

1812

ASTON AVENUE

FOR LEASE | 64,500 SF



INDUSTRIAL | LIFE SCIENCE | R&D | MANUFACTURING

PROPERTY OVERVIEW

PROPERTY ADDRESS

1812 ASTON AVENUE, CARLSBAD, CA 92008

RENTABLE BUILDING AREA

±64,500 SF

MEZZANINE AREA

±10,343 SF

OFFICE SPACE

±18,275 SF

PARKING

**2.92/1,000
(189 SPACES)**

POWER

2,000A 277/480V

CLEAR HEIGHT

18-24'

DOCK-LEVEL LOADING

**2
(WITH DOCK PLATFORM)**

GRADE-LEVEL LOADING

4

SPRINKLERS

YES

SKYLIGHTS

YES

COLUMN SPACING (TYPICAL)

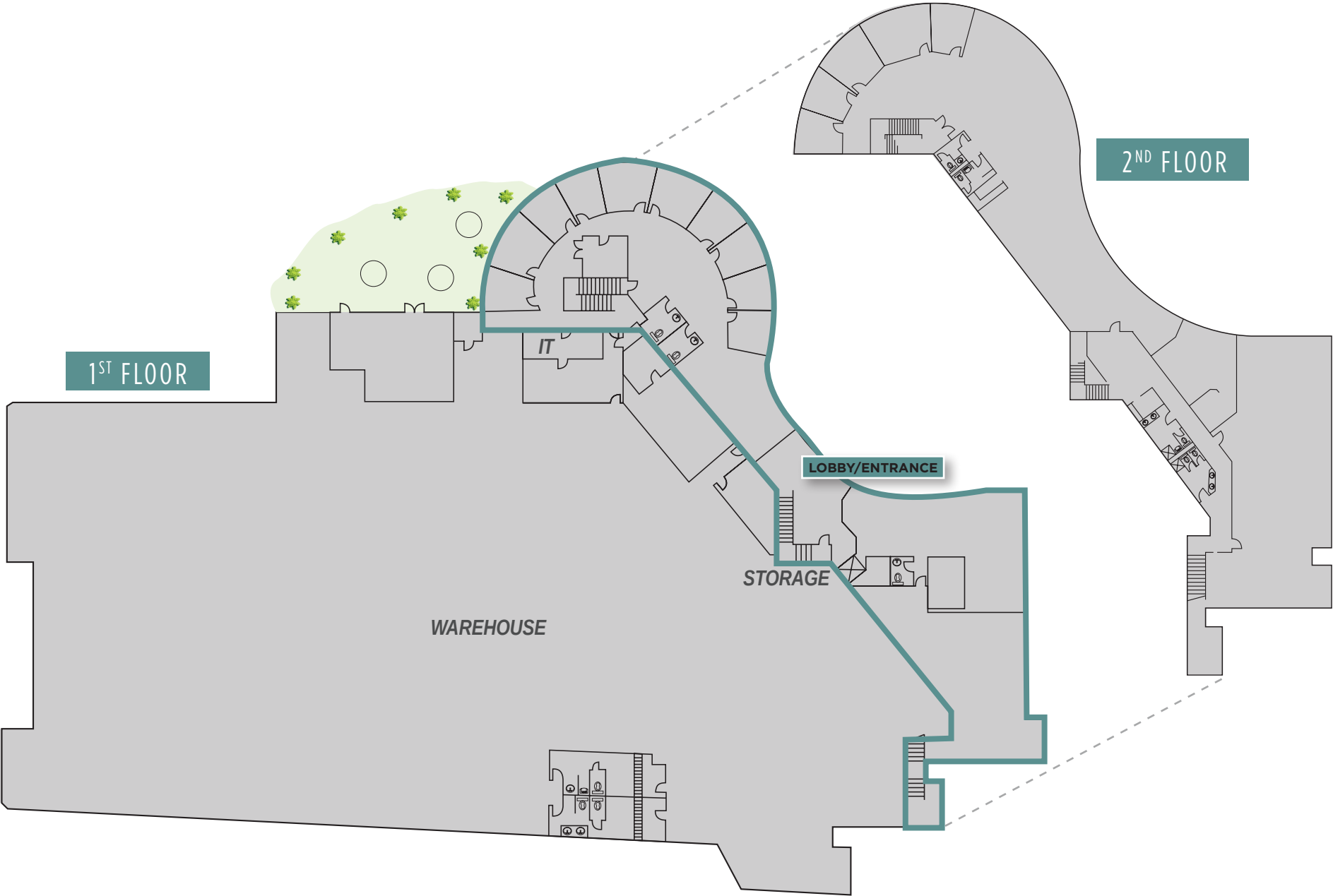
48' X 28'

ZONING

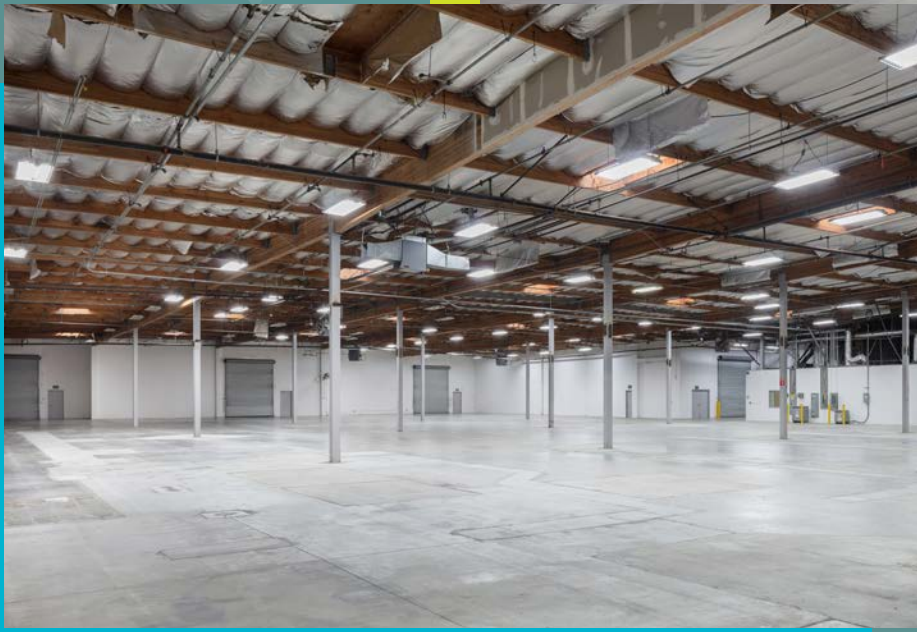
C-M



FLOOR PLANS



WAREHOUSE | 46,225 SF



OFFICE | 18,275 SF



LOCATION MAP



STRATEGIC LOCATION

7 MILES
OF COASTLINE

5
GOLF COURSES

48 MILES
OF HIKING TRAILS

2
LAGOONS

SAN DIEGO'S
LARGEST
CLUSTER OF
EXECUTIVE AND
CORPORATE HOUSING

IDEALLY LOCATED WITHIN THE HIGHLY SOUGHT-AFTER
CARLSBAD RESEARCH CENTER





- ◆ In the heart of Carlsbad Research Center
- ◆ Private outdoor amenities
- ◆ Walking distance to the Island at Carlsbad retail food court
- ◆ Walking distance to parks and bike trails
- ◆ Easy access to I-5, Highway 78, McClellan Palomar Airport, and El Camino Real
- ◆ Close to Carlsbad's finest hotels and resorts

DRIVE TIMES



**6 MINUTES /
2.9 MILES**
PALOMAR AIRPORT



**15 MINUTES
/ 5.7 MILES**
HWY 78



**16 MINUTES
/ 6.3 MILES**
BEACH TERRACE



**37 MINUTES
/ 33.7 MILES
DOWNTOWN**



**58 MINUTES
/ 49.9 MILES
US/MEXICO BORDER**

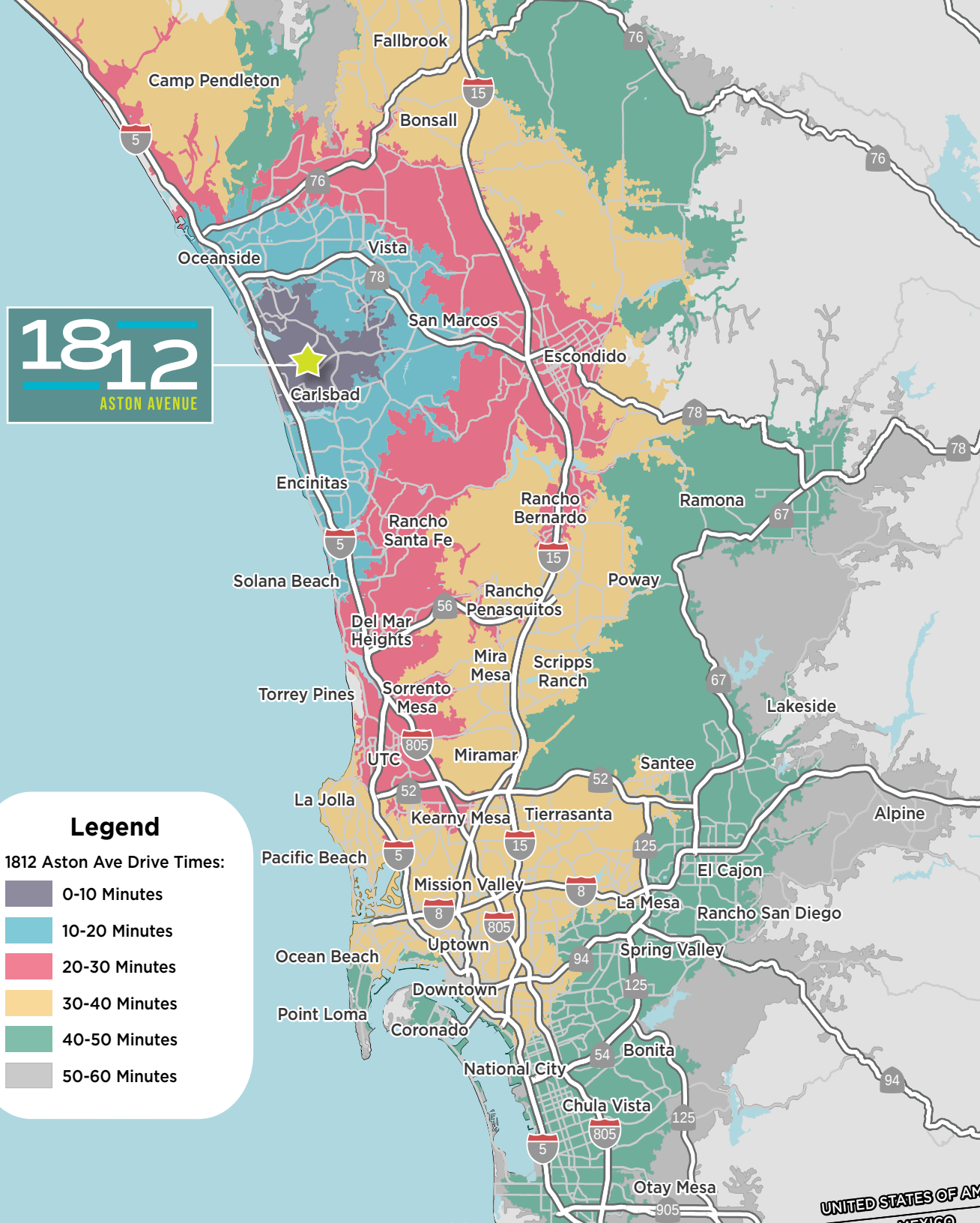


1 HOUR / 56 MILES
ORANGE COUNTY



Legend

1812 Aston Ave Drive Times:



1812

ASTON AVENUE

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