

FOR LEASE

±80K - ±205K SF WAREHOUSE WITH YARD FOR LEASE

1365 PARK CENTER DRIVE, VISTA, CA 92081



1365 PARK CENTER DRIVE



Total building SF: ±204,776

Availability: ±80,000 SF up to ±204,776 SF

Landlord will consider dead storage

Rear parking area fenced and gated and includes 1.4 acres of paved yard/trailer parking

Loading: 31 dock high doors and 6 grade level doors

26' clear height

Fire sprinklers: .495/2000

Power: 2000 AMPs 277/480V - tenant to verify

Office: ±13,560 SF, expandable with large breakroom, mix of private offices and open office areas

Mezzanine area: ±5,066 SF (2.5% of building area)

Parking: 358 spaces / 1.75 per 1,000 expandable to 453 space / 2.21 per 1,000

Lease rate: Please contact broker

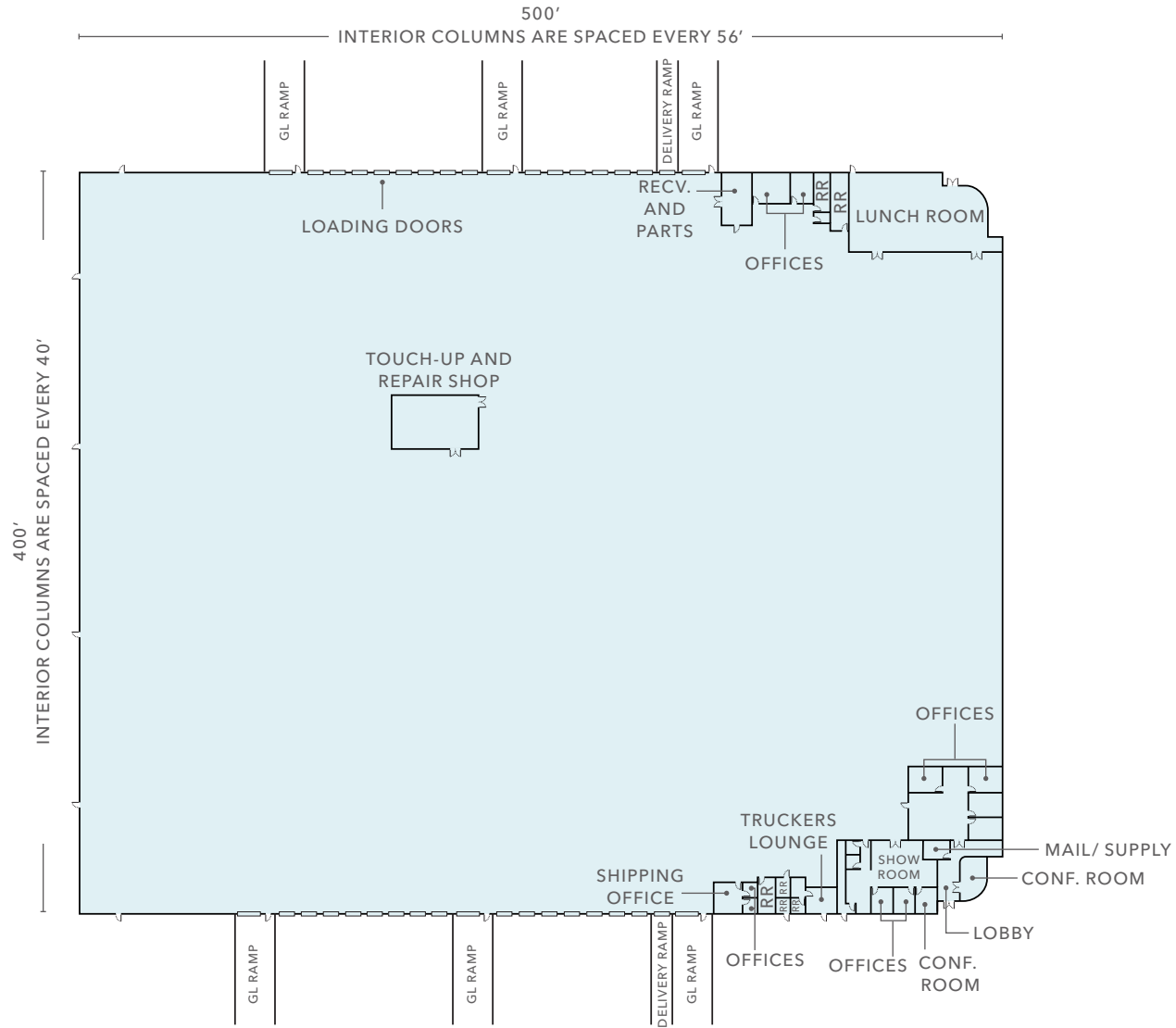
±204,776

TOTAL SF AVAILABLE

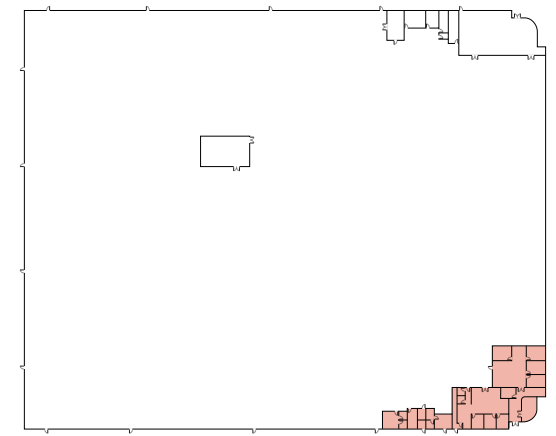
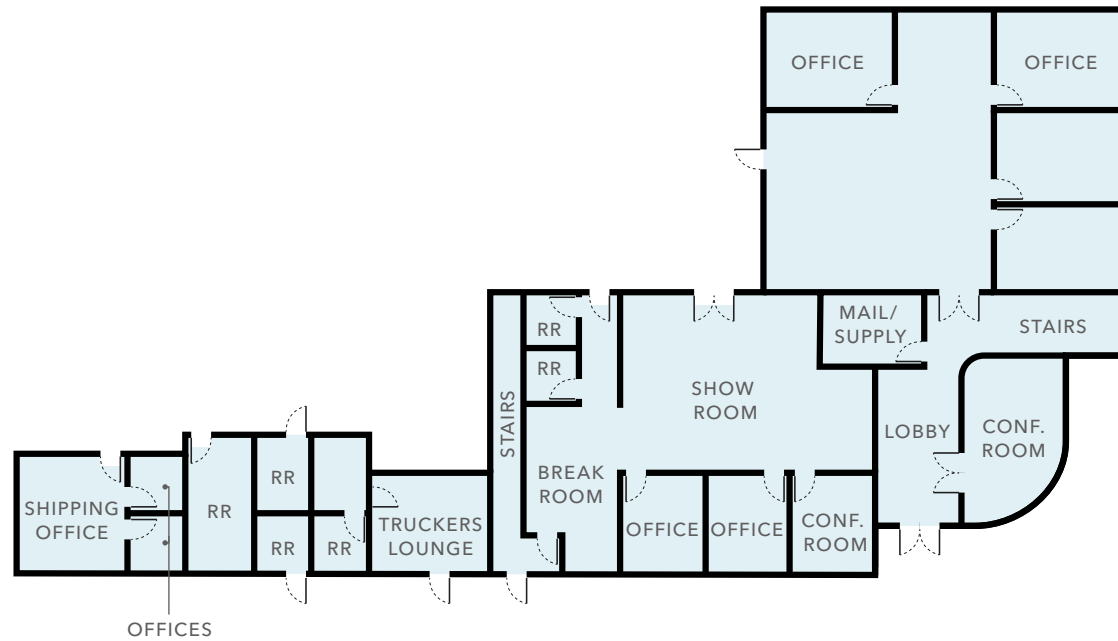
±13,560

OFFICE SF AVAILABLE

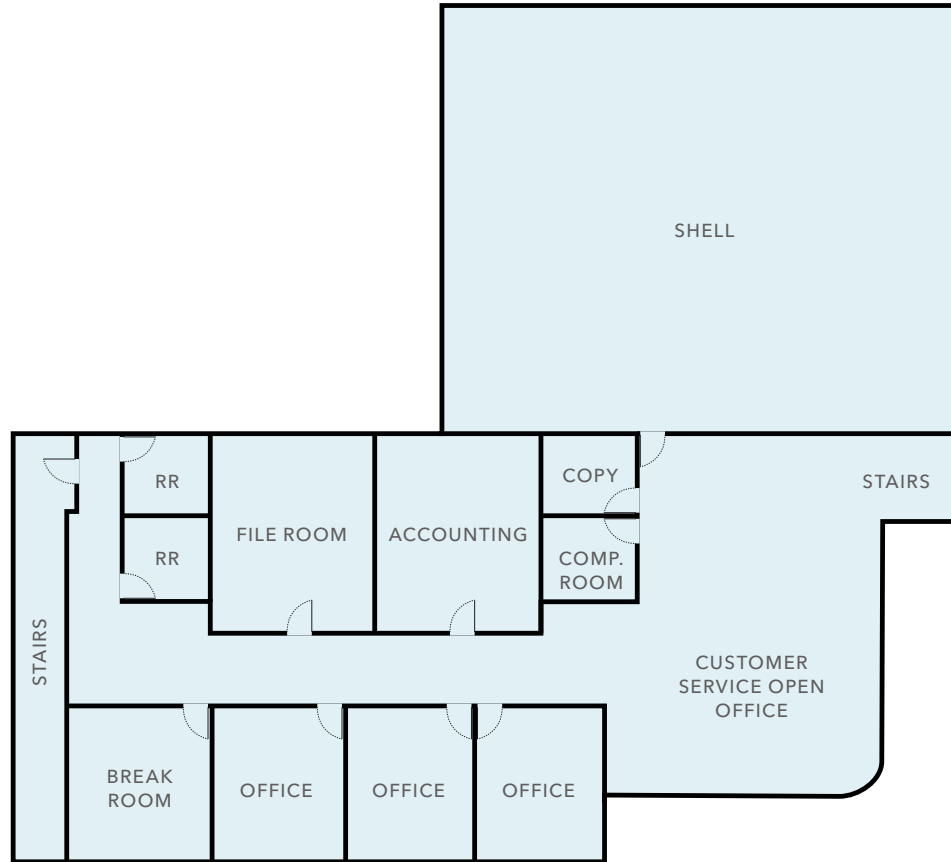
FLOOR PLAN *1ST FLOOR*



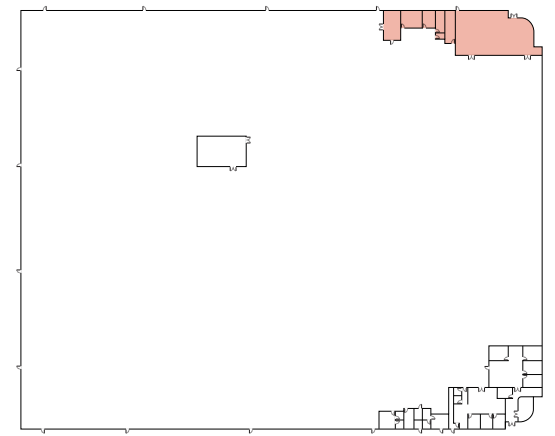
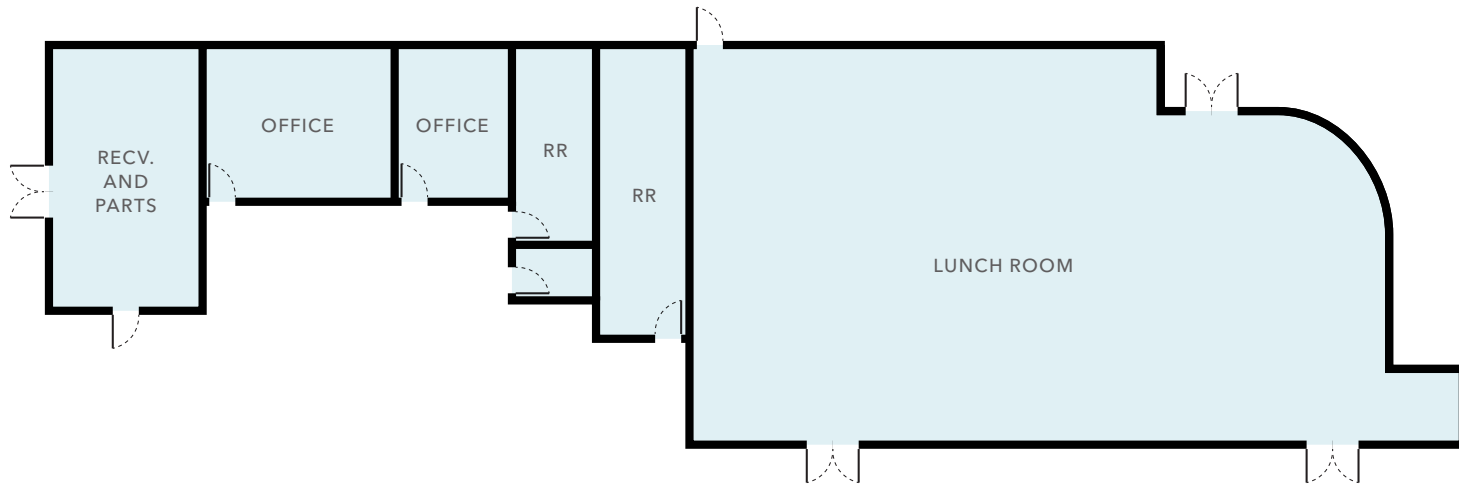
EAST SIDE OFFICE FLOOR PLAN *1ST FLOOR*



MEZZANINE FLOOR PLAN *2ND FLOOR*



WEST SIDE OFFICE FLOOR PLAN *1ST FLOOR*



1365 PARK CENTER DRIVE

LAND PARCEL: *TOTAL SITE – 19.72 ACRES*



1365 PARK CENTER DRIVE

VISTA'S MARKET IS RIPE FOR CHANGE

Vista is a thriving community that continues to grow and develop many new activities and attractions.

Vista, is a vibrant city nestled in the heart of San Diego County, that was incorporated on January 28, 1963. Just 7 miles inland from the Pacific Ocean, Vista offers a mild Mediterranean climate with a beautiful setting of gentle rolling hills and pleasant rural surroundings. With its breathtaking vistas, diverse attractions, and a thriving community, Vista offers an unforgettable experience for all who visit.

Whether you're an outdoor enthusiast seeking adventure at places like Brengle Terrace Park and Wave Waterpark, or if you desire an educational experience at the Antique Gas & Steam Engine Museum or the Alta Vista Botanical Gardens, Vista has it all. Vista also offers a vast array of culinary delights from restaurants like Wildwood Crossing and Cantina & The Yellow Deli, Vista has something to offer everyone.

Over the last several years, micro breweries have made their mark here in this wonderful community. This city, with its rich history and welcoming atmosphere, is your gateway to a memorable Southern California experience. Discover the hidden gems and vibrant culture that make Vista California a remarkable destination worth exploring.

AVAILABLE FOR LEASE

TOP INDUSTRIES ALONG THE CA-78 CORRIDOR



Clean
Technology



Higher
Education



Information and
Communications
Technology



Life
Sciences



Manufacturing



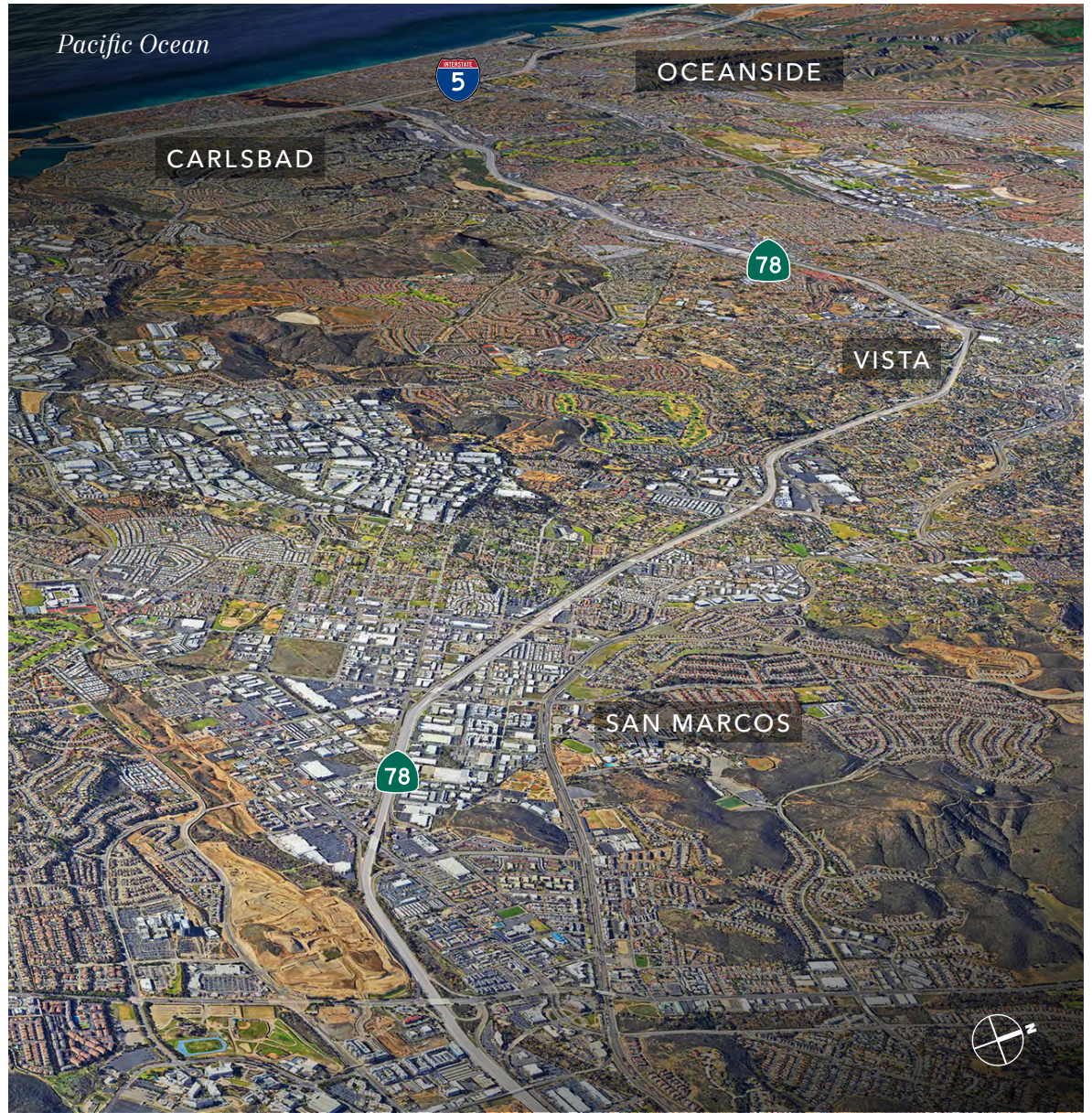
Med Tech

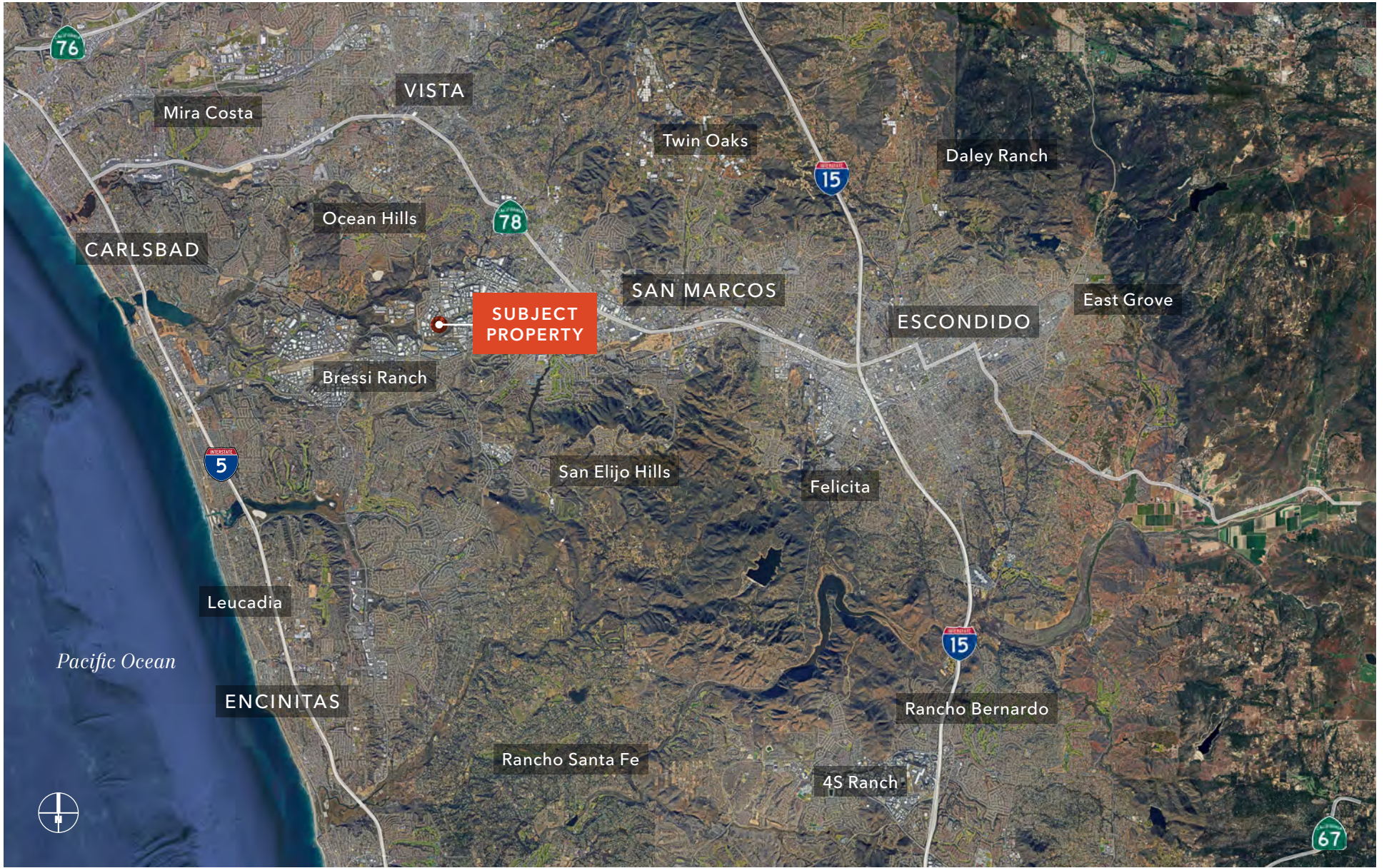


Specialty Food and
Microbreweries



Sports and Active
Lifestyle Industry





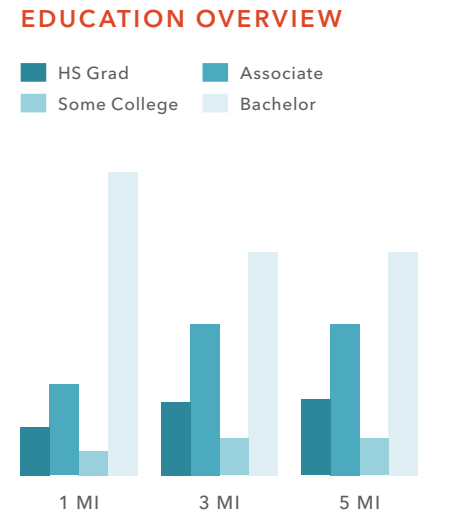
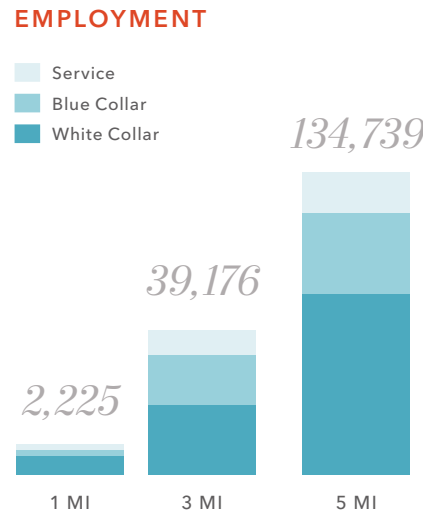
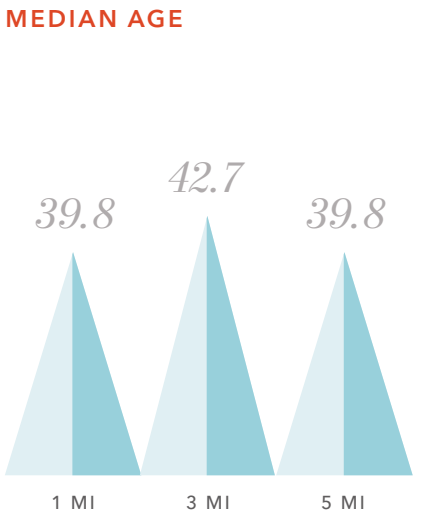
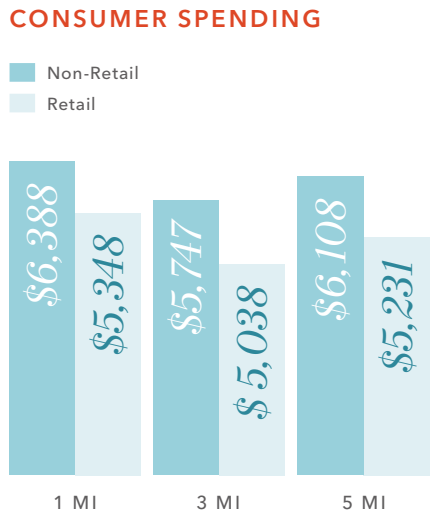
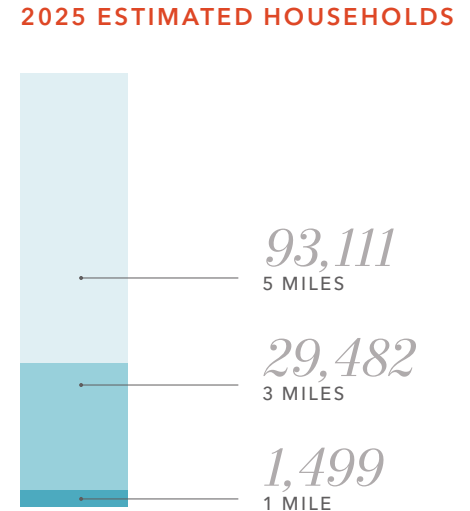
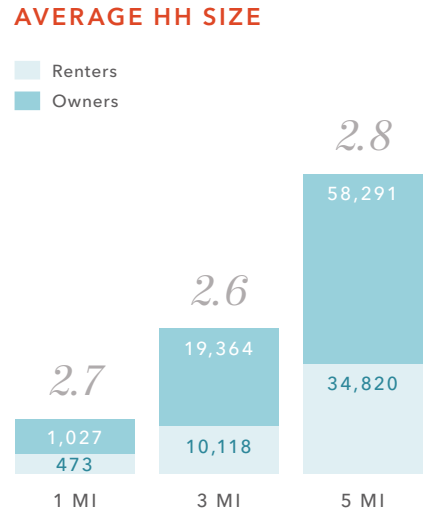
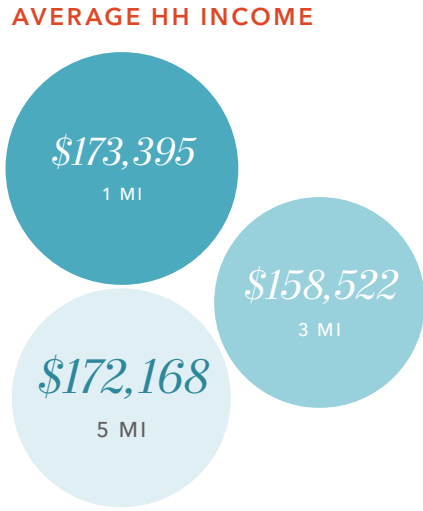
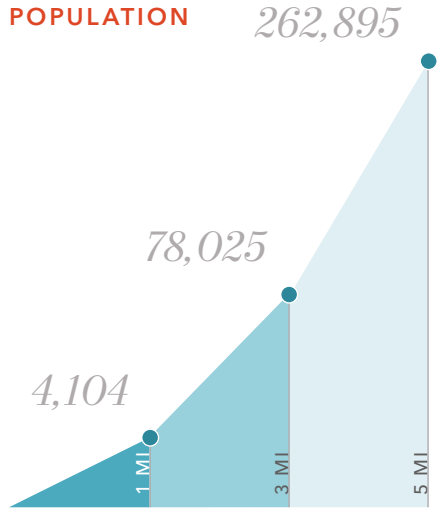
Connecting North County residents to more job opportunities and lifestyles

The CA-78 Corridor includes the cities of Vista, San Marcos, Carlsbad, Oceanside and Escondido. With a population totaling 630,000, the Corridor is home to nearly one-fifth of residents in the San Diego Region. Employment along the Corridor exceeds 290,000 jobs - roughly 19 percent of the regional total - and annual gross regional product (GRP) surpasses \$36 Billion, making the Corridor a major player in the regional economy. Moreover, North County has emerged as a leader of

technological innovation; with over 850 total tech firms - a concentration nearly 42 percent above the national average - the Corridor's diverse and well-established tech cluster has seen steady growth in recent years. Contributing more than \$6.1 Billion annually and directly employing nearly 25,000 people, tech along the Corridor is a major engine of economic growth within the region.



DEMOGRAPHICS



↑ OCEANSIDE



1365 PARK CENTER DRIVE

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