



# NORTH COUNTY CORPORATE CENTER



ARES  
INDUSTRIAL  
MANAGEMENT

995 JOSHUA WAY, SUITE A, VISTA, CA 92081

FOR LEASE | ±47,418 SF | Corporate HQ/Advanced Manufacturing/R&D



CUSHMAN &  
WAKEFIELD

### ARIC STARCK

Executive Vice Chairman  
760 431 4211  
aric.starck@cushwake.com

### DREW DODDS

Senior Director  
760 431 3863  
drew.dodds@cushwake.com

### ALEX BUSH

Senior Director  
760 302 6343  
alex.bush@cushwake.com

### OWNED BY



ARES  
INDUSTRIAL  
MANAGEMENT



47,418 SF  
Available



1st Floor: 11,838 SF  
2nd Floor: 9,146 SF  
Total Office: 20,984 SF



1.7/1,000 Spaces



100% Climate  
Controlled Facility



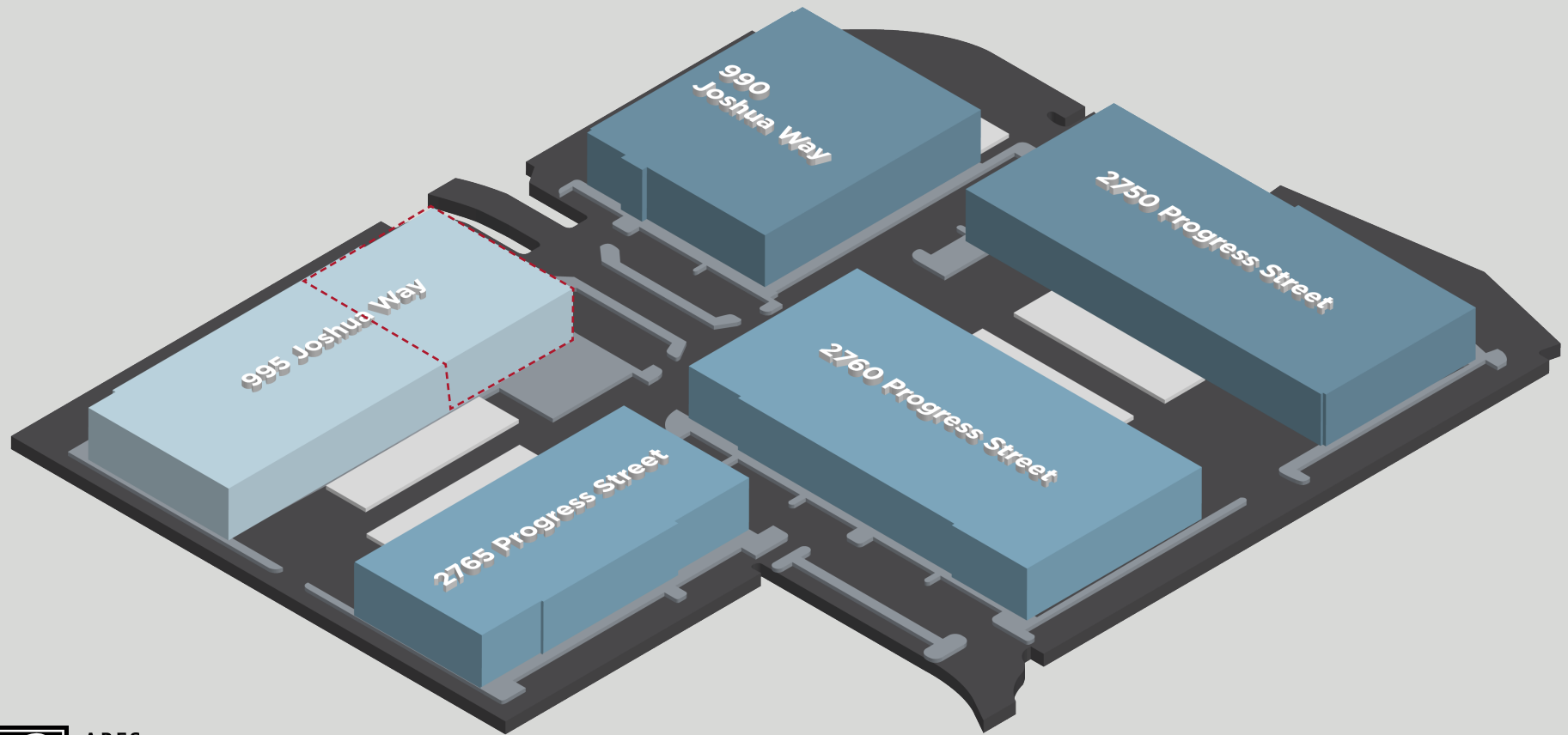
1 Dock-High Door  
4 Grade-Level Doors



180' Shared  
Truck Court



26'  
Clear Height



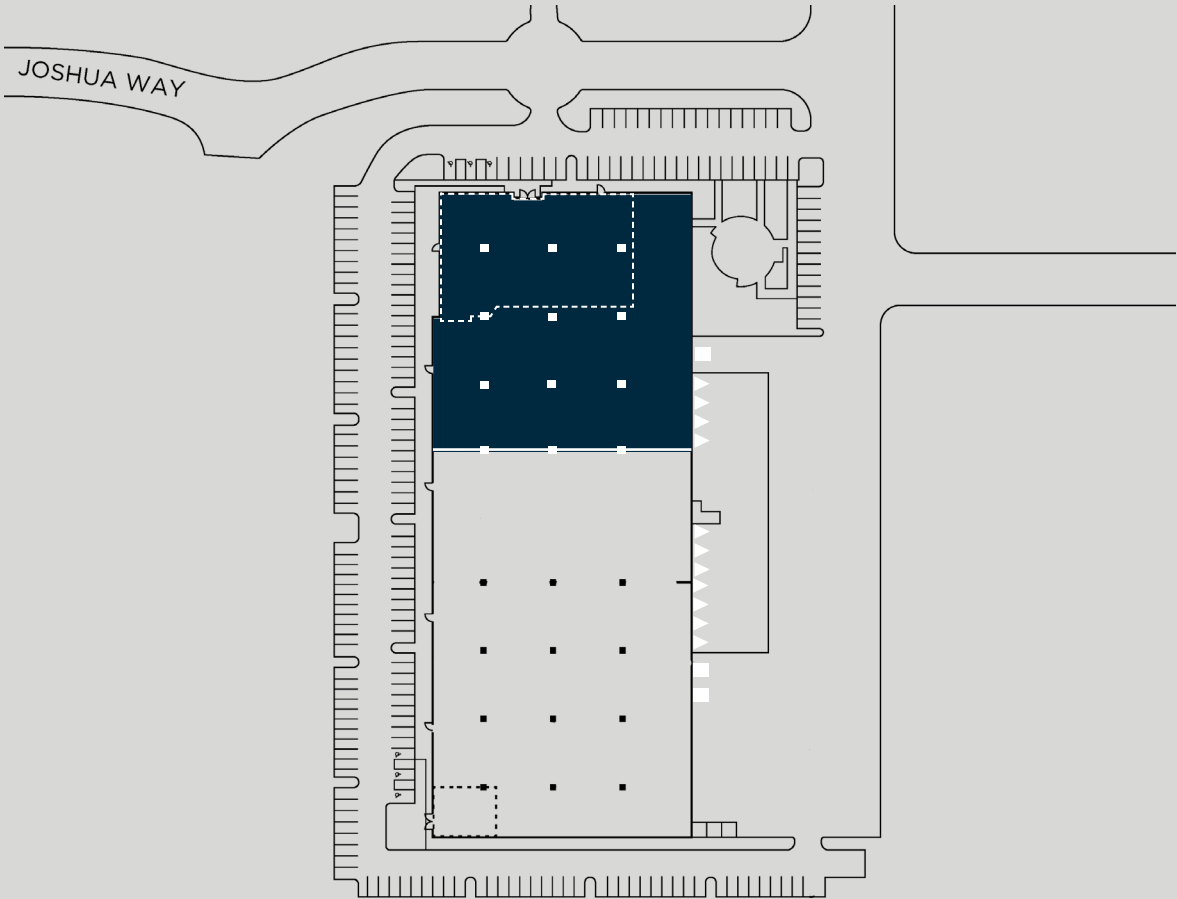
ARES  
INDUSTRIAL  
MANAGEMENT

# Property FEATURES

- Efficient & Functional Site Design
- Climate Controlled Warehouse with Existing R&D Lab
- 100% Concrete Truck Aprons
- Sufficient Parking to Accommodate Corp HQ/MFG/DIST Uses
- Elevated Lot Providing Expansive Views
- Private Patio Areas

## SITE PLAN | 995 JOSHUA WAY

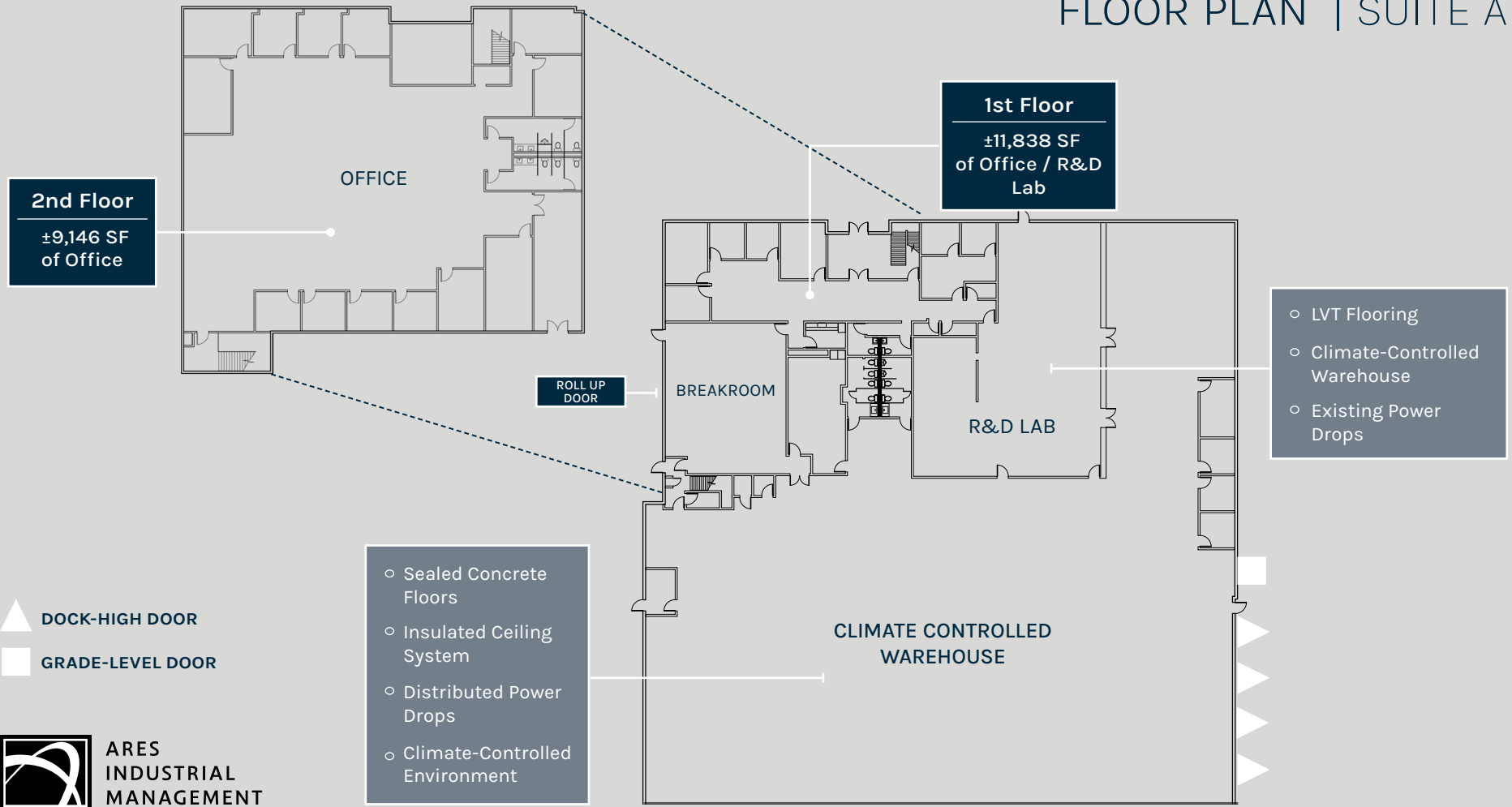
- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR



# Building FEATURES

- 47,418 SF (20,984 SF of Office on First and Second Floor; 26,434 of Warehouse)
- 3,000 AMPs 480/277v Existing Power
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinkler System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESRF)
- 1 Dock High-Door & 4 Grade-Level Doors
- 180' Shared Truck Court Depth
- 50'x52' Column Spacing with Bay Depth of 60'

## FLOOR PLAN | SUITE A



# Building IMAGES



# Building IMAGES



# AERIAL



**NORTH COUNTY  
CORPORATE CENTER**

995 JOSHUA WAY, VISTA, CA 92081

Business Park Dr.

# Nearby AMENITIES

Carlsbad Outlets  
Costco Shopping Center  
Grand Pacific Palisades Resort  
Legoland California Resort  
The Crossings at Carlsbad  
Residence Inn by Marriott  
McClellan-Palomar Airport  
Homewood Suites

Lowe's Shopping Center  
Staples Shopping Center  
Holiday Inn  
Bressi Ranch Village Center  
Hyatt Place  
Park Hyatt Aviara Resort  
La Costa Resort & Spa  
Home Depot Shopping Center

The Flower Fields  
Ponto Beach  
Tamarack Beach  
South Carlsbad State Beach  
Batiqitos Lagoon  
Carlsbad Village  
Target  
Walmart

Palomar College  
California State San Marcos  
Tri City Medical  
Palomar Medical  
Restaurant Row  
North City  
Alila Marea Beach Resort



ARES  
INDUSTRIAL  
MANAGEMENT

# Corporate NEIGHBORS

Amazon  
US Foods  
Jeld Wen  
Country Malt Group  
Titleist



## ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



### ARIC STARCK

Executive Vice Chairman  
760 431 4211  
[aric.starck@cushwake.com](mailto:aric.starck@cushwake.com)

### DREW DODDS

Senior Director  
760 431 3863  
[drew.dodds@cushwake.com](mailto:drew.dodds@cushwake.com)

### ALEX BUSH

Senior Director  
760 302 6343  
[alex.bush@cushwake.com](mailto:alex.bush@cushwake.com)

### OWNED BY



ARES  
INDUSTRIAL  
MANAGEMENT