

KEYSTONE INNOVATION INDUSTRIAL PARK

CLASS A INDUSTRIAL

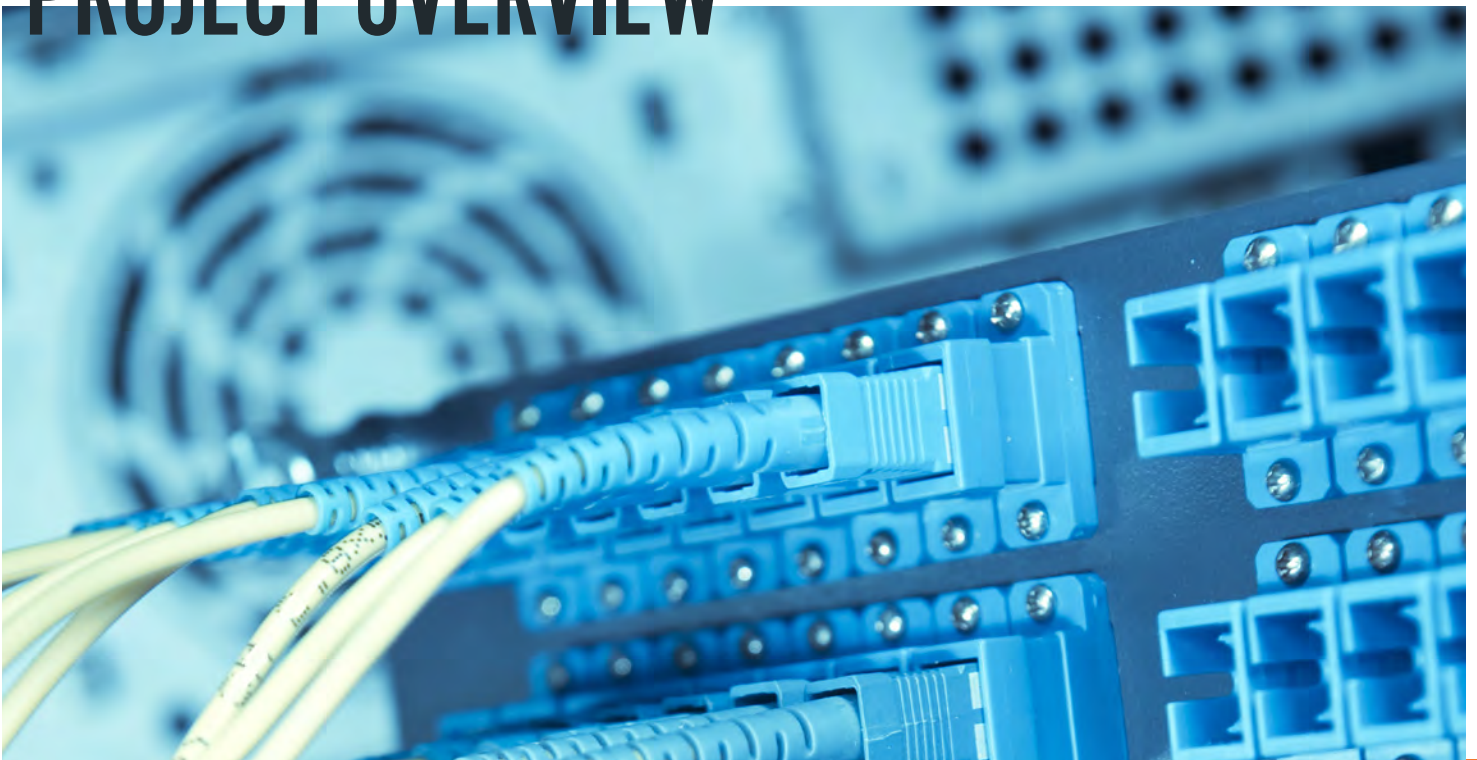
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PROJECT OVERVIEW



THE DETAILS

This new development project is a 5.05 acre industrial campus located in Vista, CA offering two freestanding industrial buildings with 77,725 total square feet of modern architecture and a location that is conveniently situated between Highway 78 and Interstate 5.



- Ideal for warehouse + manufacturing + distribution
- Two building project totaling 77,725 SF on 5.05 Acres
 - » Bldg 1 - 1359 Keystone Way
47,205 SF (divisible 7,046 SF - 18,188 SF)
 - » Bldg 2 - 1347 Keystone Way
30,520 SF (divisible 5,045 SF - 16,202 SF)
- Dock-high & grade-level truck loading
- ESFR Sprinklers
- 2.65/1,000 SF parking (207 stalls)
- 26' clear height
- Heavy power
 - » Bldg 1 - 3,000 amp 227/480 volt, 3 phase, 4 wire main electrical service
 - » Bldg 2 - 2,000 amp 227/480 volt, 3 phase, 4 wire main electrical service
- Easy access to HWY 78, I-15 & I-5 Freeways
- Q1 | 2019 occupancy
- Lease Rate: \$1.29/SF NNN
- Surrounded by five acres of permanent open space and sweeping ocean views

ENGAGING ENTERPRISES

Keystone Innovation Industrial Park bolsters the vision to attract multiplier-effect companies to the region. Keystone encourages companies to focus on a workspace that engages employees, making them feel valued and connected which in turn will strengthen productivity and retention.



PIONEERING COMPANIES

Keystone Innovation is ideal for innovative businesses that are not afraid to be the first to do or use a particular new idea.



COMMUNITY MINDED INDIVIDUALS

Keystone Innovation is interested in helping the wider community and engaging with tenants and the community to be a force of positive change in the region.



DYNAMIC BUSINESSES

Keystone Innovation is a great place for businesses that are constantly progressing and changing with the times.



GLOBALLY CONNECTED LEADERS

Keystone Innovation's central location provides easy access to the coast, Mexico and Los Angeles providing a hub that opens doors to otherwise unavailable partnerships.

KEYSTONE INNOVATION INDUSTRIAL PARK





ENGAGEMENT

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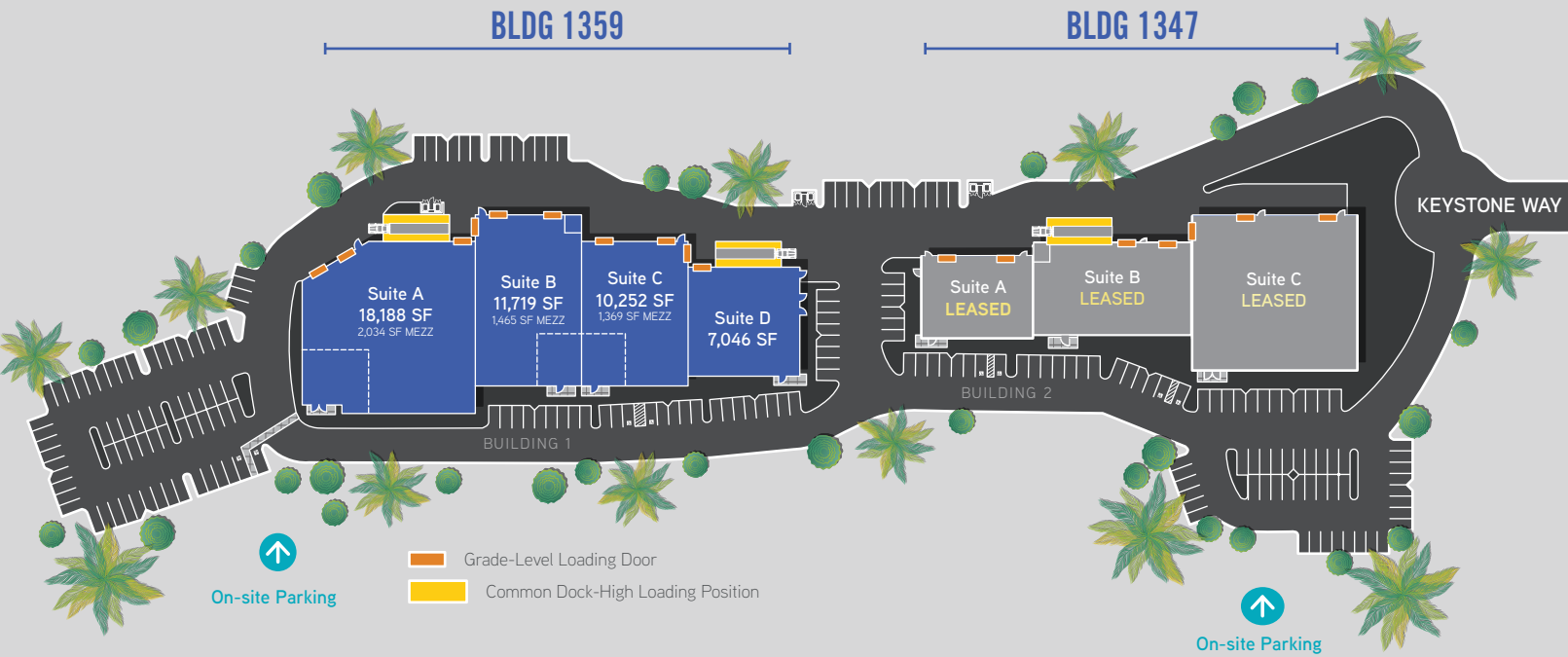
Most people chase success at work, thinking that will make them happy. The truth is that happiness at work will make you successful.

--Alexander Kjerulf

SITE PLAN



**image of nearby Lionshead Avenue building by Badiee Development that was recently completed.*





EXPERIENCE

“

Remain calm, serene, always in command of yourself. You will then find out how easy it is to get along.

--Paramahansa Yogananda

AREA OVERVIEW



VISTA/CARLSBAD

Centrally located in the vibrant North County market, Vista and Carlsbad take advantage of their location - bordering the coast with major highways running through. A perfect, mild Mediterranean climate allows residents to enjoy a wide range of year-round outdoor activities with miles of hiking trails, lagoons and over 7 miles of coastline.

- ➔ Located just 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County with convenient public transit via the Sprinter commuter light rail train system.
- ➔ With one brewery for every 7,000 people, North County- based Vista has the most breweries per capita than any area in California.
- ➔ Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and is a regional leader in San Diego's action sports manufacturing Industry.
- ➔ More than 31% of Vista's population is between the ages of 18 and 34 years, making it one of the most youthful areas in San Diego County, creating a young vibrant community.

THE INNOVATORS



PRECISION MANUFACTURING

Vista manufacturing spans across a number of industries- defense, aerospace and medical devices- due to a highly-skilled workforce, local training programs and proximity to Mexico.



CRAFT BREWING

Craft beer is a \$5.5 billion market in California with a growth of 89% from 2010 to 2018. As of 2018, Vista had 16 breweries, with two more in development.



ACTION SPORTS MANUFACTURING

Be where the action is created! North County San Diego is home to dozens of action sports companies- over half of which are located in the area.



INFORMATION & COMMUNICATION TECHNOLOGY

Google named Carlsbad an eCity, the digital capital of California, leading the state with the strongest online business community.



THE 78 CORRIDOR

The 78 Corridor is home to thriving industries that fuel our economy. The companies within these industries aren't just focused on doing business along the corridor. They are nationally and globally recognized leaders in innovation. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and operates and change the way we think about the future.

The 78 Corridor's opportunities for success aren't the only thing to boast about – the quality of life makes working here easy. From beautiful beaches and weather year-round to great schools and neighborhoods, the 78 is a place to live where you work, and enjoy it.



COLLABORATE TO COMPETE

We are home to leading companies and universities, cutting edge research institutions and hospitals, world-class tourist destinations and a lifestyle second to none.



WHATEVER YOU NEED

From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide.

Source: Innovate 78 Regional Profile (<http://www.innovate78.com>)

AT A GLANCE



AVERAGE INCOME
\$104,897
(5 Mile Radius from Site - 2017)



BREWERIES
50+
(2017)



GOLF COURSES
19
(2017)



UNEMPLOYMENT
3.1%
(2017)



POPULATION
637,517
(2016)



MEDIAN AGE
36
(2016)

INCENTIVES

STATE OF CALIFORNIA

California Competes Tax Credit

The state awards credits to companies annually as growth milestones are achieved. The budget for FY 2017-18 of the program is \$230 million with designated application periods.

Research and Development Tax Credit

Up to 15% credit for qualified in-house research expenses and a 24% credit for basic research payments to an outside organization offered to companies that conduct qualified research activities

Manufacturing and R&D Equipment Exemption

Companies may qualify for a partial exemption of sales and use tax on certain equipment purchases and leases. Qualified companies will pay only 3.3125% sales or use tax until 2022 on qualifying purchases and leases.

FEDERAL

Also available are Trade, Financing and/or Workforce Development Incentives as well as Tax Credits such as:

- Interest Charge Domestic International Sales Corporation Return
- Export-Import Bank
- EB-5 Financing
- Work Opportunity Tax Credit
- New Markets Tax Credit program

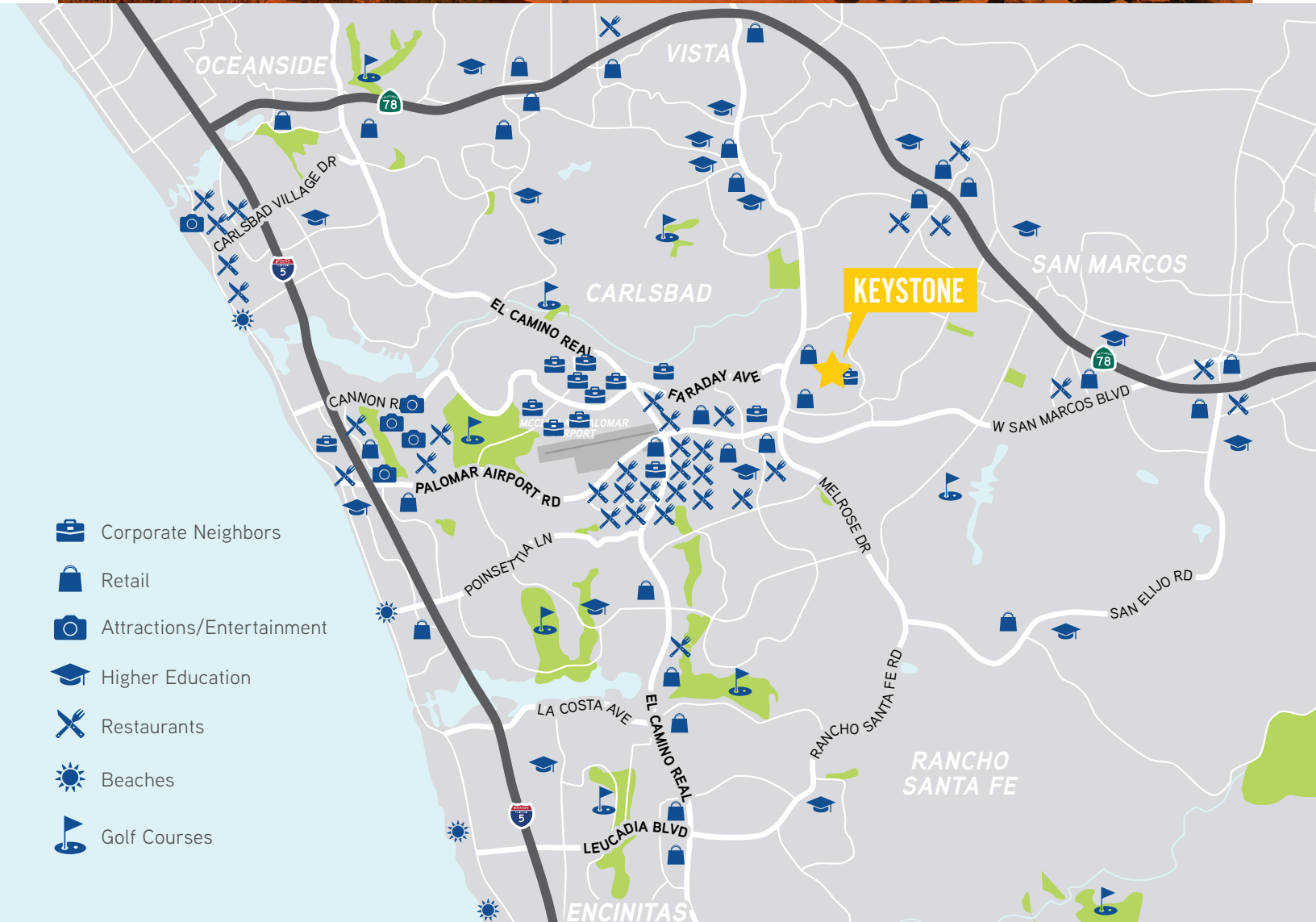
LOCATION








➔ INTERSTATES AND HIGHWAYS

- Interstate 78** - 2.8 Miles | 7 Mins.
- Interstate 5** - 6.1 Miles | 13 Mins.
- Interstate 15** - 8.8 Miles | 13 Mins.
- Highway 76** - 9.7 Miles | 21 Mins.
- Interstate 56** - 20.6 Miles | 28 Mins.
- Interstate 805** - 23 Miles | 28 Mins.
- Highway 163** - 28.7 Miles | 31 Mins.
- Interstate 8** - 34 Miles | 36 Mins.

➔ POINTS OF INTEREST

- McClellan-Palomar Airport** - 4 Miles | 10 Mins.
- Pacific Ocean** - 6.9 Miles | 17 Mins.
- Carlsbad Village** - 9 Miles | 22 Mins.
- Oceanside Pier** - 15.4 Miles | 229 Mins.
- Del Mar Racetrack/Fairgrounds** - 17.9 Miles | 27 Mins.
- La Jolla/UTC/UCSD** - 29 Miles | 34 Mins.
- SD Intl. Airport** - 36 Miles | 45 Mins.
- Downtown/Gaslamp/Balboa Park** - 39 Miles | 42 Mins.
- U.S./Mexican Border** - 52.8 Miles | 53 Mins.



-  Corporate Neighbors
-  Retail
-  Attractions/Entertainment
-  Higher Education
-  Restaurants
-  Beaches
-  Golf Courses

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Happiness is connected to the basic goals of any business organization, such as productivity and retention—the difference is that there is also a direct benefit to the quality of employees’ lives.

--Dr. Michael O’Neill, Haworth, Inc.

PRODUCTIVITY

WORKSPACE DESIGN X HAPPINESS = LONG TERM SUCCESS

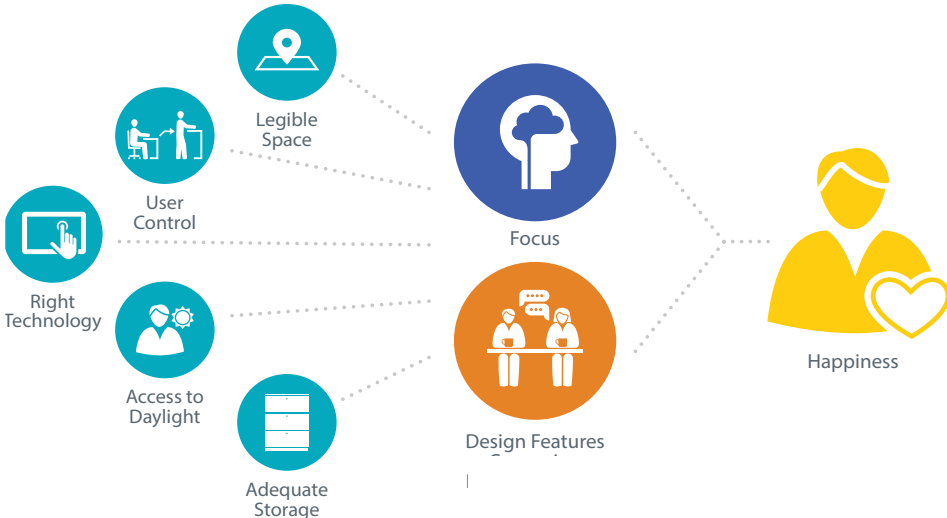


EMPLOYEE HAPPINESS

Happiness and meaningful work lead to more engaged, higher-performing, and healthier employees. Global research by Haworth shows office design may foster these experiences. Findings show that organizations with creative cultures foster happiness and meaning in the employee work experience, bringing a more intense focus on the design of the physical office space.

Research shows specific workplace design features can support a higher aspiration, that of happiness.

The evolving intent of workspace is to foster engaged employees who are more likely to stay (avoiding replacement costs) and may work harder (improved productivity). Many organizations encourage engagement through mobile technologies, work/life balance, and related policy efforts, the end result being beneficial to both employer and employee.



WHY KEYSTONE?

Keystone Innovation Industrial Park is equipped with the following features, all of which directly relate to employee focus and value:

- ➔ Large-scale open space allows for a layout that helps conserve resources used for focus and provides cues to employees that they are valued.
- ➔ Landmarks & nearby amenities provide a simpler way to balance work/life bringing a more holistic version of employees into the office.
- ➔ Natural light contributes to an overall ambient work environment.
- ➔ Amenities, outdoor areas, basketball hoop, open space

THE NEW MEASURE OF SUCCESS

'Happiness' is the new measure for success in work and life, replacing traditional business and economic metrics. Therefore a focus on workplace design leads to higher employee happiness, thus ensuring more engaged, higher-performing employees.





BADIEE DEVELOPMENT

At Badiee Development, our goal is to create amazing opportunities for the people who come in contact with our brand – from investors and tenants to the municipalities, communities and business partners who are vital to our growth – through the development of Class – A Industrial, Retail and High Tech Office Real Estate projects.

Our strengths enable us to select suitable sites and provide hands-on construction, oversight and asset management to position our properties for sale or lease.

With over 30 years of experience in Southern California we offer a proven track record of success and are committed to our vision of creating projects that create value and opportunities, so that you can achieve your goals.



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CLASS A INDUSTRIAL RETAIL HIGH TECH OFFICE REAL ESTATE