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P A R K C E N T E R D R I V E

Accelerating
Success.



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FOR LEASE | Vista, CA
±157,176 SF FREESTANDING INDUSTRIAL

ANOTHER QUALITY PROJECT BY:





Property Features



LOCATION

- Prominent corner of Carlsbad/Vista
- Signalized intersection of Melrose Ave & Faraday Ave/Park Center Dr
- Monument signage available



BUILDING

- $\pm 157,176$ SF divisible to $\pm 55,000$ SF
- 7.91 acre lot (zoned RLI, City of Vista)
- Gas lines, power, and compressed air distributed throughout
- Approx. 15,815 SF office



PARKING/ACCESS

- 2.06/1,000 parking with fenced yard
- 2 driveways (100% concrete)
- Drive-around truck access



POWER

- Heavy Power 4,000A, 277/480V
- Electrical distribution and drops throughout



WAREHOUSE

- 4 dock-high & 8 grade-level loading doors
- 26' clear height
- 56' x 48' column spacing
- Sprinklers/skylights/foam roof



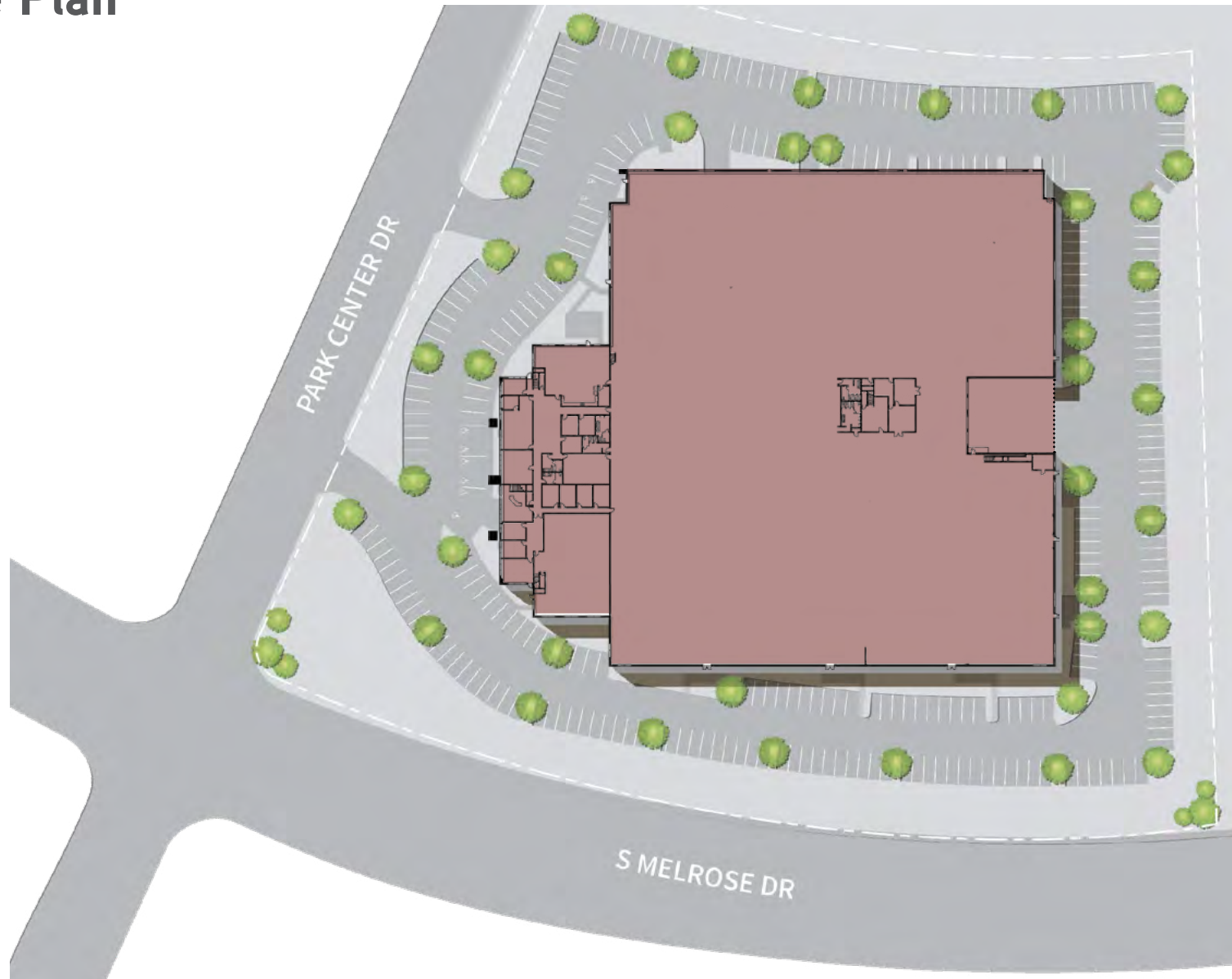
LEASE RATE: **\$0.98/SF**

BELOW MARKET NNNs: **\$0.16/SF**

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Site Plan

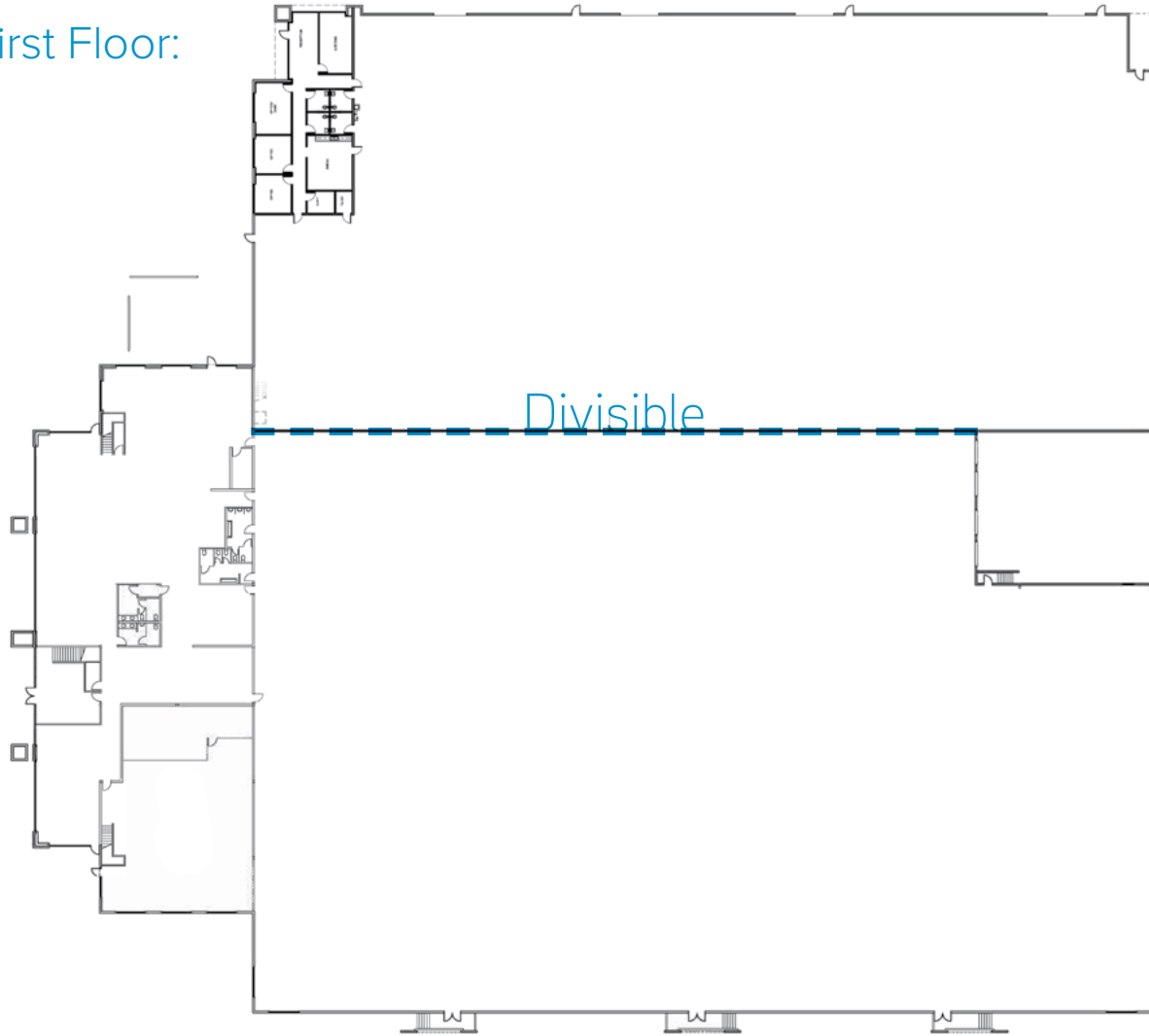


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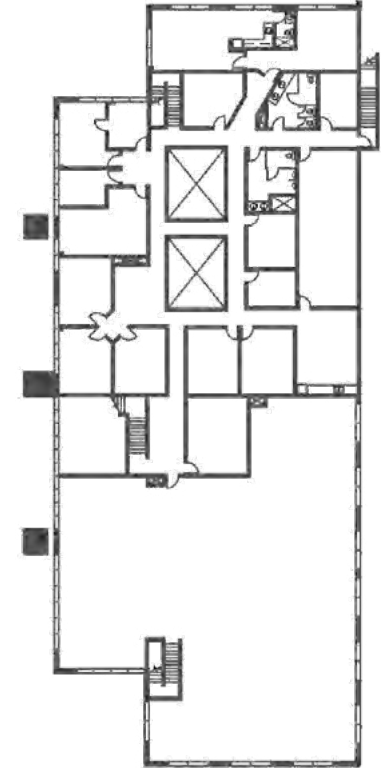
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Floor Plan

First Floor:



Second Floor:



Floor plan is not to scale and for general reference purposes only.

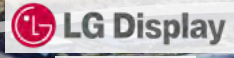
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PACIFIC OCEAN



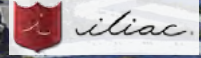
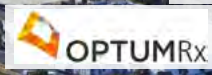
ViaSat
EL CAMINO REAL



EL FUERTE ST



PALOMAR AIRPORT RD



S MELROSE DR



ASPEN WAY



FARADAY ST



OAK RIDGE WAY



PARK CENTER DR



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Drive Times

5 minutes

TO MCCLELLAN-PALOMAR AIRPORT

10 minutes

TO INTERSTATE 5 and THE PACIFIC OCEAN

10 minutes

TO HWY 15

35 minutes

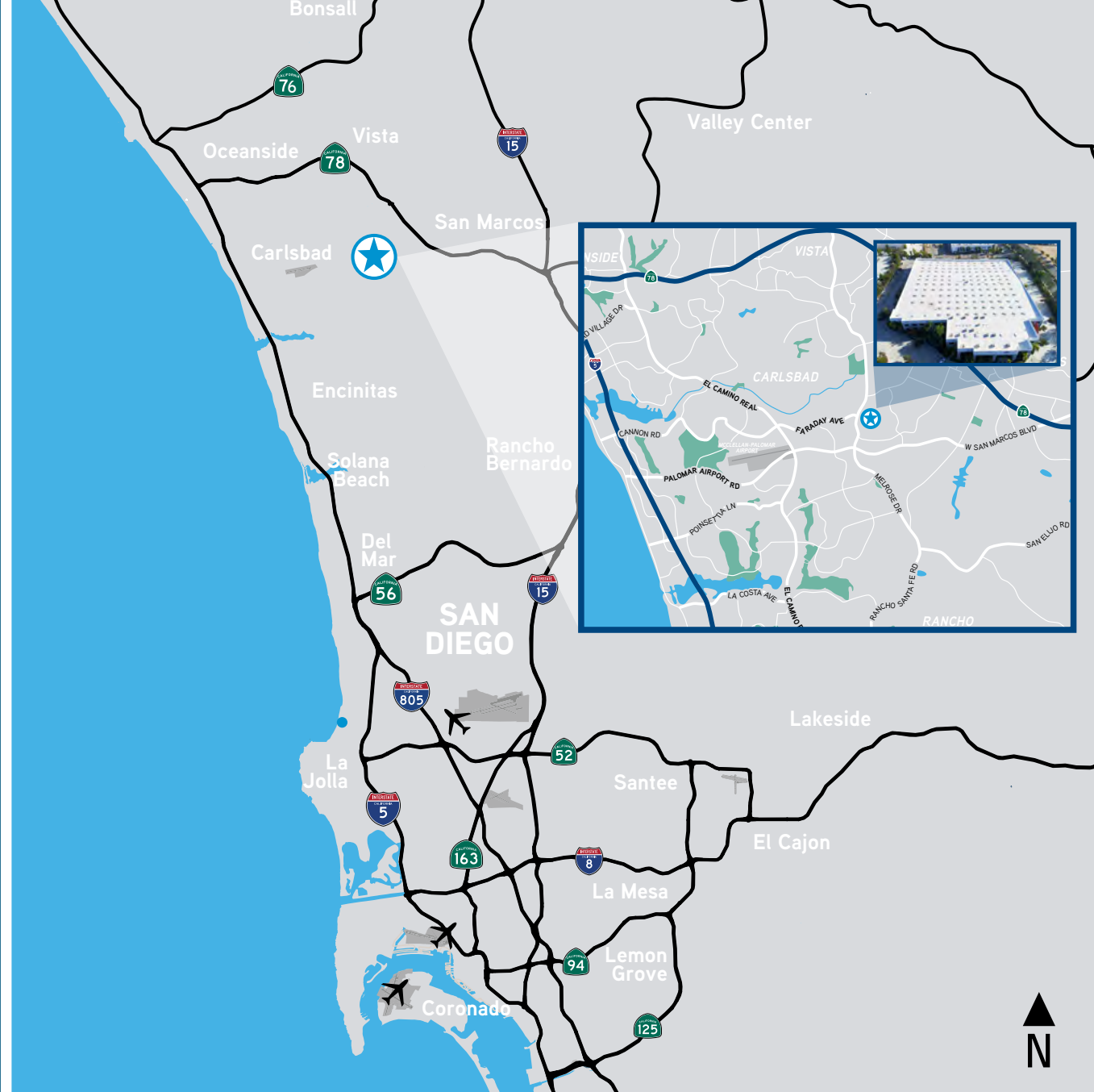
TO DOWNTOWN SAN DIEGO

30 minutes

TO ORANGE COUNTY

60 minutes

TO US - MEXICO BORDER



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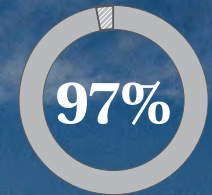
North County Location



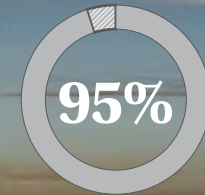
Located in the center of North County San Diego County, the city of Vista takes full advantage of its Southern California location, providing a diverse, forward-thinking economy, a strong educational system and an excellent climate for employees.

- › North County is an exceptional place to spend time outdoors with over 46 miles of hiking trails, nearly 40 golf courses carved out of the natural landscape, and miles of coastline on the Pacific Ocean.
- › Spend an afternoon at one of the local wineries or on a craft beer tour at one of the many local breweries that enliven this area.
- › Live and work where others come to vacation! North County is home to some of San Diego's top attractions, including LEGOLAND California, the Flower Fields at Carlsbad, San Diego Zoo Safari Park and the the Del Mar Fairgrounds
- › Diversity of industry sectors include life sciences (second largest cluster in the U.S.), robotics, technology, clean tech, action sports, and medical devices.
- › Proximity to McClellan-Palomar Airport provides corporate aircraft and commercial services.

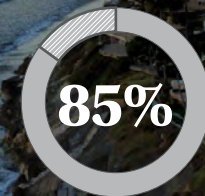
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of residents approve of the region's quality of life



of businesses think Carlsbad/Vista offers the highest quality of life



of businesses agree the region is an excellent place to do business

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