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FOR LEASE

18,624
SQ FT



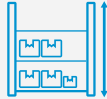



INDUSTRIAL MULTI-TENANT

737 Windy Point Drive | San Marcos

A new point of view...

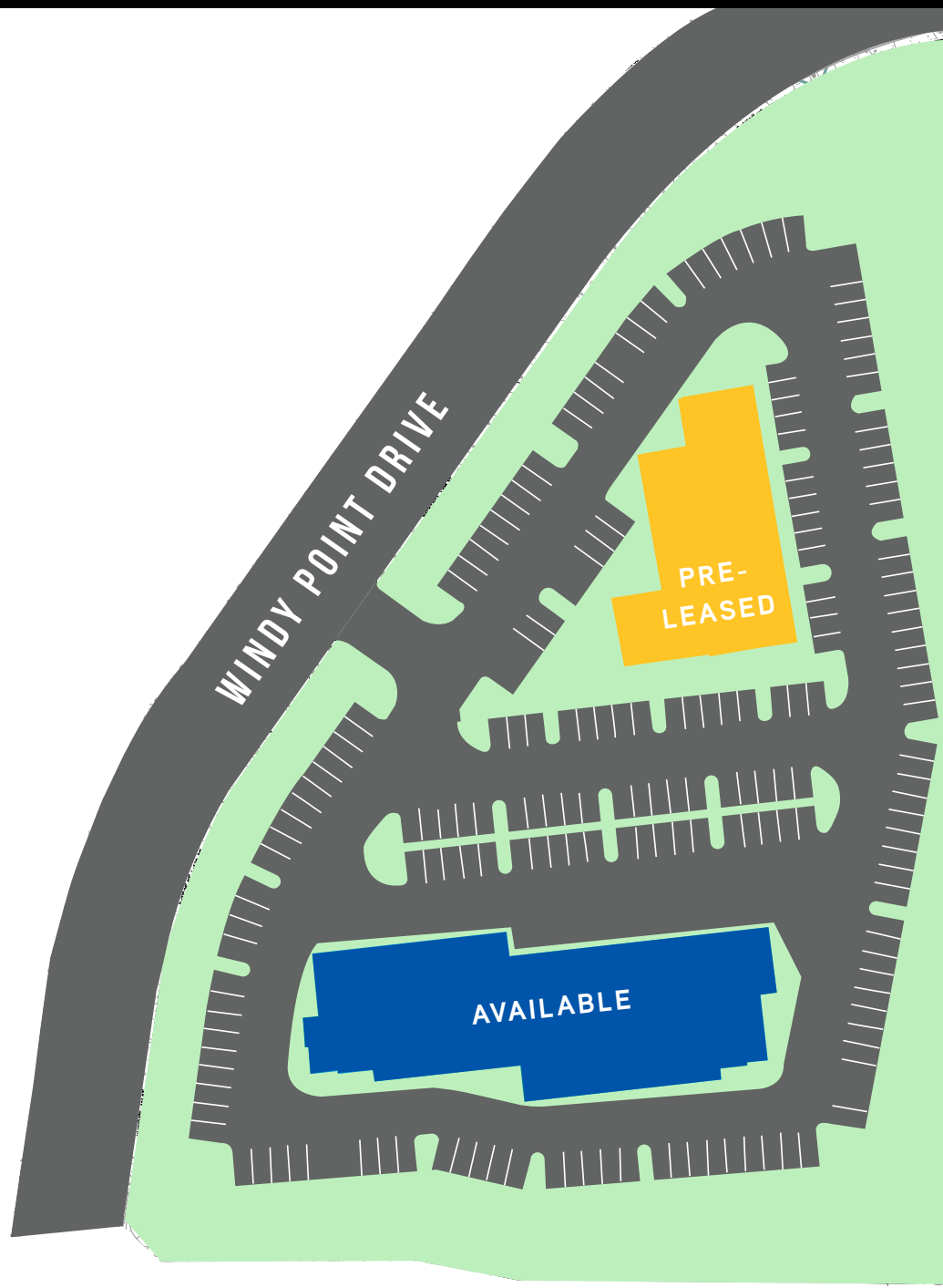


— PROJECT FEATURES —

| | | |
|---|---|---|
| <p>18,624 SF 9 SUITES AVAILABLE</p>  | <p>GRADE-LEVEL LOADING</p>  | <p>CLEAR HEIGHT 18'-21' 25'-26' SINGLE-STORY TWO-STORY</p>  |
| <p>HWYS 78 & 15 IN CLOSE PROXIMITY</p>  | <p>HEAVY POWER & GAS</p>  | <p>1.20/SF NNN</p>  |



— SITE PLAN & ELEVATIONS —



— AVAILABILITY —

- A** **3,193 SF**
1st Floor (1,667 SF) + 2nd Floor Mezzanine (1,526 SF)
- B** **2,215 SF**
1st Floor (1,586 SF) + 2nd Floor Mezzanine (629 SF)
- C** **2,211 SF**
1st Floor (1,584 SF) + 2nd Floor Mezzanine (627 SF)
- D** **2,243 SF**
1st Floor (1,588 SF) + 2nd Floor Mezzanine (655 SF)

- E** **1,734 SF - LEASED**
Shell Warehouse
- F** **1,728 SF - LEASED**
Shell Warehouse
- G** **1,728 SF**
Shell Warehouse
- H** **1,730 SF - LEASED**
Shell Warehouse
- I** **1,842 SF - LEASED**
1st Floor Office (780 SF) + Warehouse (1,062 SF)



— DEVELOPMENT PROGRESS —

BUILDING G



BUILDING A



SLAB POURED

March/April 2019



FIRST WALLS TILTED

May 2019



Delivering 4Q19

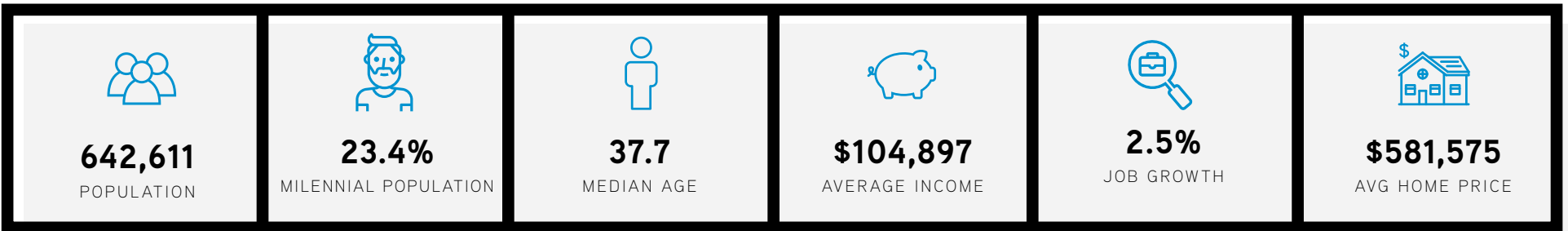
— THE AREA —



78 CORRIDOR

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries that fuel our economy. These companies and 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.





19

GOLF COURSES



47

BREWERIES



175+ mi

HIKING AND TRAILS



- 15 MINUTES
- 30 MINUTES
- 45 MINUTES
- 60 MINUTES

— SAN MARCOS WORKFORCE —





HIGHER EDUCATION

San Diego's higher education institutions conduct groundbreaking research, train the region's workforce, and provide a human capital infrastructure that enables the region to compete for investment and jobs on a global level. San Marcos is the location of the Corridor's only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees.



INFORMATION & COMMUNICATIONS TECHNOLOGY

Recognized as one of the leading high-tech hubs in the U.S., San Diego's innovation economy is anchored by established companies such as Intel, Sony and Hewlett Packard. San Diego ICT companies have a growing global footprint and touch nearly all aspects of San Diego's robust economy.



SPECIALTY FOOD AND MICROBREWERIES

Situated along what is known as the "Hops Highway," the craft beer industry boosts economic prosperity in the region and has a significant impact on employment, production, and revenue totaling over 500 million dollars in 2017. Specialty food and other beverage manufacturers continue to meet demand for more diverse products.



MANUFACTURING

With a highly-skilled workforce, robust training programs, and proximity to Mexico, San Diego is a hub for advanced manufacturing companies.



35,000

JOBS



33%

BACHELOR'S DEGREE
HOLDERS



4,000

BUSINESSES



45%

RESIDENTS LIVE WITHIN 10
MILES OF WORK



33%

BACHELOR'S DEGREE
HOLDERS



A turning point...

DELIVERING

1Q
2020



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