

RB VISTA

141,027 SF industrial building
Divisible to 70,000 SF

**Via Del Campo
Rancho Bernardo**

**Under
Construction**
Available
Q1 2020



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Rancho Bernardo



Views
of Mt. Palomar



Secure
site



Spec
Construction
commencing
Q1 2019



Location
The best
neighbors

Building Specs

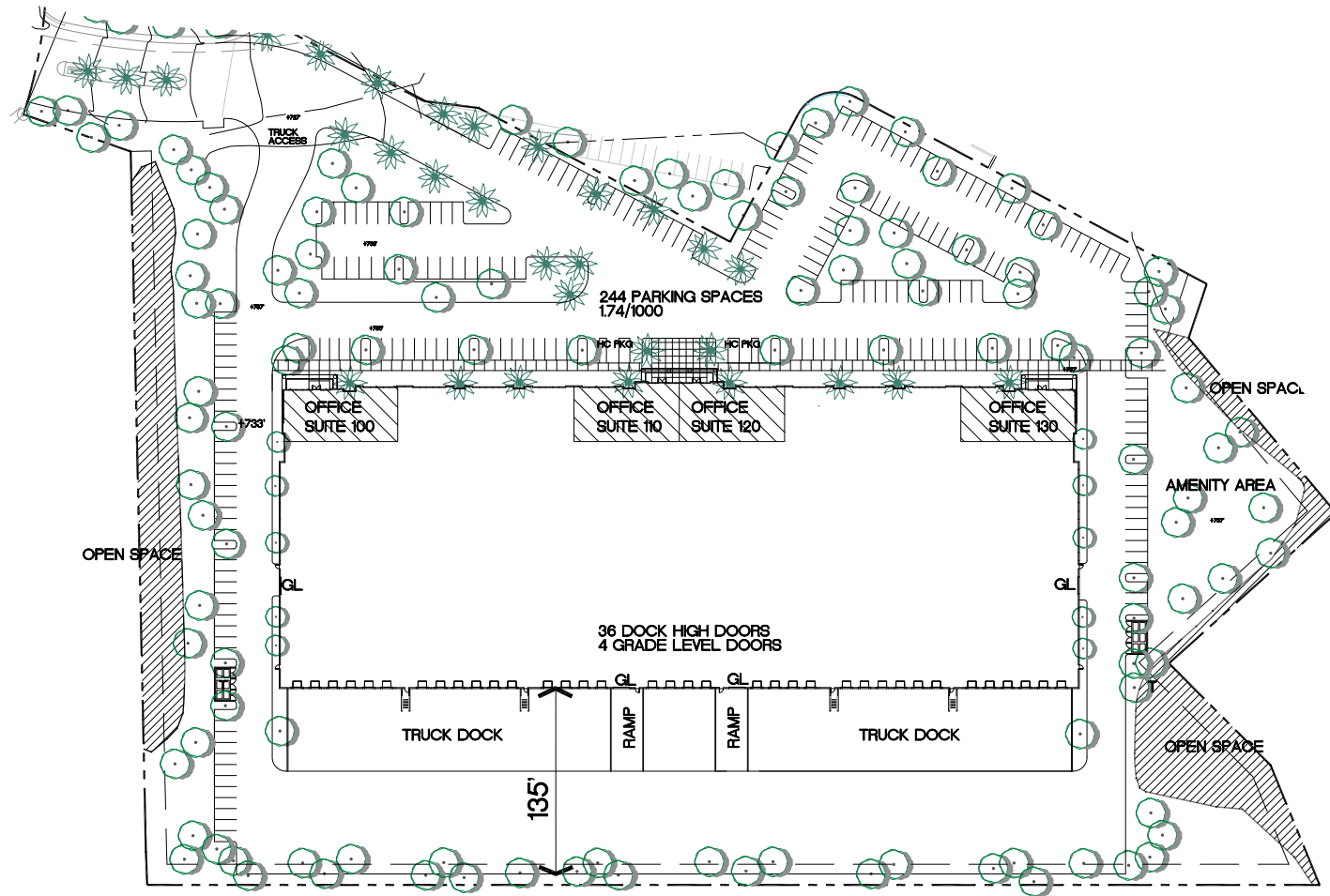
- 141,027 sf total building size
- 127,291 sf footprint
- 12,864 sf mezzanine
- Divisible to \pm 70,000 SF
- 32' minimum clear height
- ESFR sprinklers
- 36 dock doors
- 4 grade doors
- 1.74 : 1000 parking ratio
- 50' x 50' column spacing
- 60' speed bay
- 135' truck court
- 2,000 amps of 277/480 V power (expandable)
- Completion Q1 2020
- Rent: \$1.18/sf NNN
- TI's negotiable

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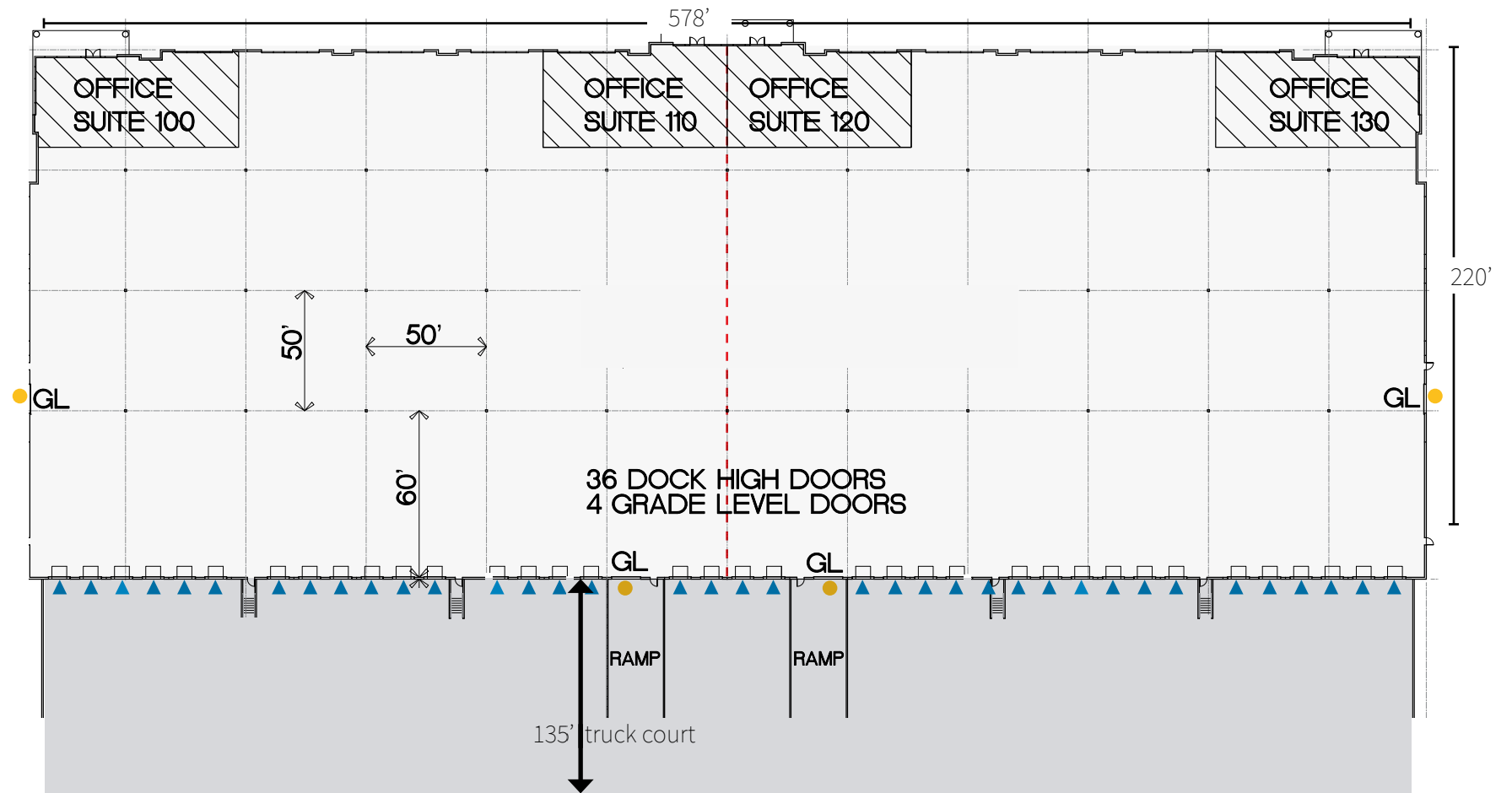
Via Del Campo
Rancho Bernardo

- Campus setting
- Open green spaces
- Efficient design lowers operating costs
- Secure site
- 10.12 acre site
- Easy access to I-15 & commuter Fast Track lanes

Site plan



Floorplan



- Grade level door
- ▲ Dock high door
- - - Potential demising wall

Availability

Suite	Size	Dock Doors	Grade Doors
100-130	141,027 SF	36	4
100-110	70,513 SF	18	2
120-130	70,514 SF	18	2

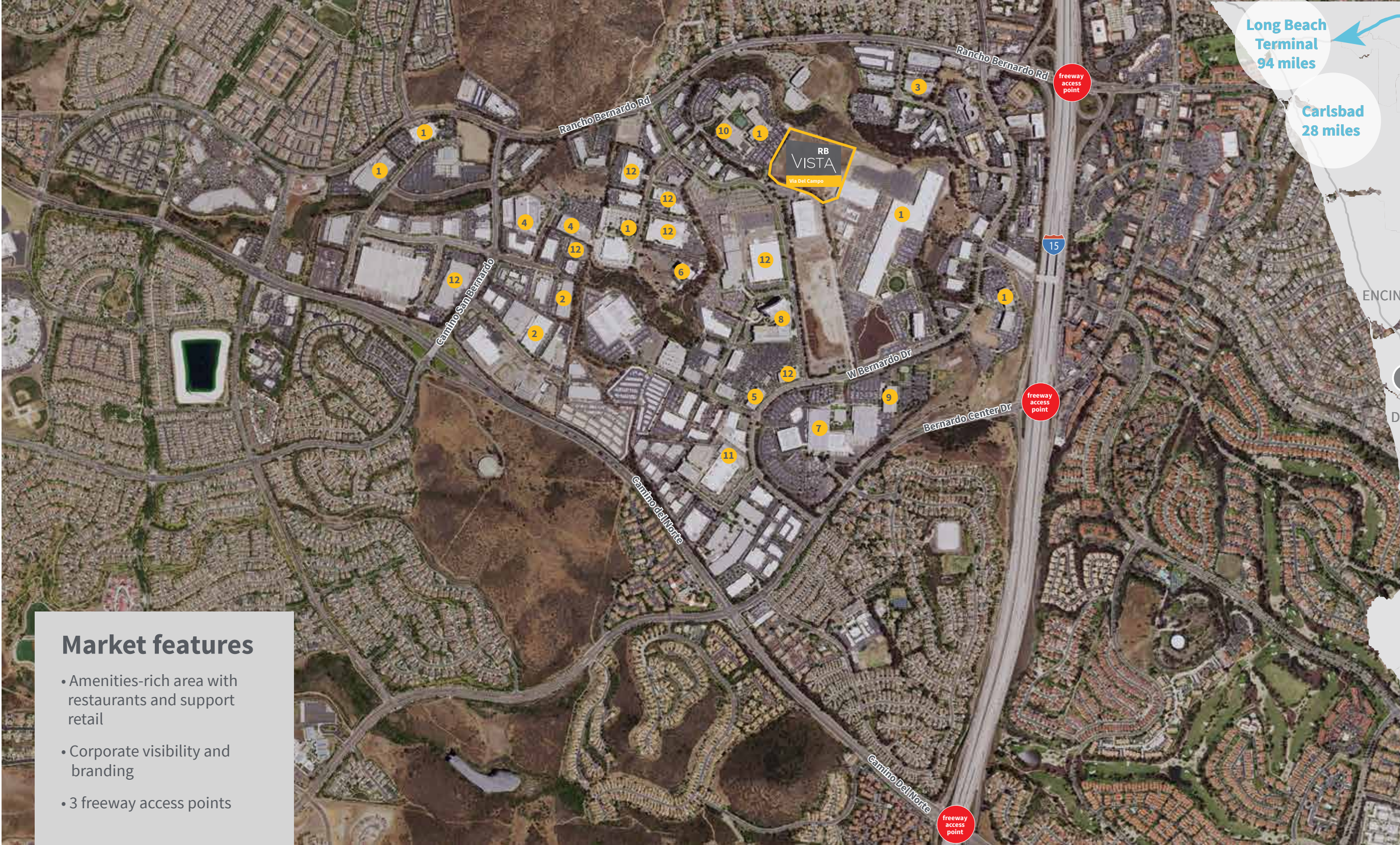
Building can be demised to various sizes between ± 70,000 & 141,027 SF

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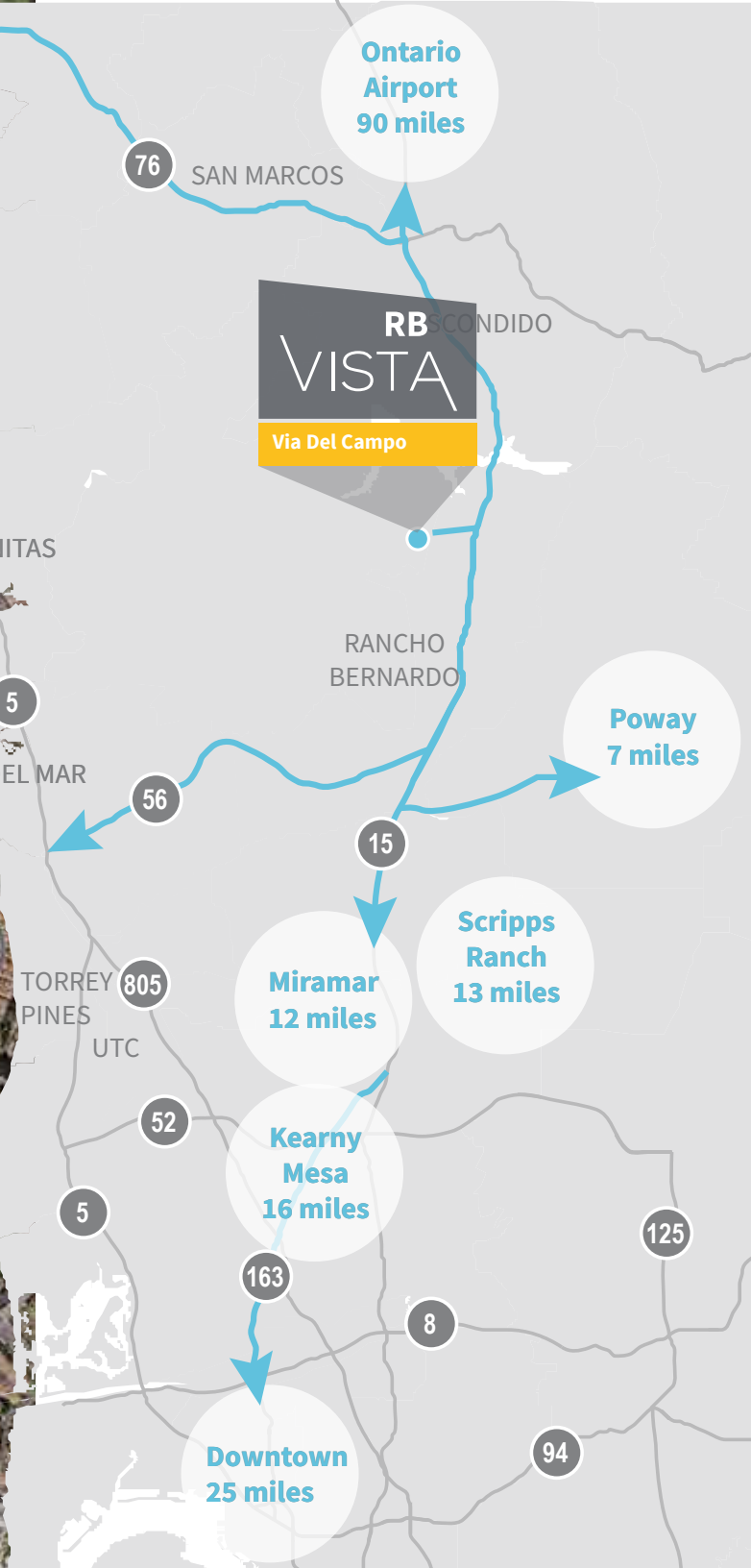
Site plan

- 1 **NORTHROP GRUMMAN**
- 2 **GEN-PROBE**
- 3 **MILLENNIUM LABORATORIES**
- 4 **ASML**
- 5 **BROADCOM**
- 6 **ATK**
- 7 **hp**
- 8 **SONY**
- 9 **RENOVATEAMERICA**
- 10 **TERADATA**
- 11 **BAE SYSTEMS**
- 12 **GENERAL ATOMICS**



Market features

- Amenities-rich area with restaurants and support retail
- Corporate visibility and branding
- 3 freeway access points



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