

±411,000 SF Distribution/Warehouse/Manufacturing Buildings
2800, 2810 & 2820 Whiptail Loop | Carlsbad, CA 92010





Building 2800	±214,511 SF
Building 2810	±75,094 SF
TOTAL AVAILABLE	±297,102 SF*
	*Expandable by 7,497 SF

The Opportunity

Pacific Vista Commerce Center is located in the heart of Southern California in North County San Diego County. Carlsbad is 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County. The city covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, 46 miles of hiking trails and seven miles of coastline on the Pacific Ocean.

- › Centrally located between Orange County & downtown San Diego
- › Excellent proximity to Palomar Airport Road, Interstate 5, & Highway 78
- › Over 200 acres of natural open space within Carlsbad Oaks North Business Park

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SITE PLAN & FEATURES

Provides one (1) dock door per 4,372 SF of space

Building 2800 ±214,511 SF
Building 2810 ±75,094 SF

AVAILABLE SF ±289,605 SF*

*Expandable up to 297,102 SF

- › Divisible from 31,524 SF to 214,511 SF
- › 25.9 acre site
- › 94 dock positions
- › 32' minimum clear height
- › ESFR fire sprinklers with K-25 heads
- › 52' x 50' (typical) column spacing
- › 1.77 parking stalls / 1,000 SF
- › .915 MW solar rooftop installation providing

ASKING RATE:

\$1.05 - \$1.10/SF NNN with \$8.00/SF TIA



state-of-the-art industrial/distribution/manufacturing buildings

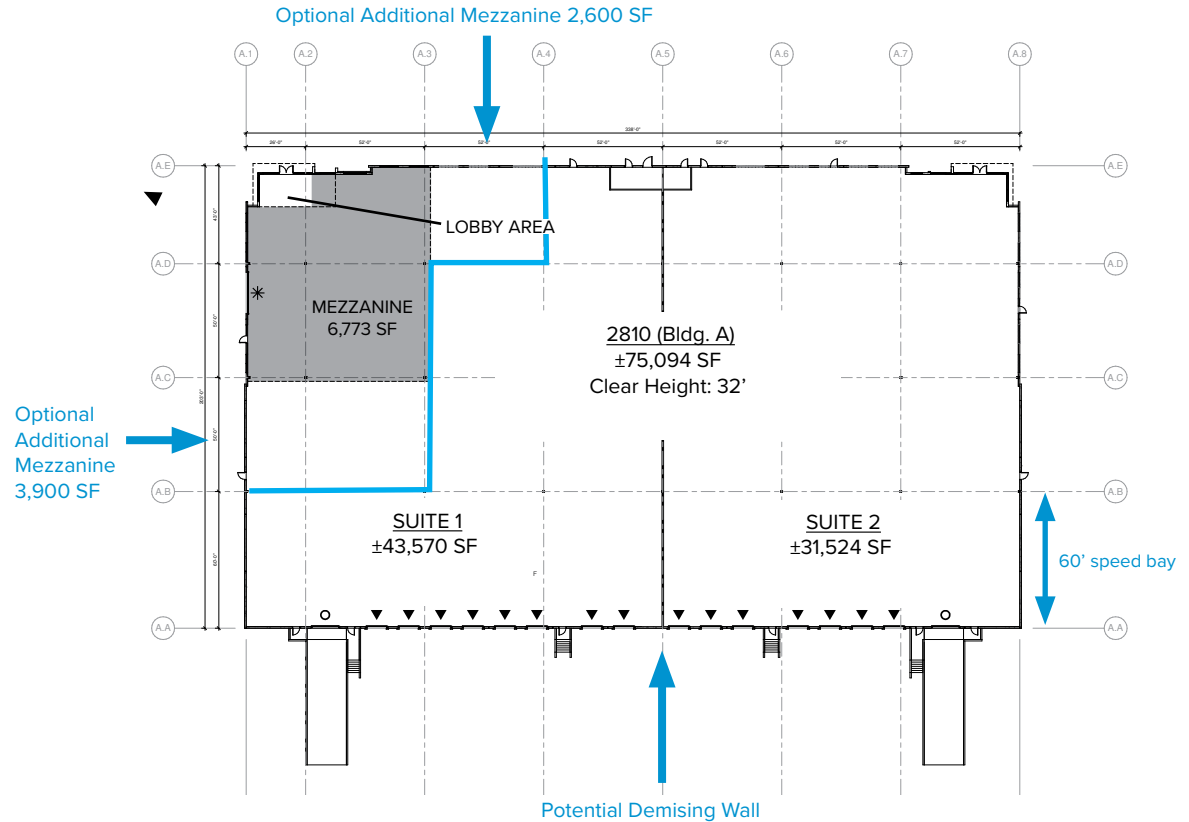
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BUILDING A (2810) | ±75,094 SF

POTENTIAL DEMISING CONFIGURATIONS

Suite 1	±43,570 SF
Suite 2	±31,524 SF

- > 15 dock positions
- 2 grade-level loading doors
- > 32' minimum clear height
- > ESRF fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77 parking stalls / 1,000 SF
- > ±167 MW solar rooftop installation providing reduced energy cost (expandable)



LEGEND

	Proposed Mezzanine
	Dock Loading
	Grade Level Loading

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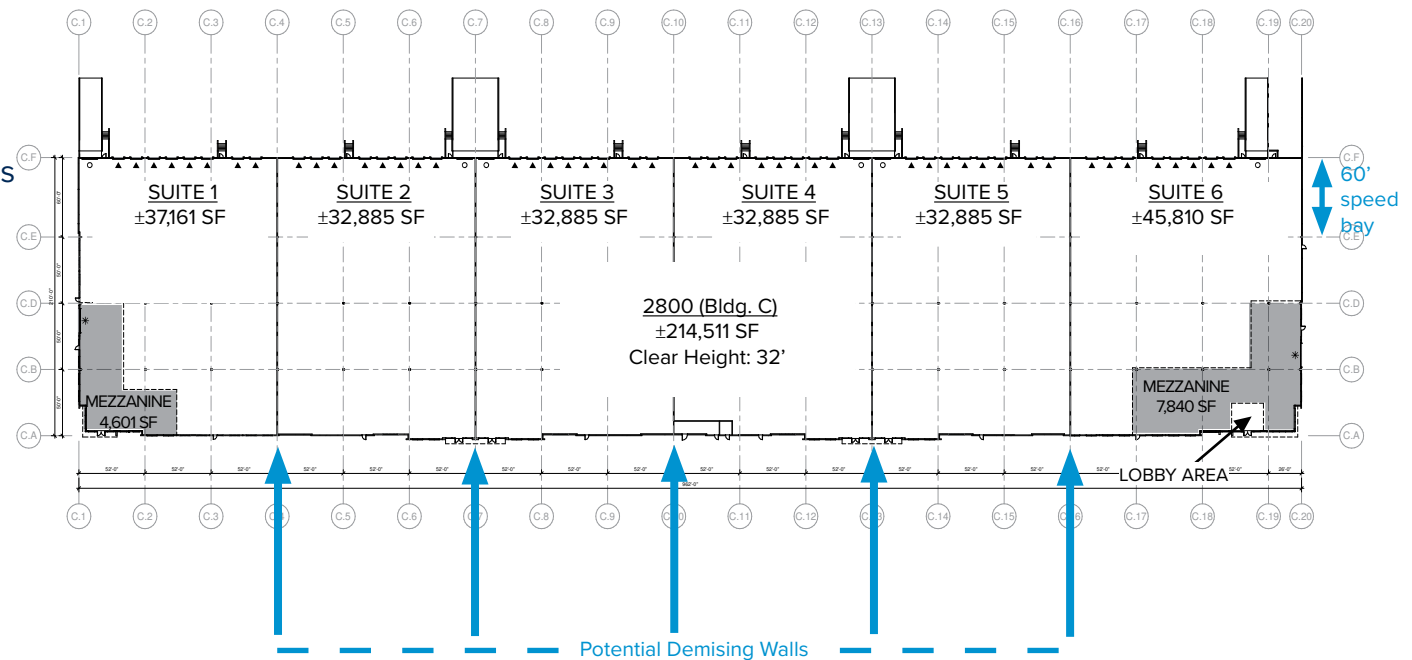
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BUILDING C (2800) | ±214,511 SF

POTENTIAL DEMISING CONFIGURATIONS

Suite 1	±37,161 SF	Suite 4	±32,885 SF
Suite 2	±32,885 SF	Suite 5	±32,885 SF
Suite 3	±32,885 SF	Suite 6	±45,810 SF

- > 48 dock positions
6 grade-level loading doors
- > 32' minimum clear height
- > ESFR ready fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77 parking stalls / 1,000 SF
- > ±.478 MW solar rooftop installation providing reduced energy cost (expandable)



LEGEND

- Proposed Mezzanine
- ▲ Dock Loading
- Grade Level Loading

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DISTANCES

San Diego

35 Miles | 41 Minutes

Orange County

60 Miles | 65 Minutes

Los Angeles

97 Miles | 105 Minutes

Riverside

81 Miles | 89 Minutes



Local Amenities

Melrose Drive and Pacific Center Drive (1 Mile)

Home Depot, Subway, Jose's Taco Shop, Flippin' Pizza, Nikos, Discount Tire

Bressi Ranch (1.3 Miles)

Stater Bros., Trader Joe's, Pure Burger, Peet's Coffee, Pieology Pizzeria, Nektar Juice Bar, Fish District, Rubio's, Luna Grill, Board & Brew, The Cravory, Unleashed by Petco, Tommy V's Urban Kitchen

Palomar Airport Road and Loker Avenue West (1.7 Miles)

Starbucks, Staples, Subway, Pho House and Grill, Staples, Bank of America

Palomar Commons (2.1 Miles)

Lowe's Home Improvement, Noodles and Company, Jersey Mike's Subs, Panera Bread, Five Guys, Kabob Lounge, Chipotle, Jamba Juice

Island at Carlsbad (2.3 Miles)

7-Eleven, French Corner at the Island, Hacienda de Vega, Jose's Taco Shop, Little Zeus, Croutons, J Box, Punjabi Tandoor, Juice Stop Carlsbad

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