

BRESSI RANCH INDUSTRIAL PARK

6131 INNOVATION WAY
CARLSBAD, CA

32,441 SF INDUSTRIAL
AVAILABLE NOW FOR LEASE



HIGHLIGHTS



FUNCTIONALITY

Class A Industrial building with features that meet the demand of today's distribution & manufacturing users, including:

- New construction
- 30'-32' clear height
- Dock & Grade loading
- ESFR Sprinkler System
- Modern move-in ready Office Improvements



CORPORATE IDENTITY

Front corner unit with excellent curb appeal and signage potential within the highly desirable Bressi Ranch Corporate Center



STRATEGIC LOCATION

Equidistant to downtown San Diego, Orange County and Southwest Riverside, "reverse commute" freeway traffic patterns, ability to reach over 6 million people within a 1 hour drive.



LIFESTYLE

Minutes away from the Pacific Ocean, surrounded by retail amenities within walking distance including restaurants, breweries and hotels.



AFFORDABILITY

Significant rental rate savings compared to Central San Diego and Orange County



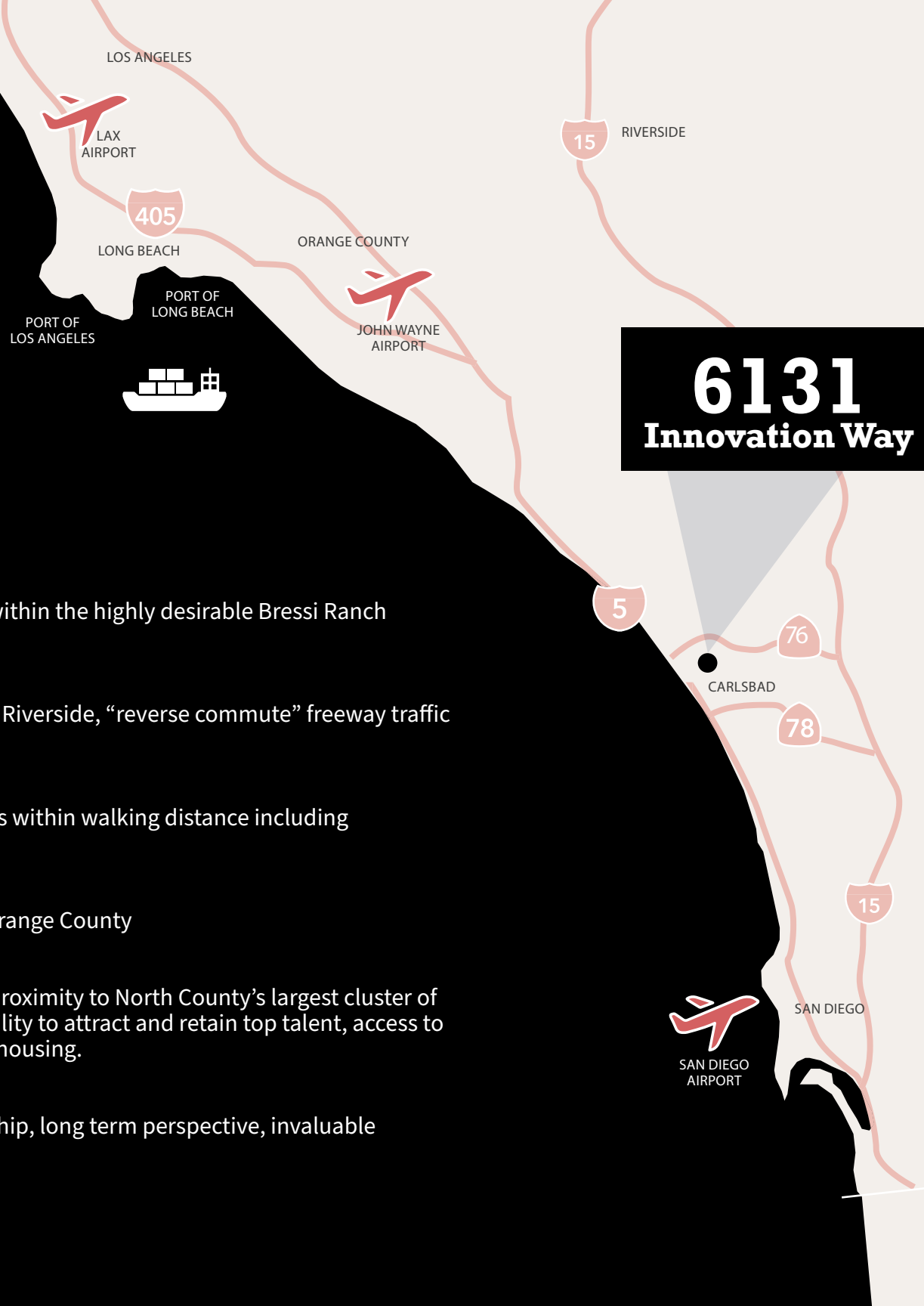
ACTIVITY BREEDS ACTIVITY

Situated less than 1 mile away from the new ViaSat campus and in proximity to North County's largest cluster of credit occupiers. These commitments are reflective of the area's ability to attract and retain top talent, access to affordable living options for employees, and proximity to executive housing.



STRENGTH & STABILITY

Institutional ownership and management results in pride of ownership, long term perspective, invaluable experience, and access to capital for improvements



**6131-6133 Innovation Way
Carlsbad, CA**

Two (2) Industrial Buildings
+/-114,572 SF total
3.99 Acre Site

Abundant Parking
Outdoor Seating and Patio

Lifestyle Amenities

On site brewery, walking
distance to retail, restaurants
and housing

Shown By Appointment Only

Lease Rate: \$1.50/SF NNN
OpEx = \$0.39/SF/Mo.

Available Now

PROJECT OVERVIEW



CURRENT AVAILABILITY



32,441

TOTAL SPACE AVAILABLE (SF)



5,882 (18%)

OFFICE SIZE (SF)



30'-32' CLEAR

MINIMUM CLEAR HEIGHT



225A/277/480V

POWER | PLUS 250A/120/208V SERVICE
POWER UPGRADE AVAILABLE *



NOW

AVAILABLE



2 DOCK

DOORS



1 GRADE

DOOR



ESFR

SPRINKLERS



2.7:1,000 SF

PARKING



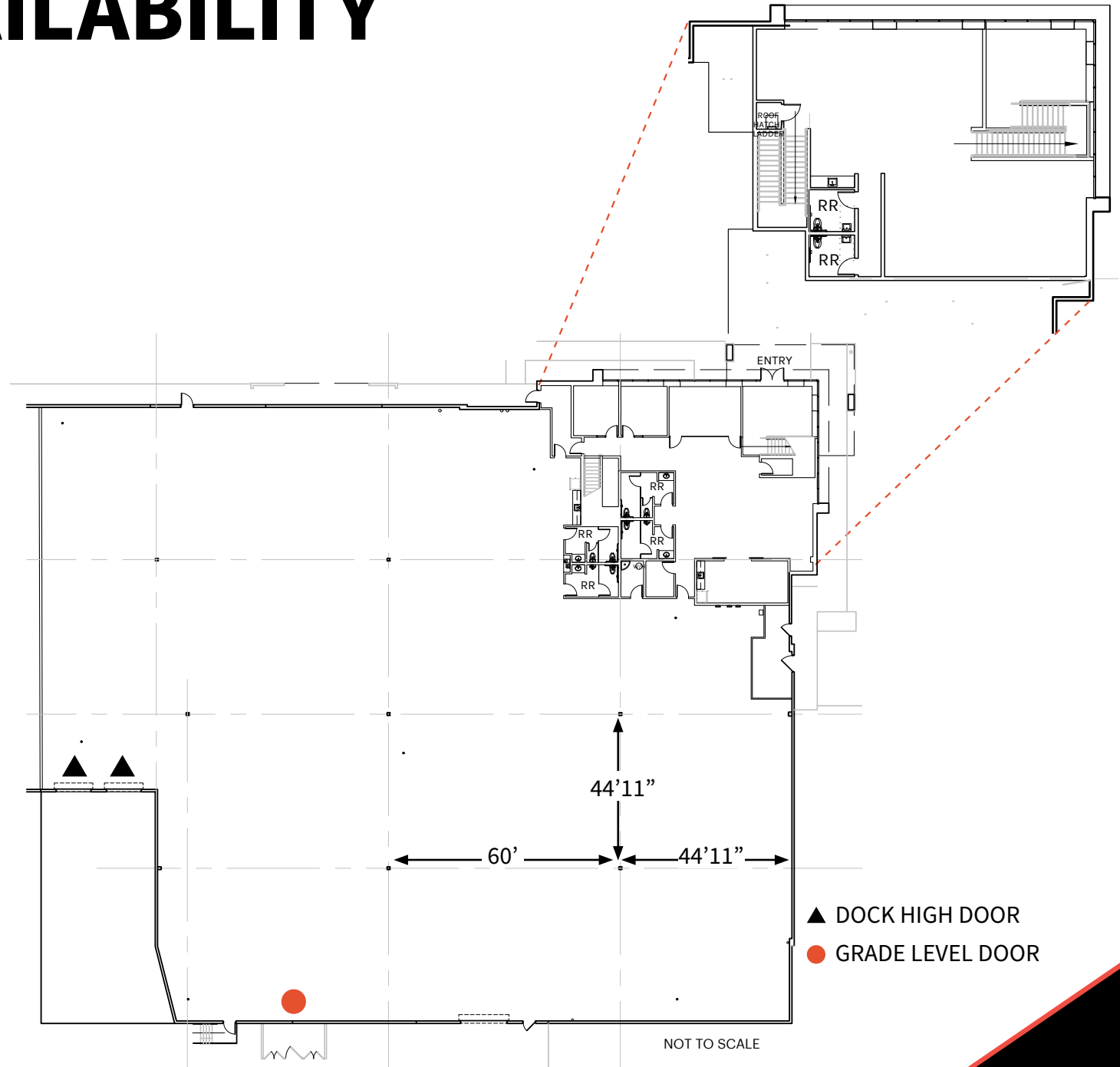
\$1.50/SF NNN

RENTAL RATE



\$0.39/SF

OPEX



* TENANT TO VERIFY

Carlsbad OVERVIEW

Carlsbad is one of the northern most cities along San Diego's beautiful Southern California coastline, nearly equal distance south to San Diego, or north to Los Angeles.

In 2022, Carlsbad's economy grew by roughly \$1.07 billion, to a total gross regional product of \$15.8 billion. Key industry clusters include manufacturing, wholesale trade, life science, high-technology, information & communication technology, clean-technology, and medical device.

The city is a hub for corporate headquarters locations, including regional tenants Viasat, TaylorMade, Callaway, Nordson, Thermo Fisher, Ionis Pharmaceuticals, Nixon, Spy Optics, Netgear, and Merck, and more. One of the City Council's strategic focus areas is bringing quality jobs to the city in a competitive economy.

Carlsbad is also known for its 7 miles of beaches, inviting weather, and outdoor activities. The city is home to LegoLand California, La Costa Golf & Country Club and the Carlsbad Flower Fields, in addition to world class resorts, shopping, breweries, restaurants, and so much more.



	15 miles	35 miles	55 miles
Population	725,976	3,201,971	7,039,121
Households	255,594	1,156,817	2,385,973
Average Household Size	3.24	3.25	3.40
Total Businesses	35,143	159,033	324,581
Total Employees	297,989	1,583,236	3,097,512
Median Age	37.6	37	36.4
Median Household Income	100,824	100,974	97,426

BRESSI RANCH MAP





STRATEGIC LOCATION

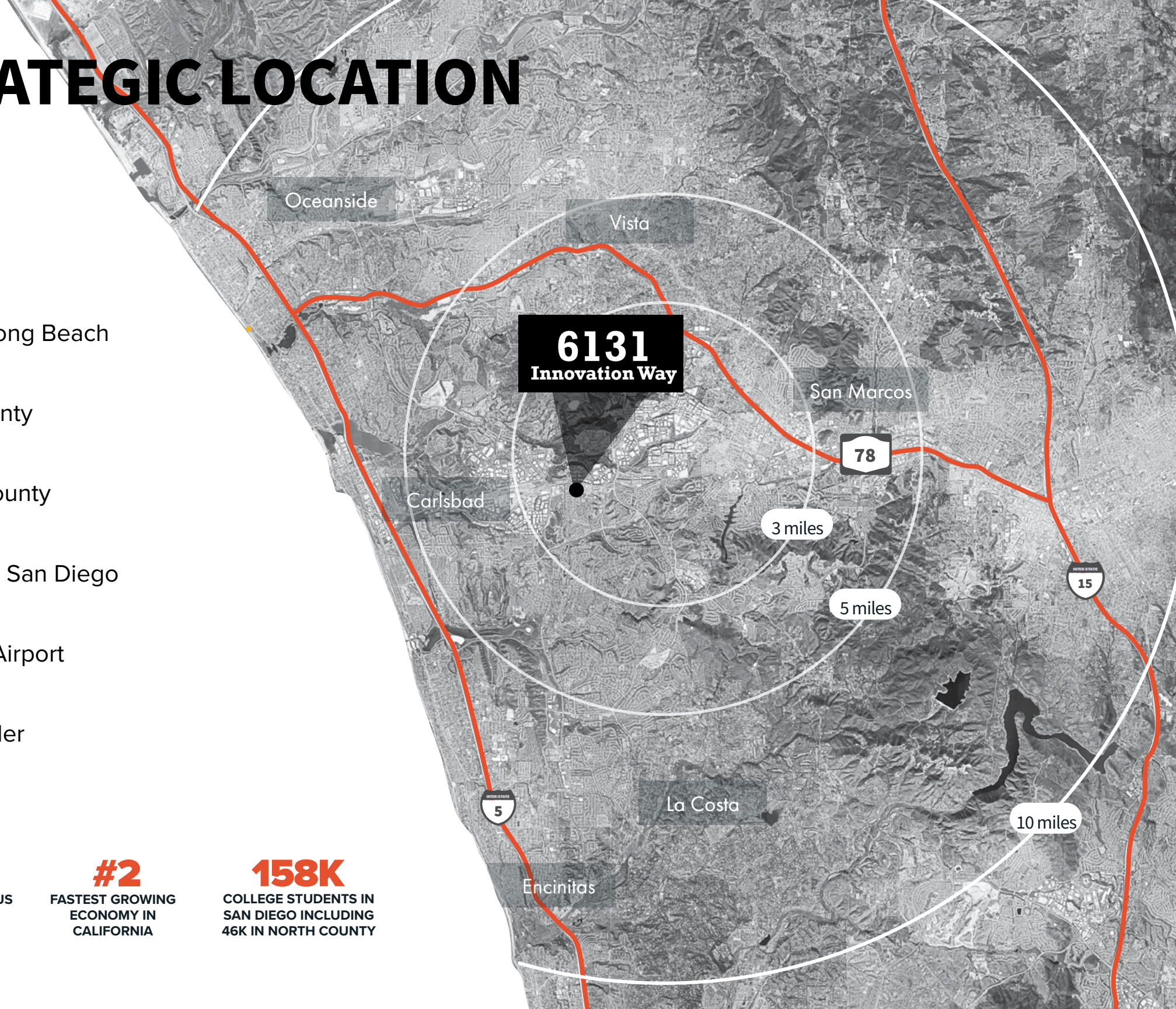
DRIVE TIMES

- **1 hr 36 min**
Port of LA/Long Beach
- **40 min**
Orange County
- **45 min**
Riverside County
- **25 min**
UTC/Central San Diego
- **45 min**
Downtown/Airport
- **55 min**
Mexico Border

3.3M
5TH MOST POPULOUS
COUNTY IN US

#2
FASTEST GROWING
ECONOMY IN
CALIFORNIA

158K
COLLEGE STUDENTS IN
SAN DIEGO INCLUDING
46K IN NORTH COUNTY



LAST MILE APPROVED NORTH SAN DIEGO DEMOGRAPHICS

101,377
Population
33,249
Housing Units
\$91,998
Household Income

113,806
Population
47,505
Housing Units
\$114,706
Household Income

61,986
Population
26,522
Housing Units
\$116,477
Household Income

13,243
Population
6,669
Housing Units
\$113,972
Household Income

VISTA

CARLSBAD

LA COSTA

ENCINITAS

SOLANA BEACH

SAN MARCOS

RANCHO SANTA FE

57,750
Population
19,952
Housing Units
\$78,374
Household Income

44,574
Population
17,134
Housing Units
\$136,152
Household Income

3,247
Population
1,419
Housing Units
\$166,505
Household Income

CORPORATE NEIGHBORS







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