

6241 YARROW DR

Carlsbad, CA 92011

FOR LEASE: TWO GRADE LEVEL LOADING INDUSTRIAL SUITES - 5,964 SF & 8,213 SF



OVERSIZED GRADE LEVEL LOADING DOORS (20'W X 14'H)



BROKER CONTACTS

Isaac Little

ilittle@lee-associates.com

760.929.7862

CalBRE #01702879

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalBRE #01773106

Jack Garabedian

jgarabedian@lee-associates.com

760.929.7844

CalBRE #02207524

project highlights

Warehousing & Manufacturing Functionality

- Oversized grade level doors (20' W x 14' H)
- 277/480 Volt Power
- Excellent truck access and circulation
- 18' minimum Clear Height

Quality Construction & Image

- Located within Palomar Airport Business Park
- Ample Parking
- 100% ground floor square footage
- Drive around Access

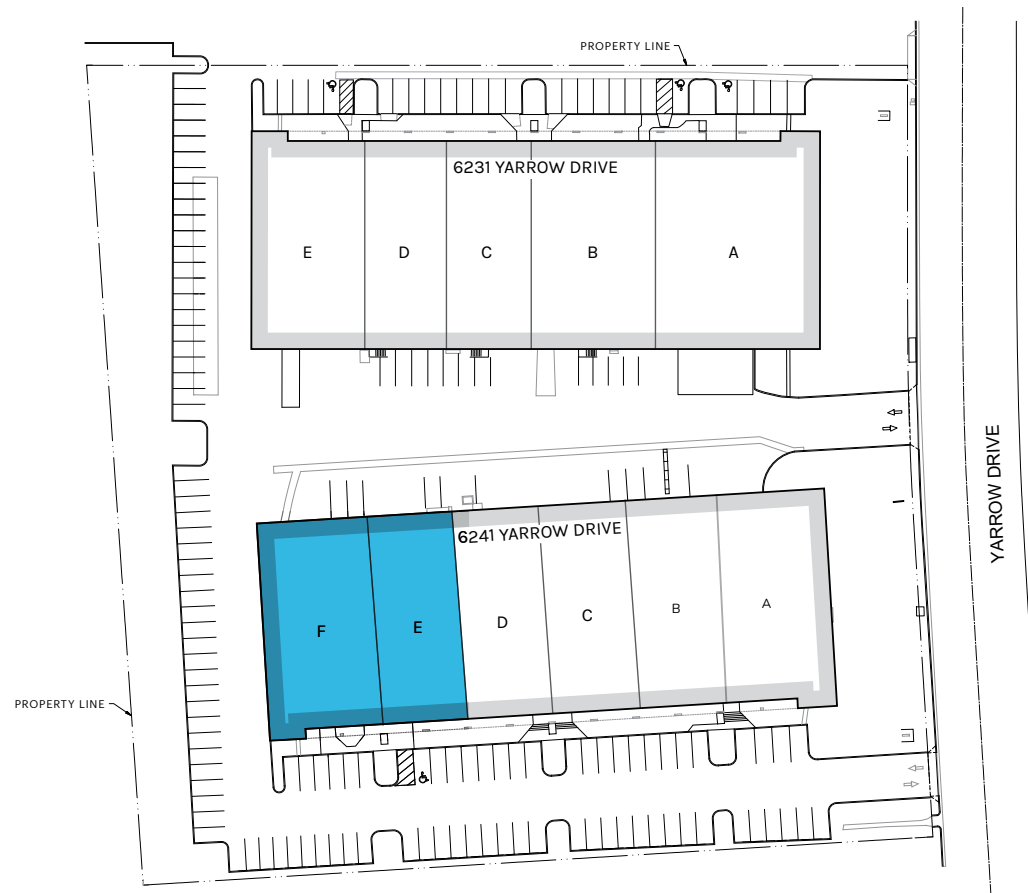
Rare Industrial Location

- Superior location with quick access to Hwy-78, I-5 & I-15
- 1 Block from major throughfare, Palomar Airport
- Close to restaurants and retail amenities

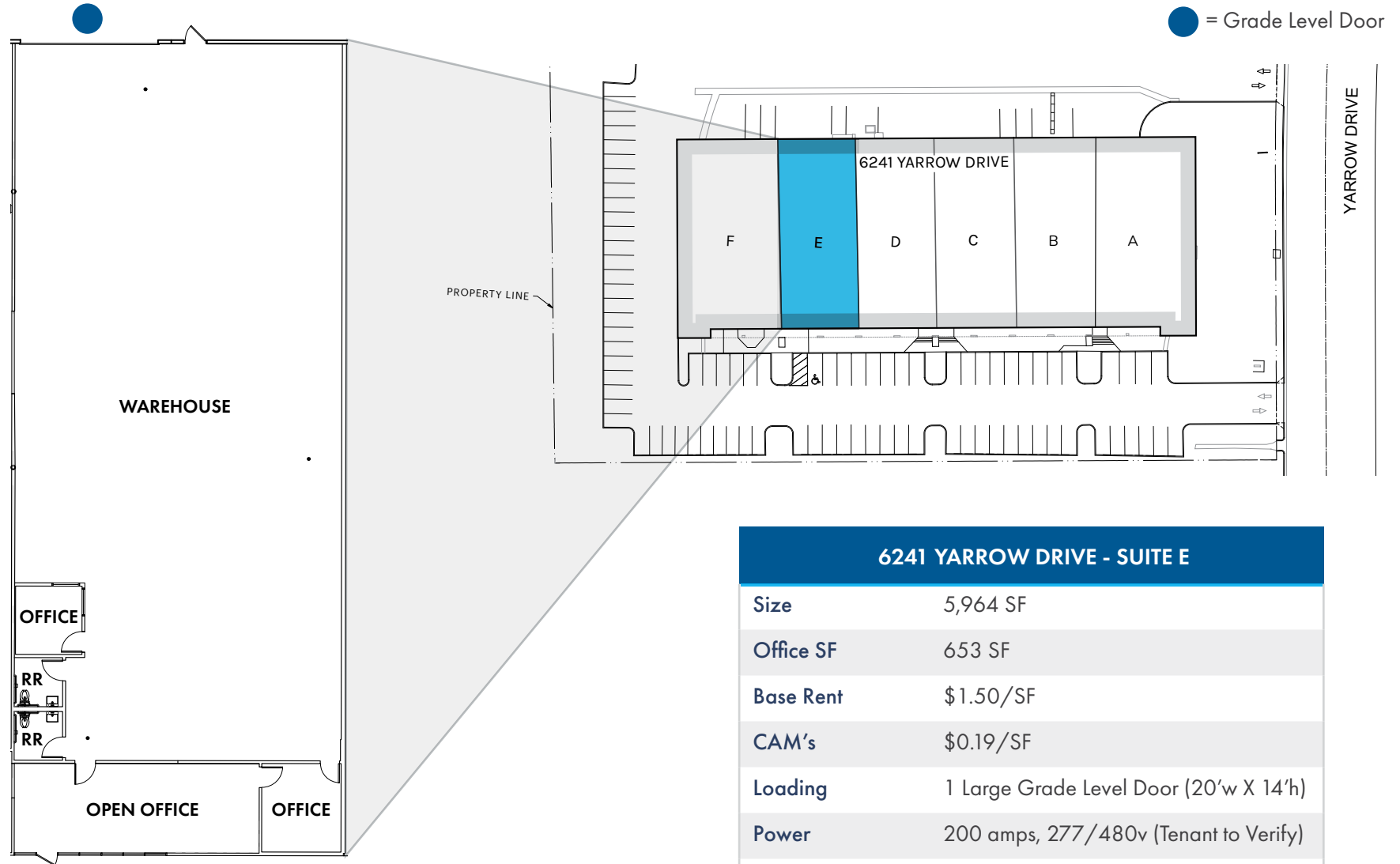


availability overview

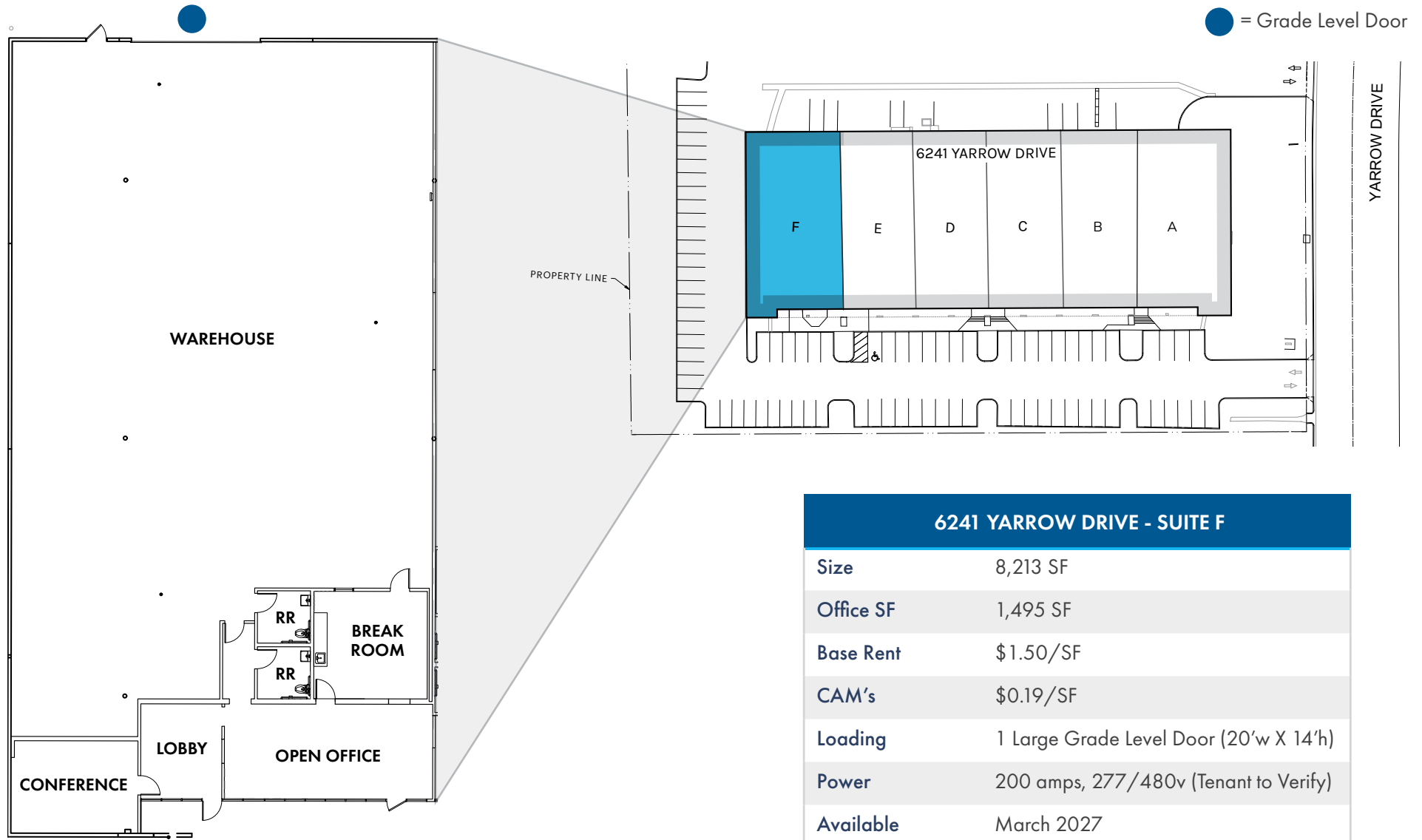
Address	Suite	Size	Office	Loading	Availability	Base Rent	CAM
6241 Yarrow Drive	E	5,964 SF	653 SF	1 Grade Level	March 2027	\$1.50/SF	\$0.19/SF
6241 Yarrow Drive	F	8,213 SF	1,495 SF	1 Grade Level	March 2027	\$1.50/SF	\$0.19/SF



existing floor plan



existing floor plan



property photos



aerial map



location map



6241 YARROW DR

Carlsbad, CA 92011

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalDRE #01702879

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalDRE #01773106

Jack Garabedian
jgarabedian@lee-associates.com
760.929.7844
CalDRE # 02207524

