,948 Square Feet
flex/industrial space



56% Two-Story Office
12,658 SF of office improvements



44% Expansive Warehouse
9,889 SF of warehouse space



Elevators Served
two floors serviced by elevator



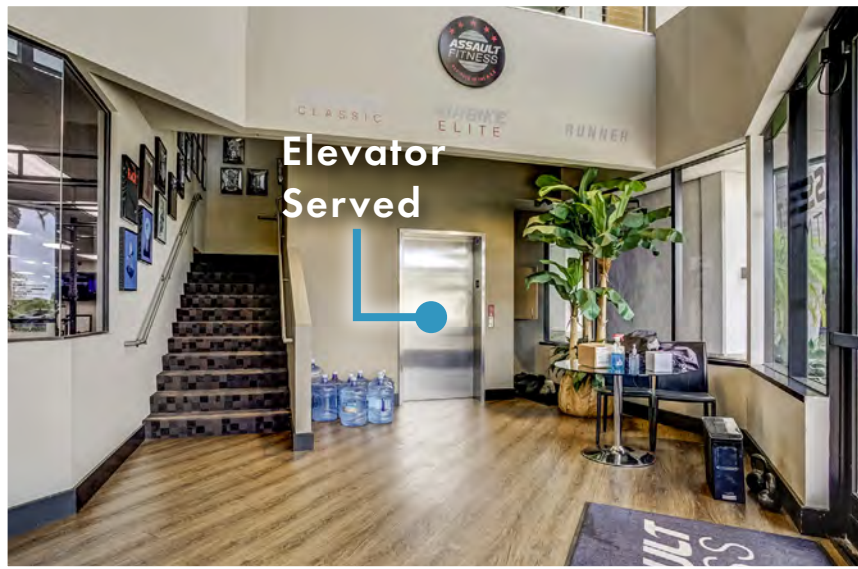
Excellent Clear Height
24' minimum clear height



Excellent Loading
dock high and grade level loading

overview - suite B

ADDRESS:	5803 Newton Drive, Suite B Carlsbad, CA 92008
PROJECT NAME:	Newton Corporate Center
RENTABLE SF:	21,948 Square feet
% IMPROVED:	12,658 SF (56%)
% WAREHOUSE:	9,889 SF (44%)
CLEAR HEIGHT:	24' Minimum
GRADE LEVEL LOADING:	One (1) grade level door
DOCK HIGH LOADING:	Platform with two (2) dock high positions
ELEVATOR SERVICE:	Elevator served
FIRE SPRINKLERS:	Fire sprinklered throughout
POWER:	600 Amps, 277/480V
ROOF:	A mineral surface cap sheet over multiple asphalt saturated felt
HVAC:	Office area is conditioned by roof-mounted, electric heat pumps
ZONING:	CM Zoning
PARKING RATIO:	2.7 per 1,000 SF
LEASE RATE:	\$1.45/SF NNN
ESTIMATED NNN EXPENSES:	\$0.38/SF
AVAILABILITY:	January 2022



**Call brokers to schedule tour*



24' minimum clear height

site plan

Faraday Avenue

Newton Drive

SUITE A

SUITE B

SUITE C

SUITE D

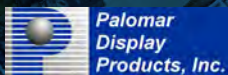
TENANTS

SUITE A:



SUITE B: AVAILABLE

SUITE C:



SUITE D:

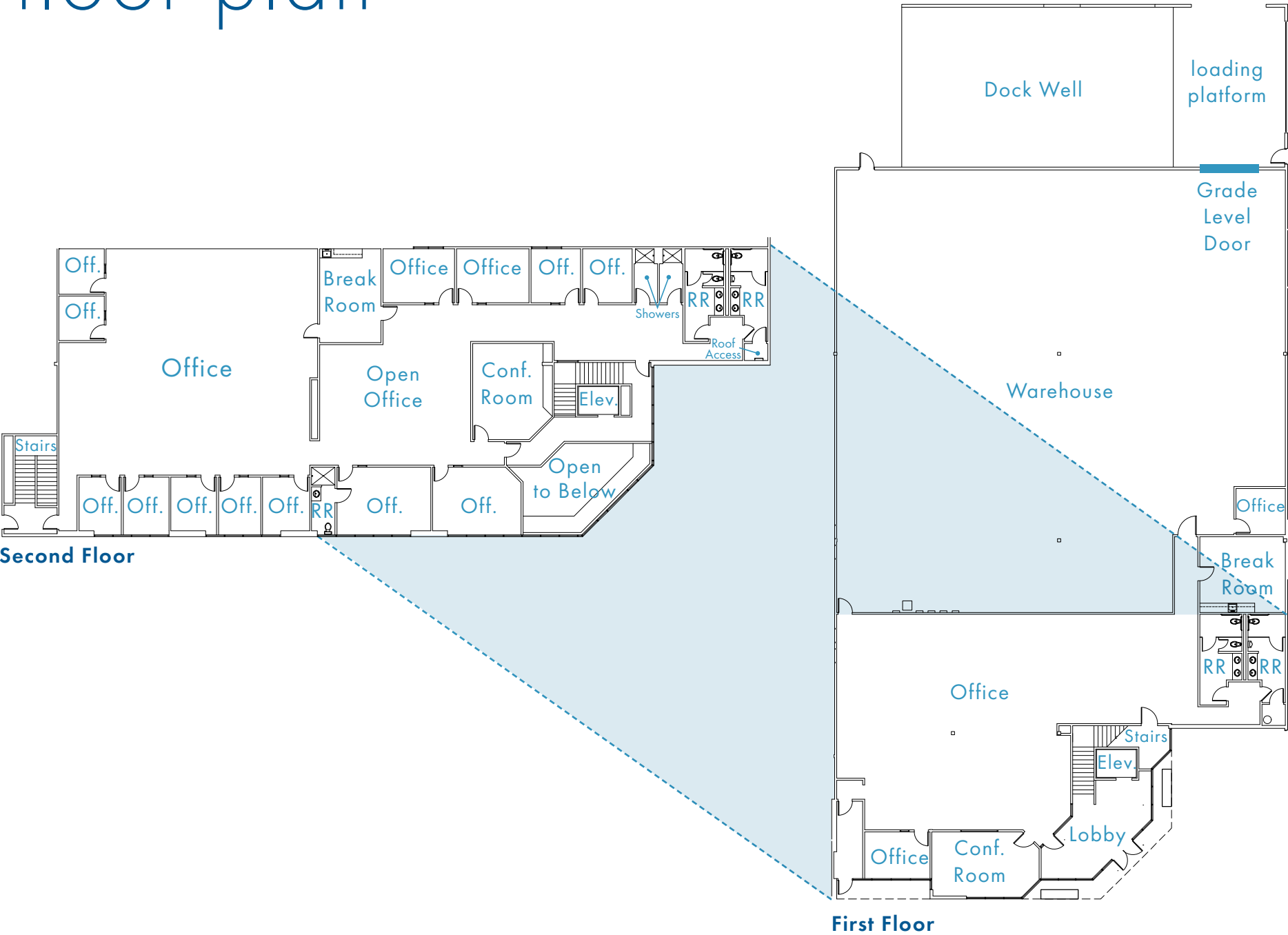


dock & grade
level loading



**Dock Well
& Loading
Platform**

floor plan



get your steps in for lunch



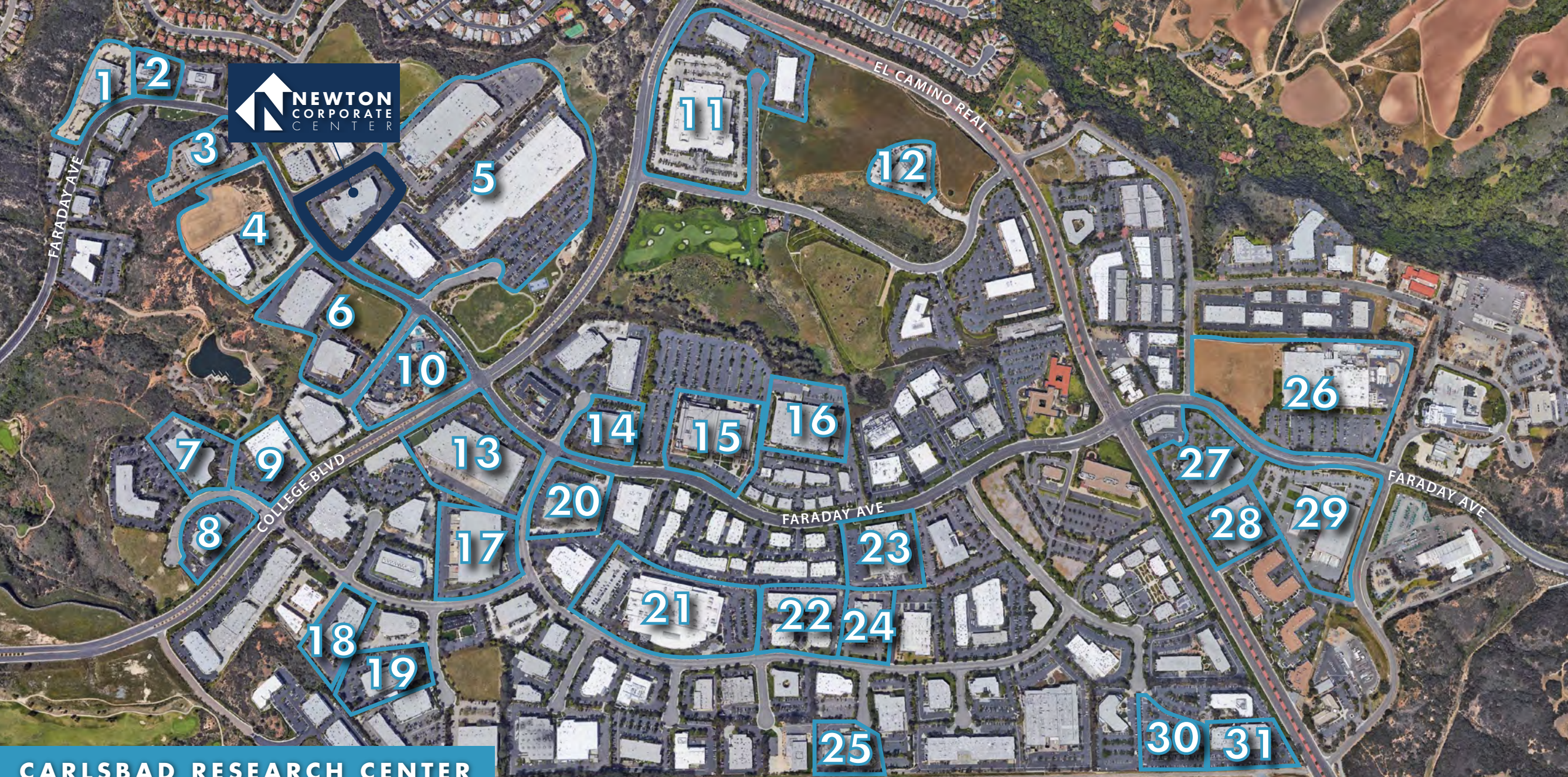
The Island at Carlsbad is an outdoor food court oasis in the Carlsbad Research Center located at the northwest corner of College Blvd & Faraday Ave in Carlsbad. The food court features a lovely outdoor eating area around a beautiful fountain with lush landscaping, free wi-fi for patrons and occasional live music at lunch!





aerial map





CARLSBAD RESEARCH CENTER

- | | | | | |
|----------------------------|--------------------------|-----------------------|-----------------------|----------------------|
| 1 Autogenomics | 7 Ostendo Technologies | 13 Gnarlywood | 19 Reef | 25 L-3 Photonics |
| 2 Sciencell | 8 Genoptix | 14 Spy Sunglasses | 20 Medtronic | 26 Beckman Coulter |
| 3 City of Carlsbad | 9 Cobra Puma Golf | 15 NetGear, Greatcall | 21 Callaway Golf | 27 Alphatec Spine |
| 4 The Iris Group | 10 The Island @ Carlsbad | 16 Actus Medical | 22 Synergeyes | 28 Upperdeck Company |
| 5 Thermo Fisher Scientific | 11 Taylor Made | 17 Nixon Watches | 23 Abbot Laboratories | 29 FedEx |
| 6 SMAC | 12 Scripps | 18 Full Swing Golf | 24 Mercedes-Benz | 30 GenMark DX |
| | | | | 31 MaxLinear |



corporate
neighbors

location overview

