

FOR LEASE

Owned by  LINK

# NorthPointe

6197 & 6215 El Camino Real Carlsbad, CA

## 63,600 - 135,300 sqft

Freestanding cGMP  
Manufacturing Facilities



LEASING INFO  
& CONTACT

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 **CUSHMAN &  
WAKEFIELD**





<b>Address:</b>	6215 El Camino Real
<b>Size:</b>	63,600 SF (7,900 SF of Mezzanine)
<b>Dock:</b>	1 Dock-High Door
<b>Grade:</b>	2 Grade-Level Doors
<b>Clear Height:</b>	24'
<b>Power:</b>	3,000 AMP
<b>Parking Ratio:</b>	3.3/1,000
<b>HVAC:</b>	100% Improved



<b>Address:</b>	6197 El Camino Real
<b>Size:</b>	63,833 SF (±8,000 SF of Mezzanine)
<b>Dock:</b>	2 Dock-High Door
<b>Grade:</b>	2 Grade-Level Doors
<b>Clear Height:</b>	24'
<b>Power:</b>	3,000 AMP
<b>Parking Ratio:</b>	3.3/1,000
<b>HVAC:</b>	100% Improved



## PROJECT HIGHLIGHTS

- Ownership is currently converting the building to a World Class cGMP space.
- The buildings are located amongst a wide range of strong corporate neighbors in the third largest Life Science hub in the nation.
- Walkable Amenities - adjacent retail centers with restaurants, retail shops and services.
- Unsurpassed access and visibility from El Camino Real with a signalized entrance. El Camino Real is North San Diego's major north-to-south thoroughfare.
- 4 minute drive to McClellan Palomar Airport, 10 minute drive to Interstate 5 and an 11 minute drive to the Coast Highway and Beaches.

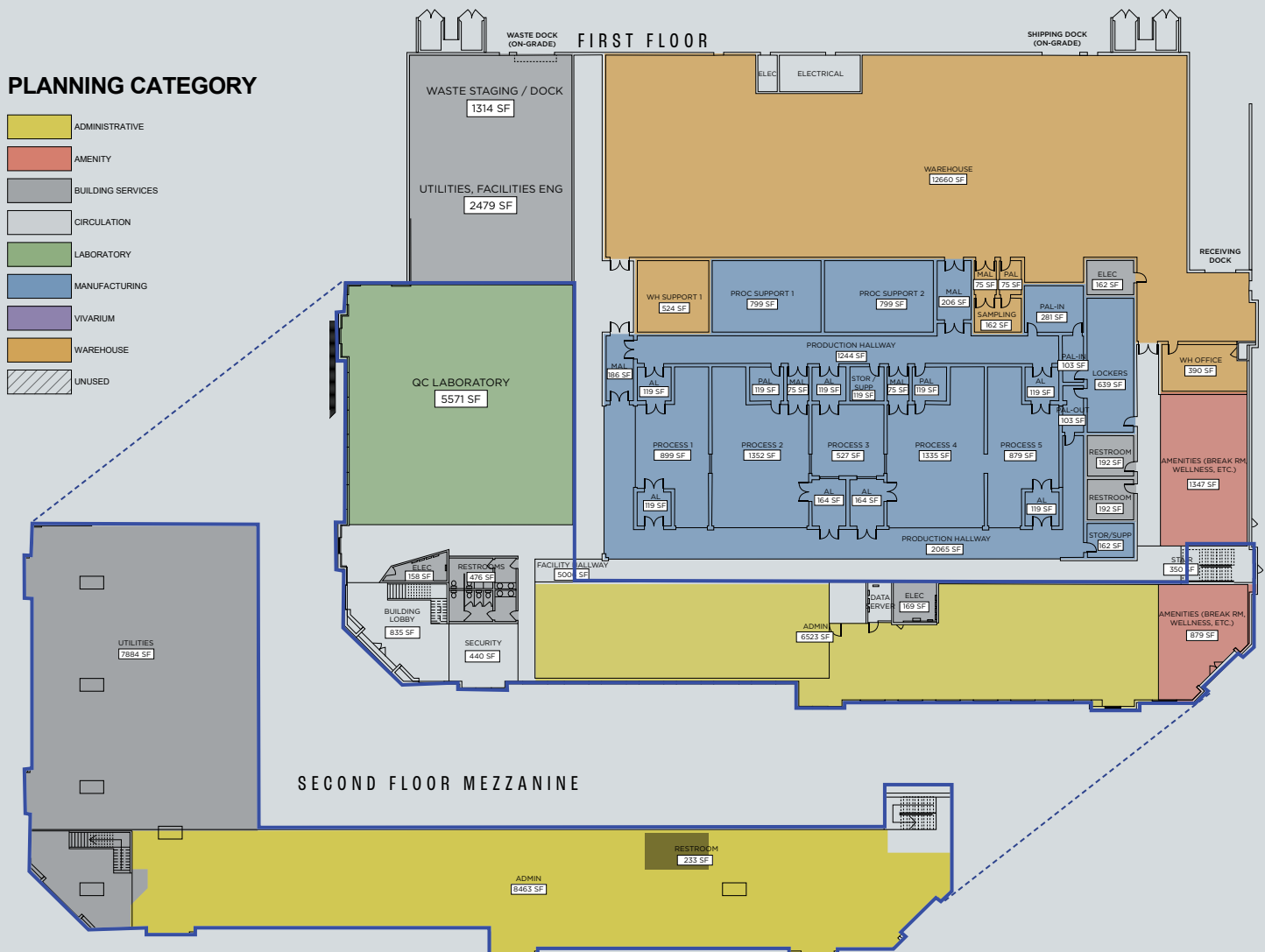
## 6197 EL CAMINO REAL TOTAL AREA - 71,700 SF

LEVEL 1	APPROX. AREA
Admin.	6,400 SF
Amenities	2,300 SF
Building Services (Restrooms...)	5,300 SF
Circulation	6,900 SF
Laboratory	5,600 SF
Manufacturing	14,300 SF
Warehouse	14,300 SF
<b>LEVEL 1 SUBTOTAL</b>	<b>55,100 SF</b>



LEVEL 2	APPROX. AREA
Admin.	8,500 SF
Building Services (Restrooms...)	8,100 SF
<b>LEVEL 2 SUBTOTAL</b>	<b>16,600 SF</b>

## CONCEPTUAL FLOOR PLAN - 6197 (INCLUDES EQUIPMENT MEZZ)





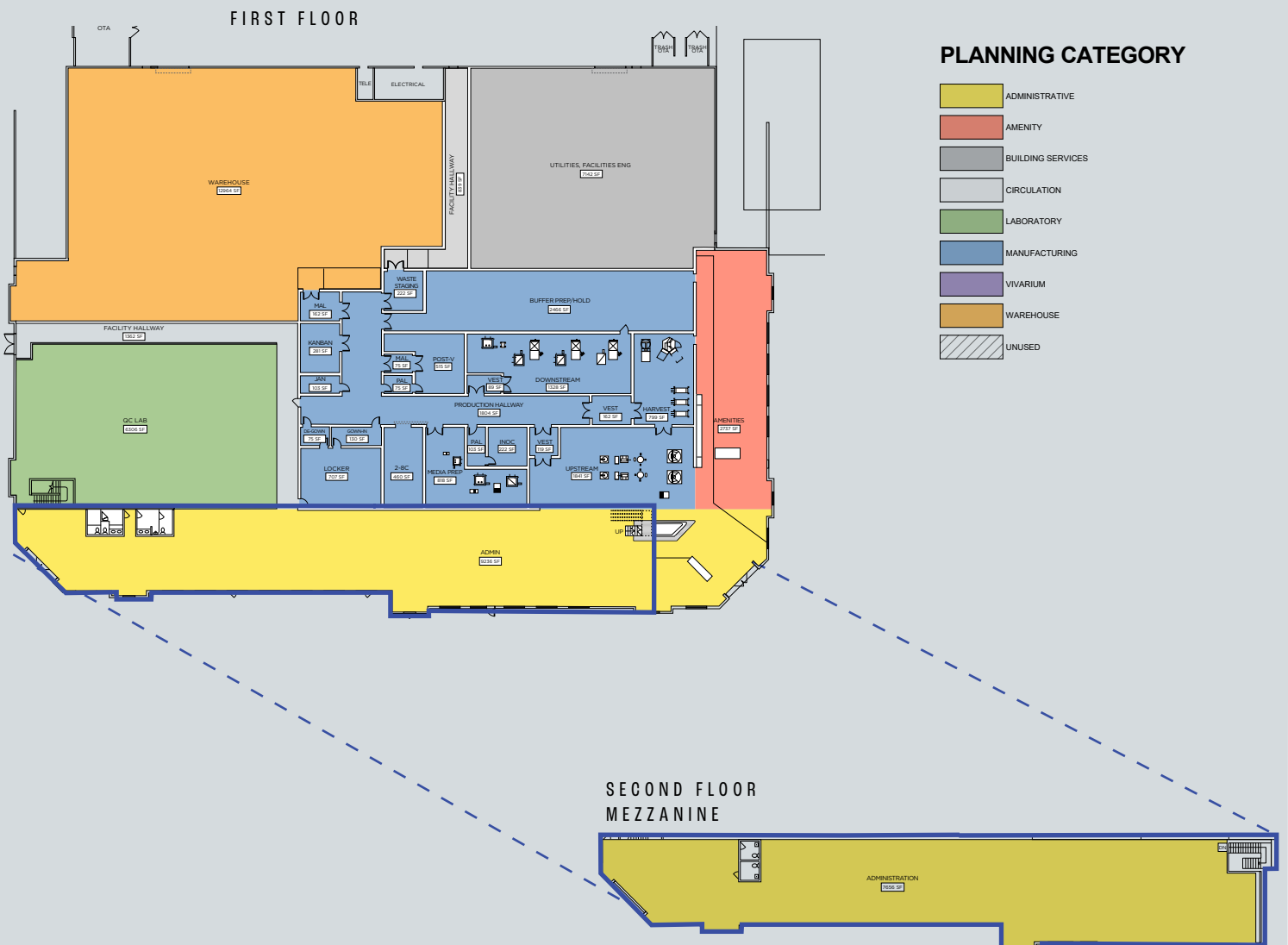
## 6215 EL CAMINO REAL

TOTAL AREA - 63,600 SF

LEVEL 1	APPROX. AREA
Admin.	9,500 SF
Amenities	2,800 SF
Building Services (Restrooms...)	7,400 SF
Circulation	2,500 SF
Laboratory	6,400 SF
Manufacturing	13,800 SF
Warehouse	13,300 SF
<b>LEVEL 1 SUBTOTAL</b>	<b>55,700 SF</b>

LEVEL 2	APPROX. AREA
Admin.	7,800 SF
Building Services (Restrooms...)	100 SF
<b>LEVEL 2 SUBTOTAL</b>	<b>7,900 SF</b>

## CONCEPTUAL FLOOR PLAN - 6215







COURTYARD CONCEPTUAL RENDERINGS



COURTYARD CONCEPTUAL RENDERINGS





6197 NORTHPOINTE



6215 NORTHPOINTE

# CORPORATE NEIGHBORS



# RETAIL AMENITIES



# AMENITIES - BRESSI RANCH

ENCINITAS

DOWNTOWN CARLSBAD

NORTHPOINTE

5 5 MIN

PALOMAR AIRPORT

PALOMAR COMMONS

LIFT

Eureka! DEL LUSSO

BRESSI RANCH

Logos include: WATER, PICK UP STIX, CHASE, petco, TRADER JOE'S, rubio's, Board & Brew, SUPERCUTS, nékter JUICE BAR, Peets COFFEE, FISH DISTRICT BAKERY, Luna Grill fresh mediterranean, twig hair lounge, BLOOM a women's boutique, verizon, and BOYS & GIRLS CLUBS.

Logos include: Lowe's, Chipotle, FIVE GUYS BURGERS and FRIES, noodles, Jersey Mike's SUBS, Tanera, and CALIFORNIA BANK.

Logos include: BevMo!, CVS pharmacy, Sprouts, RICHARD WALKERS, CASERO, BIRD ROCK COFFEE ROASTERS, MENDOCINO FARMS, MISSION FEDERAL CREDIT UNION, Manzo-Manzo, and P&S Training.



# WALKABLE AMENITIES

INTERSTATE 5 5 MIN



PALOMAR AIRPORT

NORTHPOINTE



El Camino Real

Palomar Airport Road

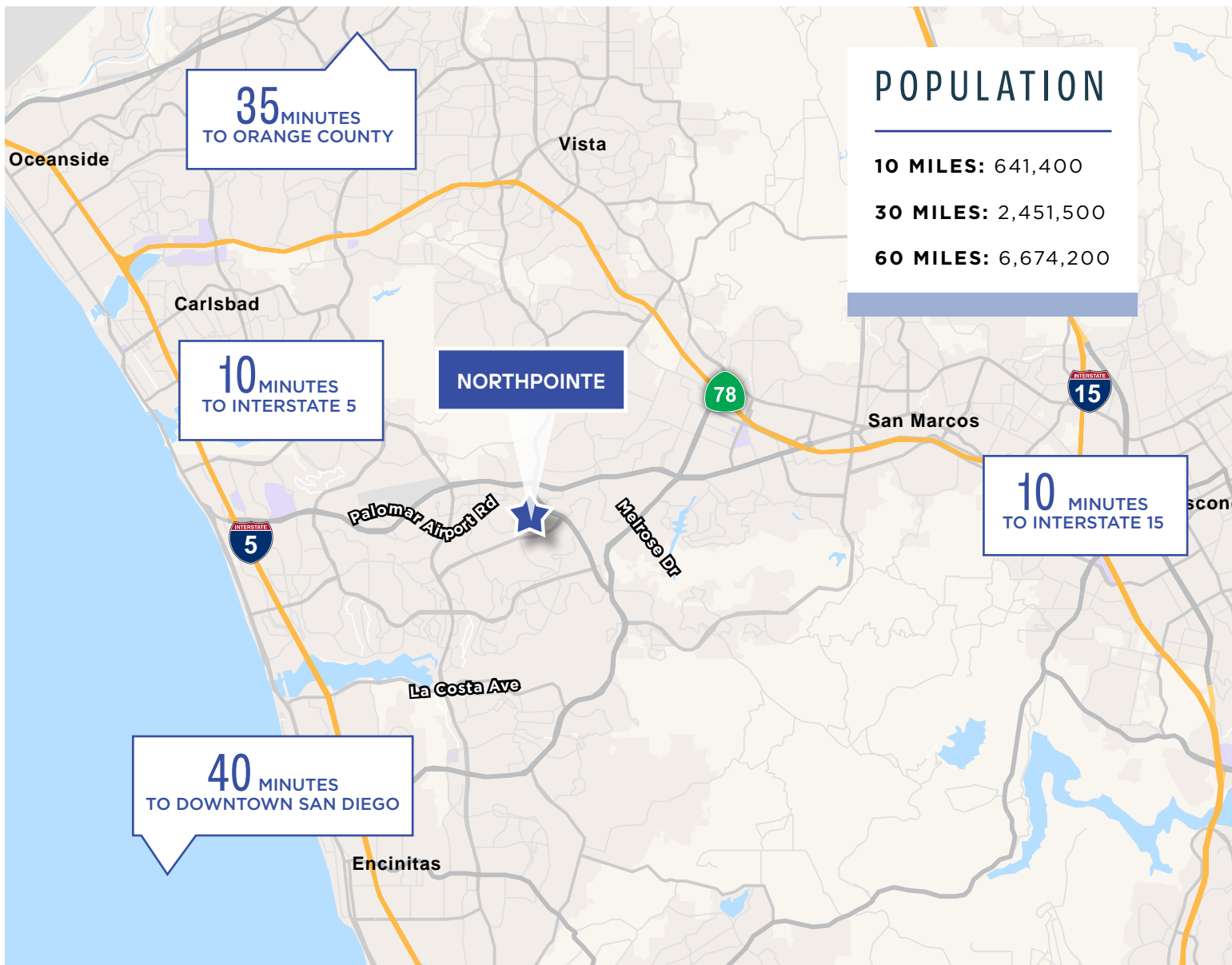
## PALOMAR COMMONS



Chipotle

FIVE GUYS  
BURGERS and FRIES





## CARLSBAD, CA

The site is centrally located in a Carlsbad, North County San Diego’s largest and most desired market, as well as San Diego’s fastest growing submarket.

Beyond its regional importance, NorthPointe is located in one of Southern California’s most appealing live/work/play communities.

An abundance of restaurants, shops, conveniences and recreation are all within ten minutes of the property.

## DRIVE TIMES

8	10	35	42	96
8 minutes to McClellan Palomar Airport Highway 78	10 minutes to Interstate 5 Pacific Ocean Interstate 15	35 minutes to Orange County	42 minutes to Downtown San Diego	96 minutes to Riverside County



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Carlsbad, CA

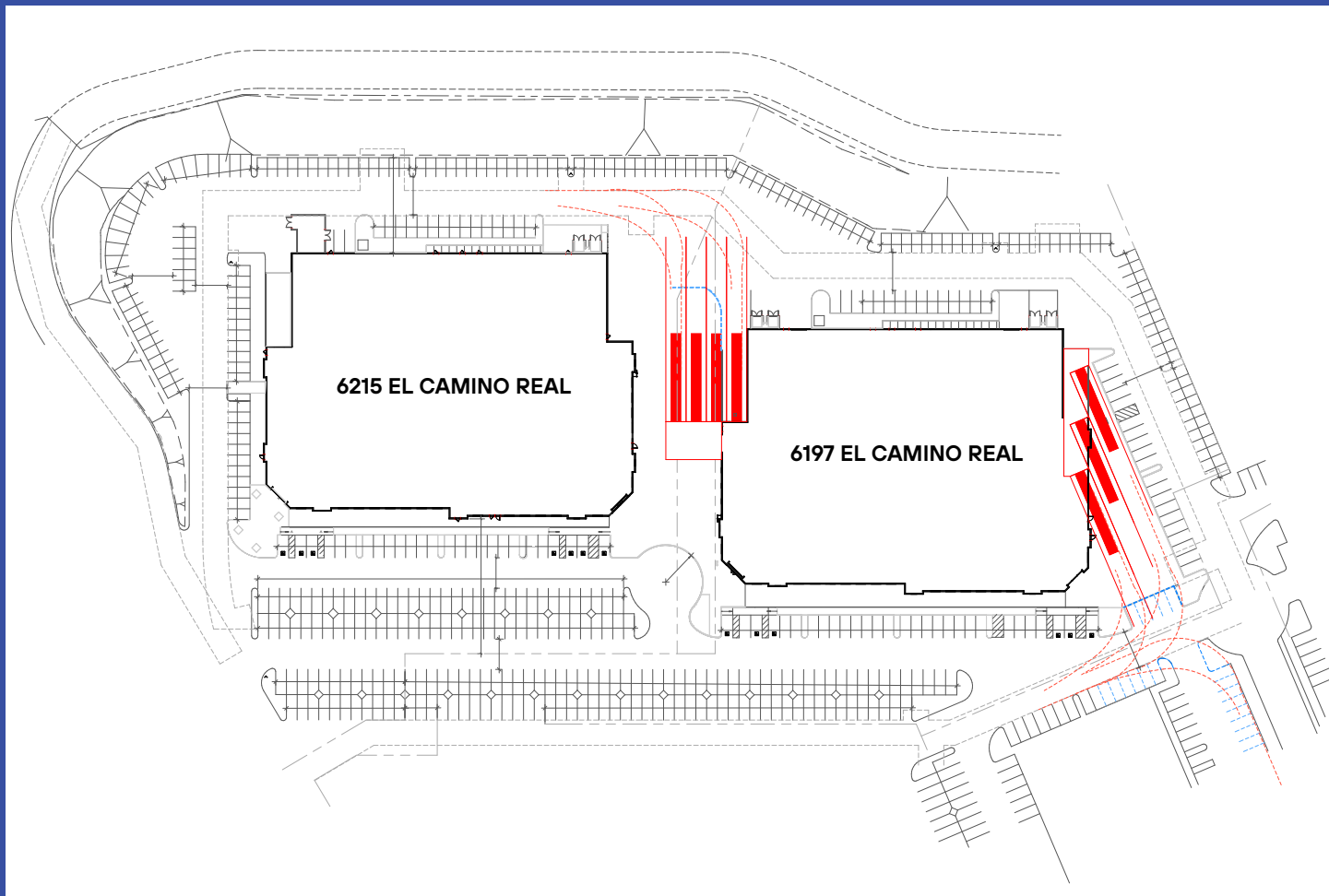
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# NORTHPOINTE DOCK LOADING



## SITE LEGEND

- (E) EASEMENT
- DEMOLISHED ITEMS
- TRUCK (70' TOTAL LENGTH W/ 53' TRAILER)
- TRUCK TURNING RADIUS
- LOADING DOCK BAY (16' W)

