

FOR LEASE - INDUSTRIAL/MFG/R&D

202,844 SF - DIVISIBLE TO ±21,663 SF

# ONE VIPER WAY

VISTA, CA 92081



Bill Cavanagh  
858 546 5460  
Bill.Cavanagh@cushwake.com  
LIC #00905262

Dennis Visser  
760 431 4216  
Dennis.Visser@cushwake.com  
LIC #01255595



# ONE VIPER WAY

1 Viper Way is a Class A corporate headquarters / warehouse/ manufacturing facility located in Vista, California.

## **BUILDING SIZE:**

202,844 SF

Warehouse: ±138,336 SF  
Office: ±64,508 SF

## **AVAILABLE SPACE:**

±21,663 - 202,844 SF

- **Suite A: ±129,298 SF**
- **Suite B: ±51,883 SF**
- **Suite C: ±21,663 SF**

## **SITE AREA:**

11.67 Acres

## **CLEAR HEIGHT**

26' to 28'

## **POWER:**

4,000 Amps, 277/480v (expandable)

## **PARKING:**

333 Spaces (expandable)

## **LOADING:**

Eleven (11) dock positions  
Twelve (12) grade level doors

## **FIRE SPRINKLERS:**

Yes, ESFR in portions of warehouse

## **OTHER:**

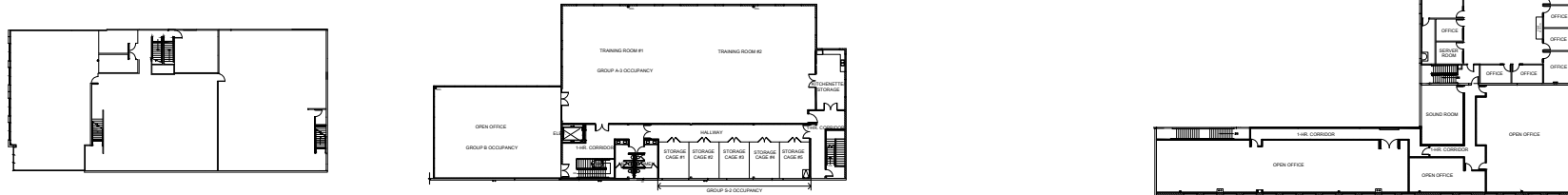
- New roof (2018)
- 175 Skylights
- Easy access to I-5 and Hwy 78



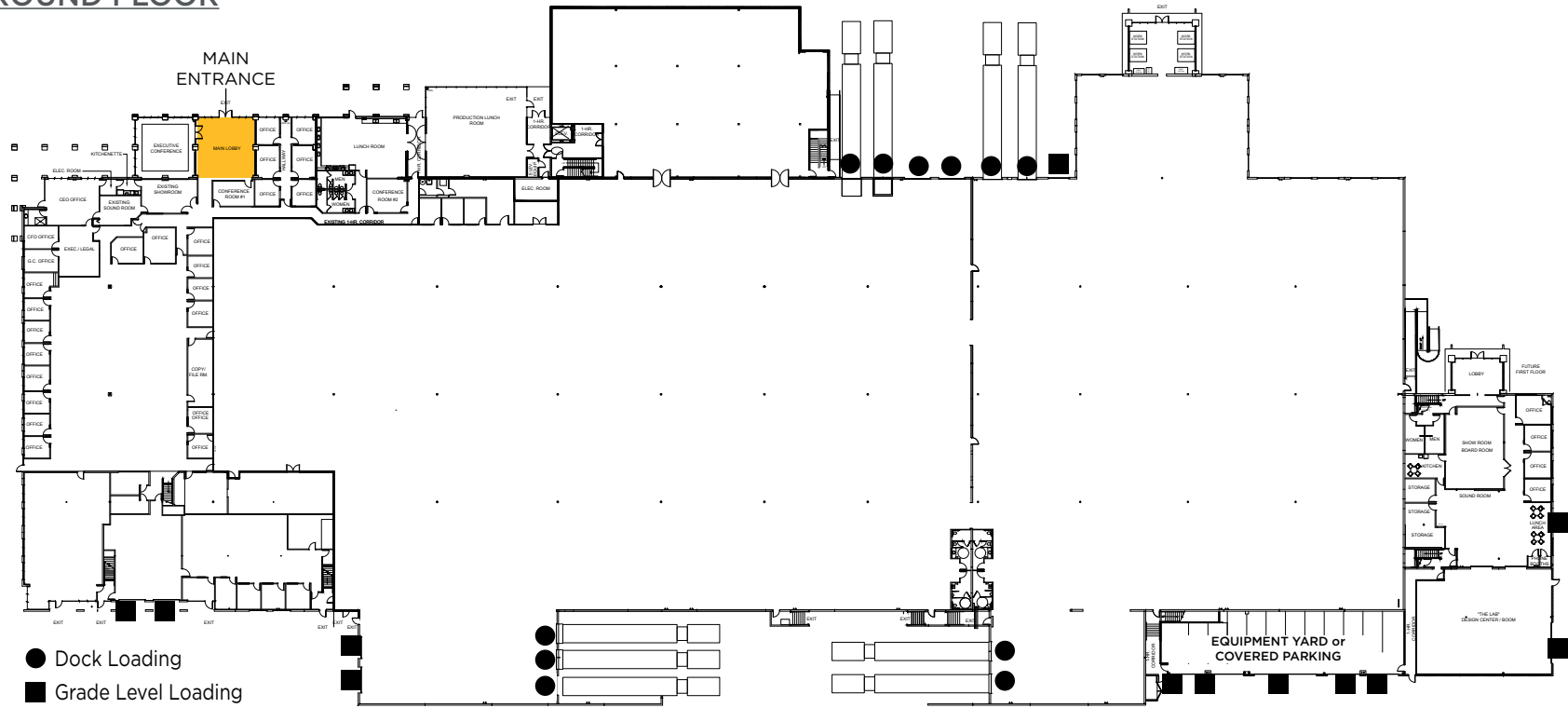
# CURRENT FLOOR PLAN - SINGLE TENANT

## 1 VIPER WAY, VISTA 202,844 SF

### SECOND FLOOR



### GROUND FLOOR

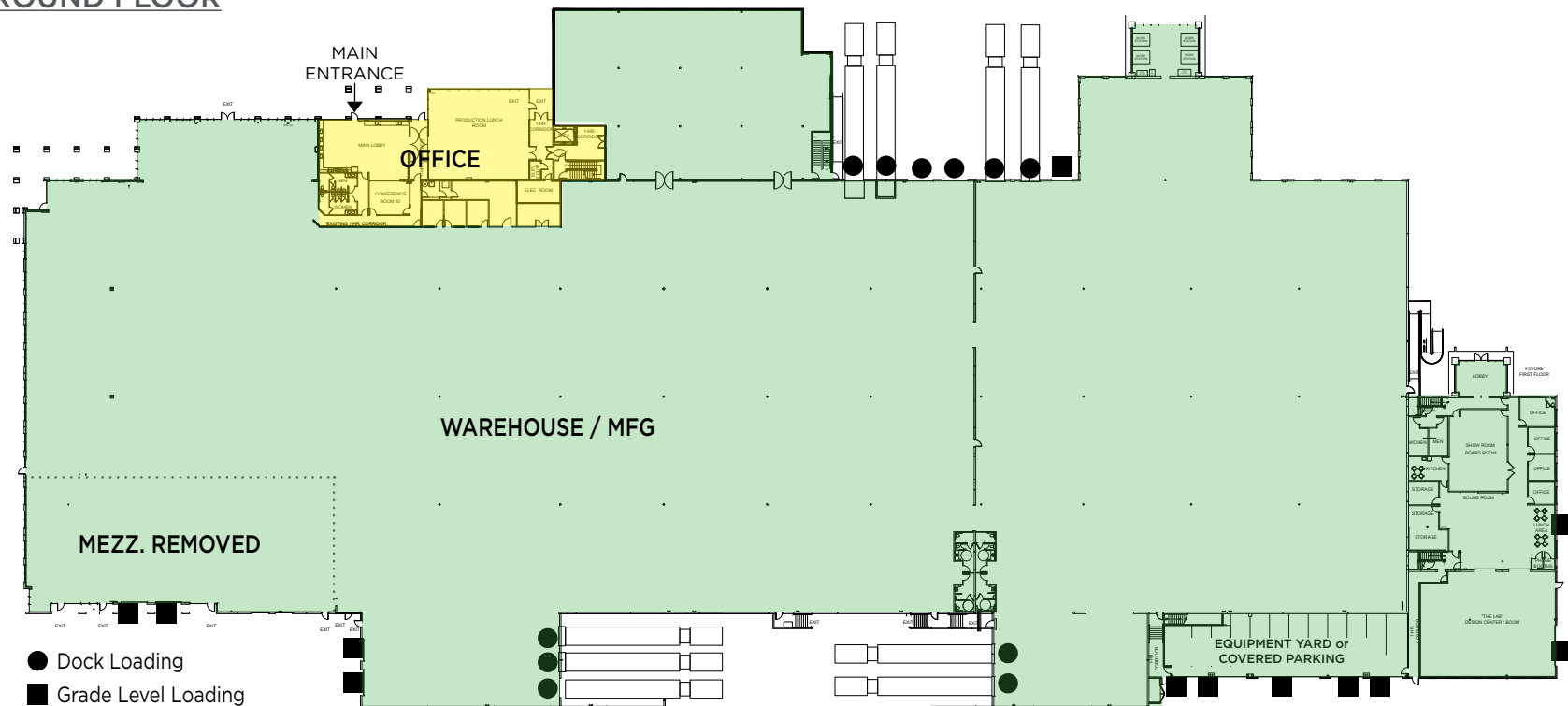


- Dock Loading
- Grade Level Loading

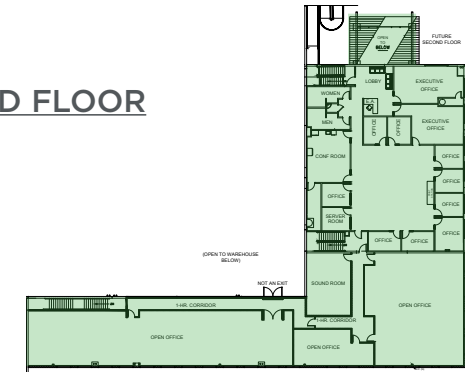
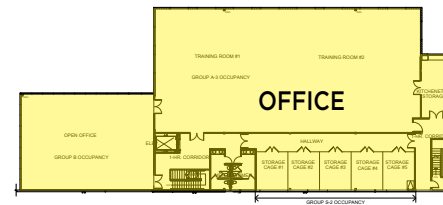
±129,298 SF      ±51,883 SF      ±21,663 SF

1 VIPER WAY, VISTA  
193,951 SF

GROUND FLOOR



SECOND FLOOR

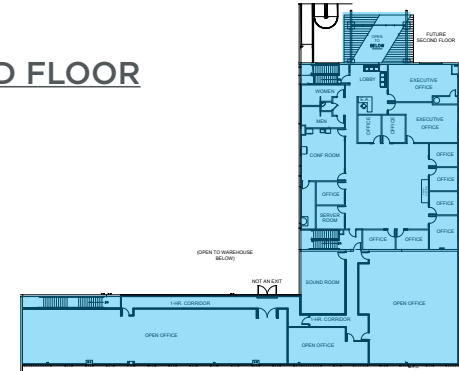
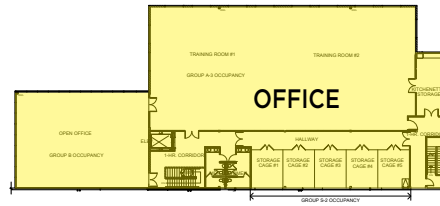


## 1 VIPER WAY, VISTA

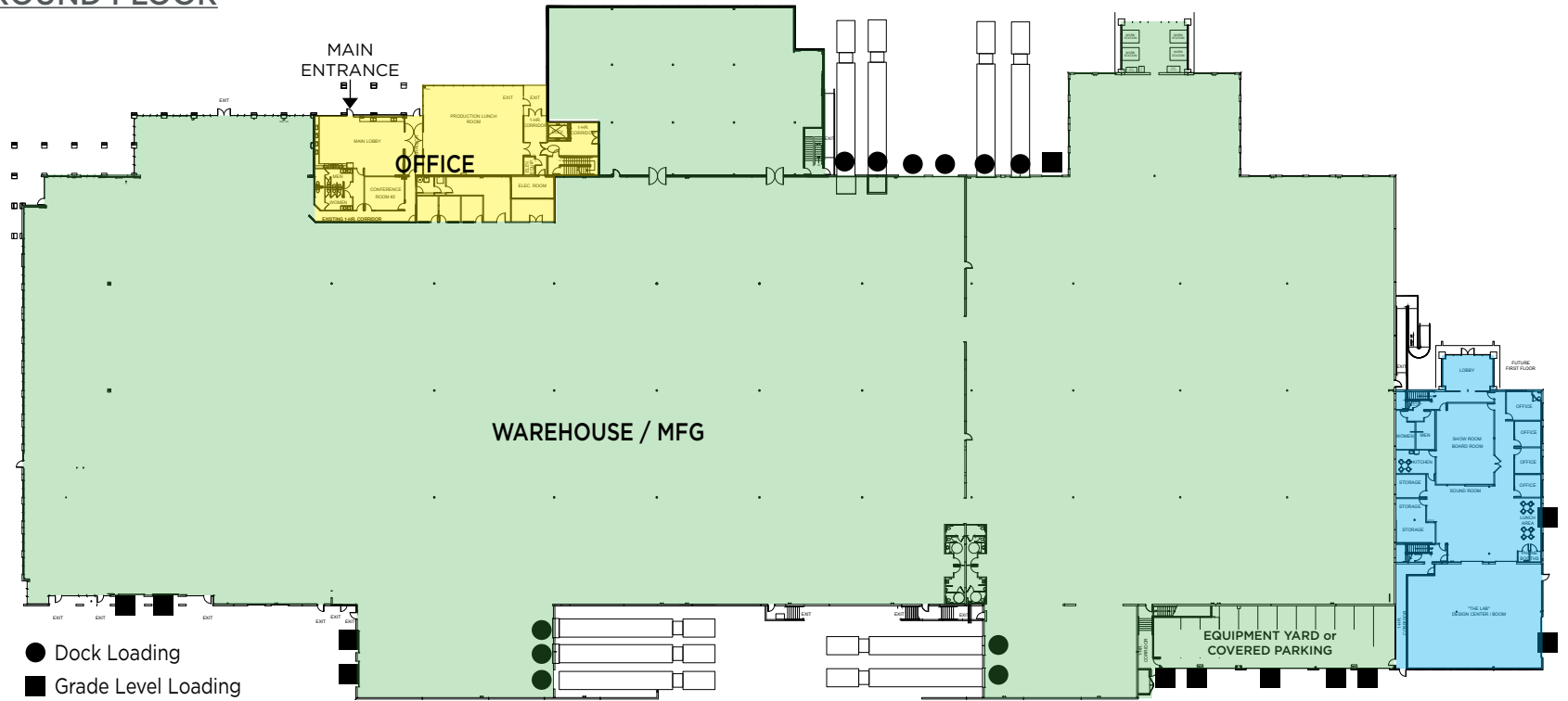
**SUITE A&B: ±172,288 SF WITH ±8% OFFICE**

**SUITE C: ±21,663 SF WITH ±70% OFFICE**

### SECOND FLOOR



### GROUND FLOOR



- Dock Loading
- Grade Level Loading

±120,405 SF

±51,883 SF

±21,663 SF

# CONCEPTUAL FLOOR PLAN - THREE TENANTS

## 1 VIPER WAY, VISTA

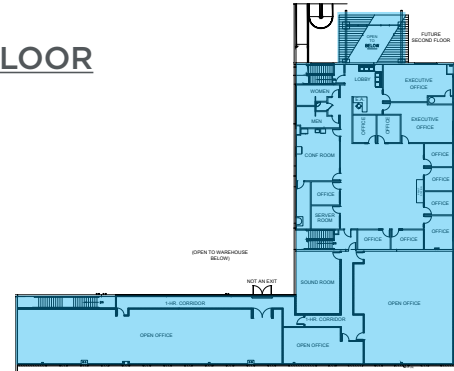
**SUITE A: ±120,405 SF WITH ±12% OFFICE**

**SUITE B: ±51,883 SF WITH ±5% OFFICE**

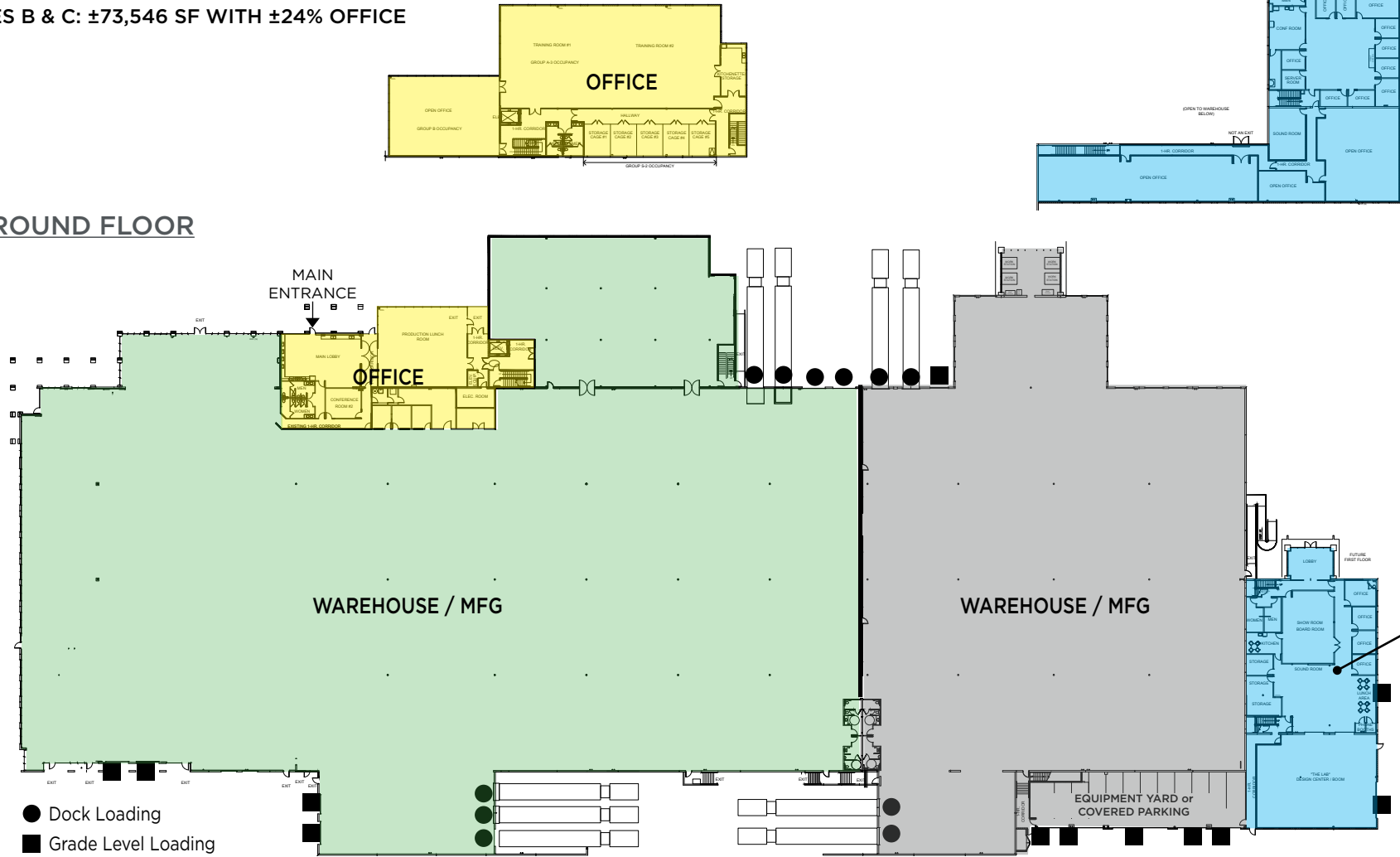
**SUITE C: ±21,663 SF WITH ±70% OFFICE**

**\* SUITES B & C: ±73,546 SF WITH ±24% OFFICE**

### SECOND FLOOR



### GROUND FLOOR



- Dock Loading
- Grade Level Loading

±120,405 SF

±51,883 SF

±21,663 SF

OFFICE / R&D

# CORPORATE NEIGHBORS



# LOCATION OVERVIEW

## VISTA



101,797  
POPULATION



7 MILES TO THE  
PACIFIC OCEAN



19 SQUARE  
MILES



CRAFT BEER  
CAPITAL



3.6%  
UNEMPLOYMENT  
RATE



800+  
COMPANIES



INDUSTRIES

INFORMATION & COMMUNICATION TECHNOLOGY

ACTION SPORTS

MEDICAL DEVICE MANUFACTURING

NUTRACEUTICAL MANUFACTURING

PRECISION MACHINING AND DEFENSE





FOR LEASE - INDUSTRIAL/MFG/R&D

202,844 SF - DIVISIBLE TO ±21,663 SF

# ONE VIPER WAY

VISTA, CA 92081



Bill Cavanagh  
858 546 5460  
Bill.Cavanagh@cushwake.com  
LIC #00905262

Dennis Visser  
760 431 4216  
Dennis.Visser@cushwake.com  
LIC #01255595

View Site Specific  
COVID-19 Prevention Plan

