

2630

Business Park Dr
Vista, CA 92081

\$1.00/SF Broker Bonus*

**Minimum 5 year deal*

**Lease signed by December 10, 2023*

**Applies to full building tenant only*

FOR LEASE | 12,958 - 26,320 SF | \$1.35/SF NNN

PROPERTY HIGHLIGHTS



\$1.35/SF NNN



26,320 SF



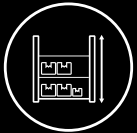
Fenced yard



Natural gas



2,000 Amps, 277/480v



18' - 20' warehouse clear height



Sprinklered

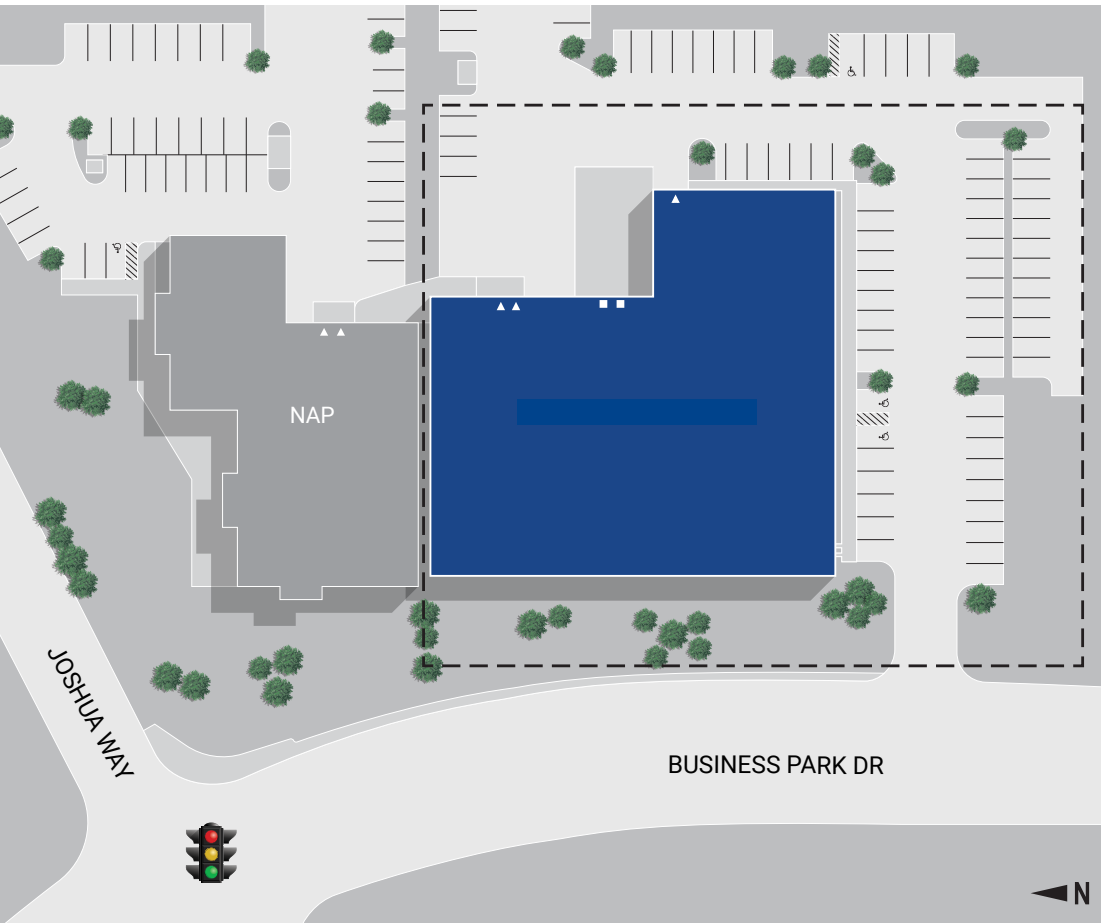


New asphalt & exterior paint



Building Parking

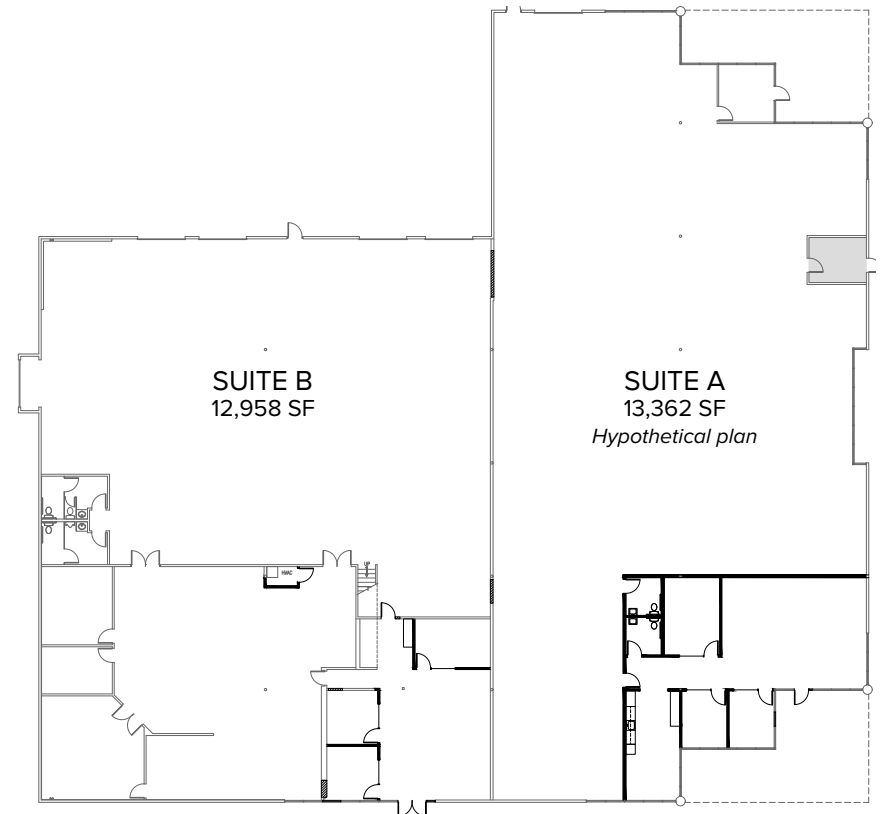
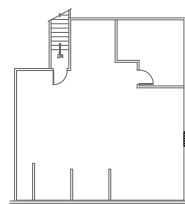
FLOOR & SITE PLAN



Three 10' x 10' **grade-level** truck doors
Two **dock-high** doors



Signage opportunity off Business Park Drive



PROPERTY PHOTOS



THE 78 CORRIDOR

12 mins

Palomar Health
Center

10 mins

North
City

8 mins

Historic Downtown
Vista

14 mins

Carlsbad
Village

15 mins

Downtown
Oceanside

From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the 78 Corridor, creative leaders are gathering to continue this momentum of innovation and success. A growing interest in walkable and live-work-play urban experiences are breathing new life into downtowns creating urban hubs for innovative people and entrepreneurs to gather.



of DPR Construction

THE 78 CORRIDOR

Healthcare

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

Precision Manufacturing

Advanced manufacturing is a newly established industry cluster that supports the 78 Corridor's machine manufacturing operations. San Diego is home to more than 3,000 manufacturers, and 100,000 workers. With a highly-skilled workforce, robust training programs, and proximity to Mexico, Escondido is a hub for advanced manufacturing companies.

Craft Brewing

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. The CSUSM craft brewers confidence index remains high in 2019, signaling optimism in continued growth for craft beer. Specialty food and other beverage manufacturers continue to meet demand for more diverse products.

