

# PACIFIC COAST INDUSTRIAL CENTER

5205-5375 Avenida Encinas Carlsbad, CA 92008



Available SF  
**630-3,175 SF**

Renovated

Clear Height

Location  
**CARLSBAD, CA**



- 8-Building multi-tenant industrial park
- Adjacent to I-5 Freeway and a quarter mile from the Pacific Ocean
- 16' clear height doors
- 66 grade level loading doors
- Attractive landscaping

## FOR MORE INFORMATION

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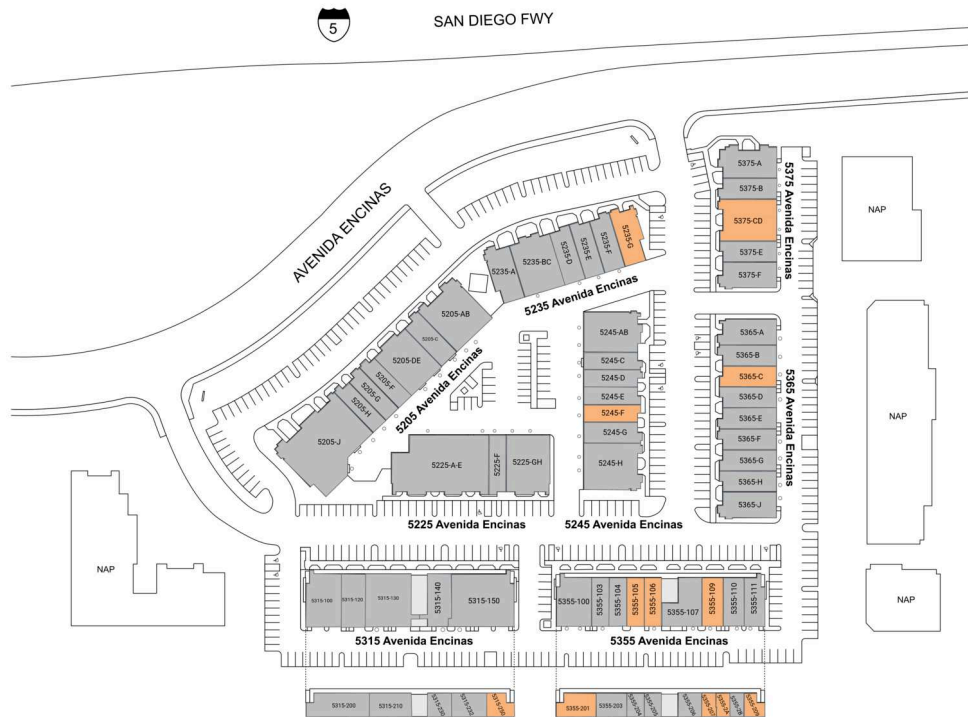
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

| BUILDING | SUITE    | TOTAL SF | OFFICE SF | OFFICE % | TYPE | CLEAR HT | GL  | DL  |
|----------|----------|----------|-----------|----------|------|----------|-----|-----|
| 5235     | 5235-G   | 1,980    | 1,276     | 64%      | IND  | 0        | 0   | 0   |
| 5245     | 5245-F   | 1,290    | 0         | 0%       | IND  | N/A      | N/A | N/A |
| 5315     | 5315-250 | 1,117    | 1,117     | 100%     | OFF  | 0        | 0   | 0   |
| 5355     | 5355-105 | 1,447    | 337       | 23%      | IND  | 14       | 1   | 0   |
| 5355     | 5355-106 | 1,443    | 282       | 20%      | IND  | 14       | 1   | 0   |
| 5355     | 5355-109 | 1,748    | 532       | 30%      | IND  | 14       | 1   | 0   |
| 5355     | 5355-201 | 1,693    | 1,693     | 100%     | OFF  | 12       | 0   | 0   |
| 5355     | 5355-207 | 667      | 667       | 100%     | OFF  | 12       | 0   | N/A |
| 5355     | 5355-209 | 803      | 803       | 100%     | OFF  | 12       | 0   | N/A |
| 5355     | 5355-2A  | 630      | 630       | 100%     | OFF  | 0        | 0   | 0   |
| 5365     | 5365-C   | 1,639    | 556       | 34%      | IND  | 14       | 1   | N/A |
| 5375     | 5375-CD  | 3,175    | 1,063     | 33%      | IND  | 14       | 2   | 0   |

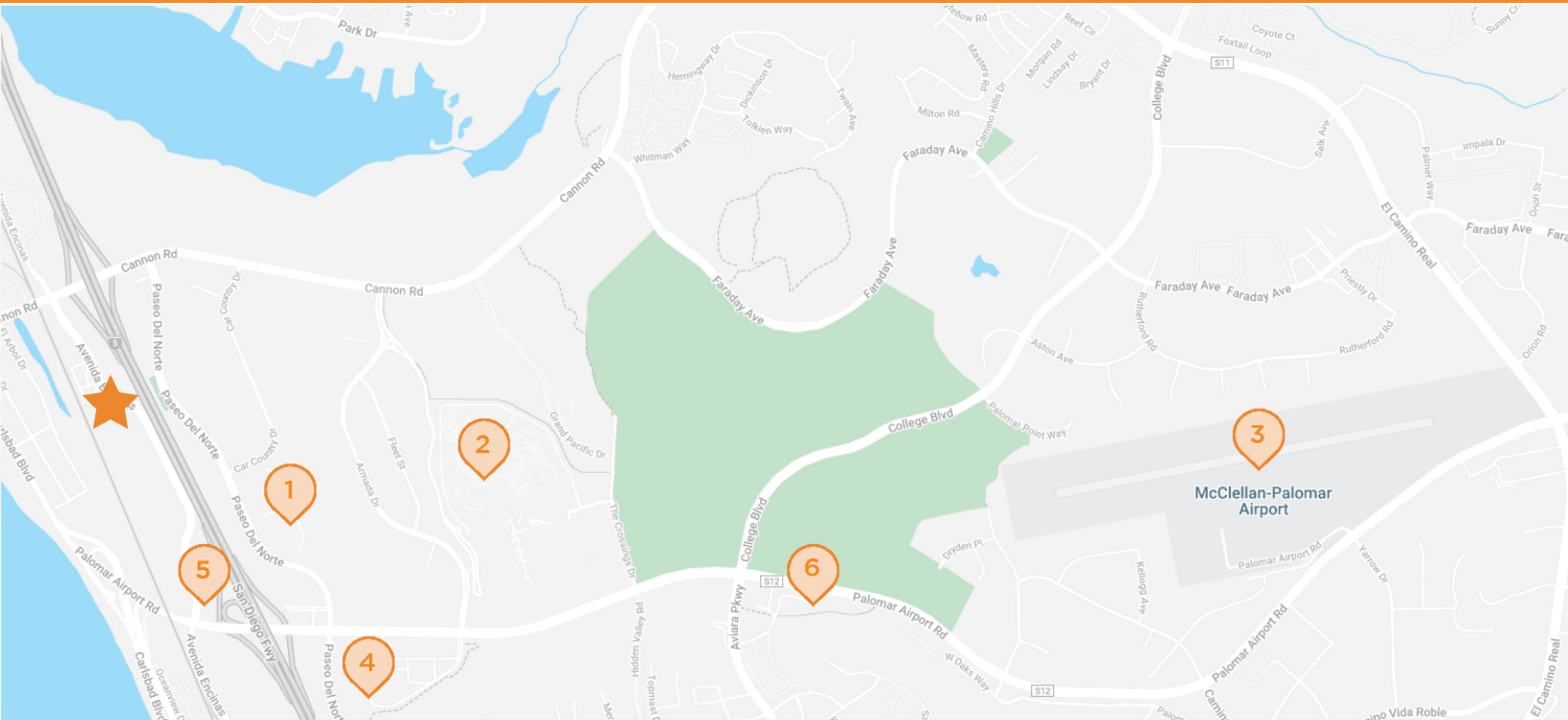
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 **CARLSBAD PREMIUM OUTLETS**  
5620 Paseo Del Norte,  
Carlsbad, CA 92008

 **LEGOLAND CALIFORNIA**  
One Legoland Dr, Carlsbad, CA  
92008

 **MCCLELLAN-PALOMAR AIRPORT**  
2198 Palomar Airport Rd  
Carlsbad, CA 92008

 **COSTCO WHOLESALE**  
951 Palomar Airport Rd, Carls-  
bad, CA 92008

 **MIGUEL'S COCINA**  
5980 Avenida Encinas,  
Carlsbad, CA 92008

 **24 HOUR FITNESS**  
1265 Laruel Tree Ln, Suite 100,  
Carlsbad, CA 92011