



NORTH COUNTY CORPORATE CENTER



ARES
INDUSTRIAL
MANAGEMENT

2750 PROGRESS ST., VISTA, CA 92081

FOR LEASE | ±51,222 to 109,952 SF | Corporate HQ/Distribution/Manufacturing



CUSHMAN &
WAKEFIELD

ARIC STARCK

Executive Vice Chairman
760 431 4211
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DREW DODDS

Senior Director
760 431 3863
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109,952 SF
Available w/ 60 Day Notice



±3,087 to 7,508
Office SF



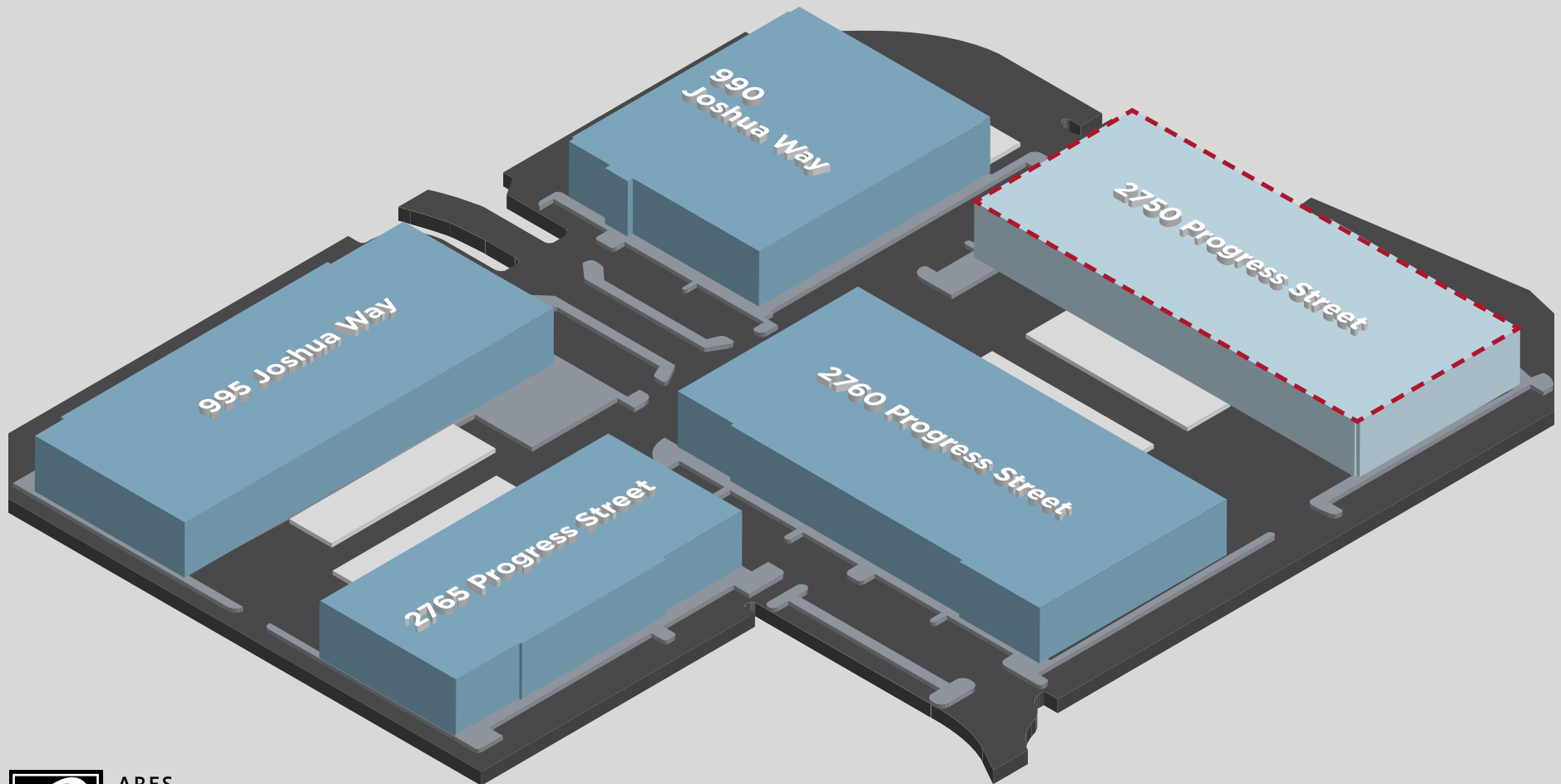
1.3/1,000 Spaces



14 Dock-Level Loading
4 Grade-Level Loading



180' Shared
Truck Court

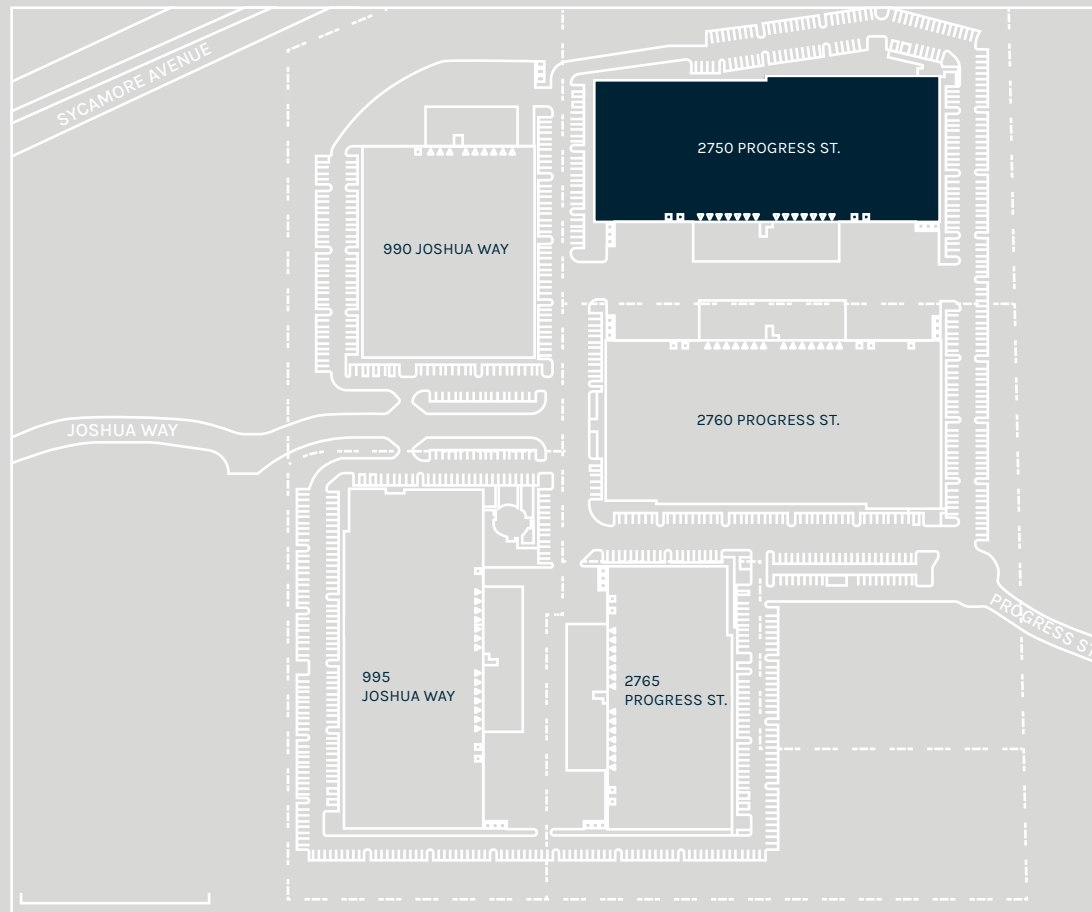


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Property FEATURES

- Efficient & Functional Site Design
- 100% Concrete Truck Aprons
- Sufficient Parking to Accommodate Corp HQ/MFG/DIST Uses
- Elevated Lot Providing Expansive Views

SITE PLAN | North County Corporate Center

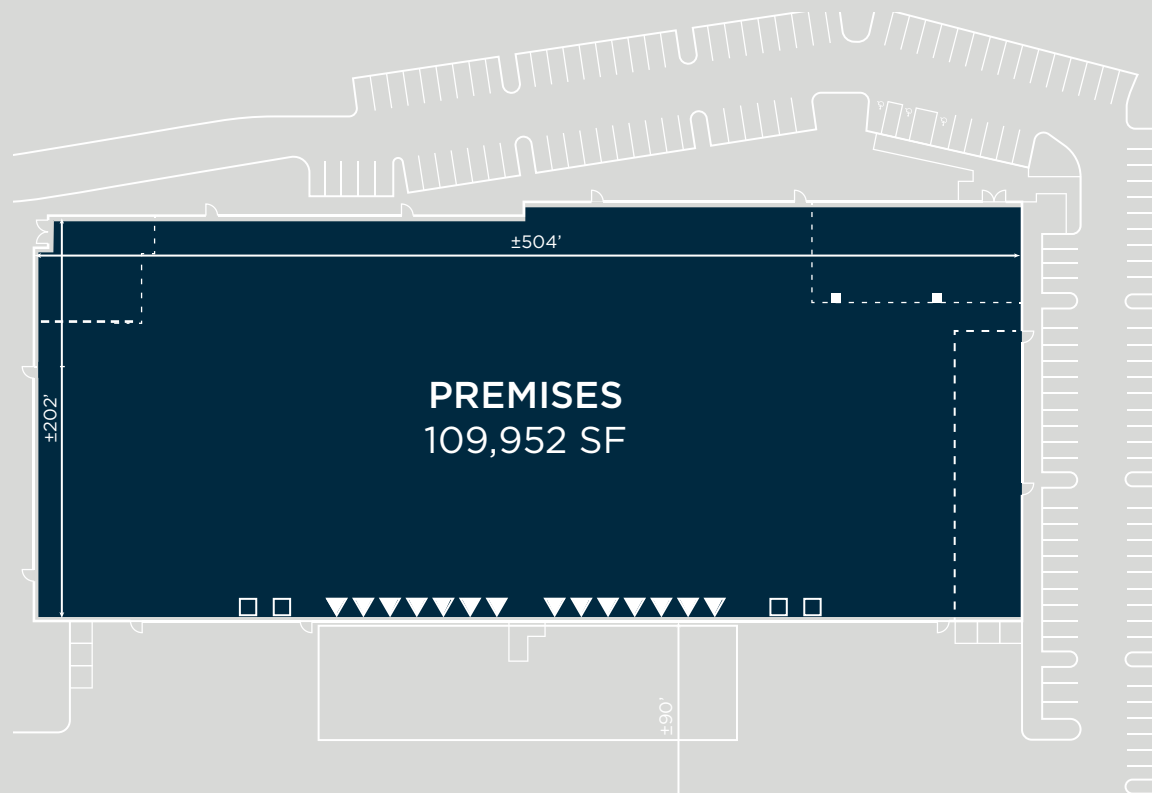


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Building FEATURES

- 109,952 SF (7,799 SF of Office on Ground Floor, Mezzanine Warehouse 7,508 SF)
- 1,200 AMPs 277/480v Existing Power; Expandable to 3,000 amps
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinklers System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESFR)
- 14 Dock High Doors & 4 Grade-Level Doors
- 180' Shared Truck Court Depth
- 1.31/1,000 Parking Ratio
- 50'x52' Column Spacing with Bay Depth of 60'

SITE PLAN | 2750 Progress St.

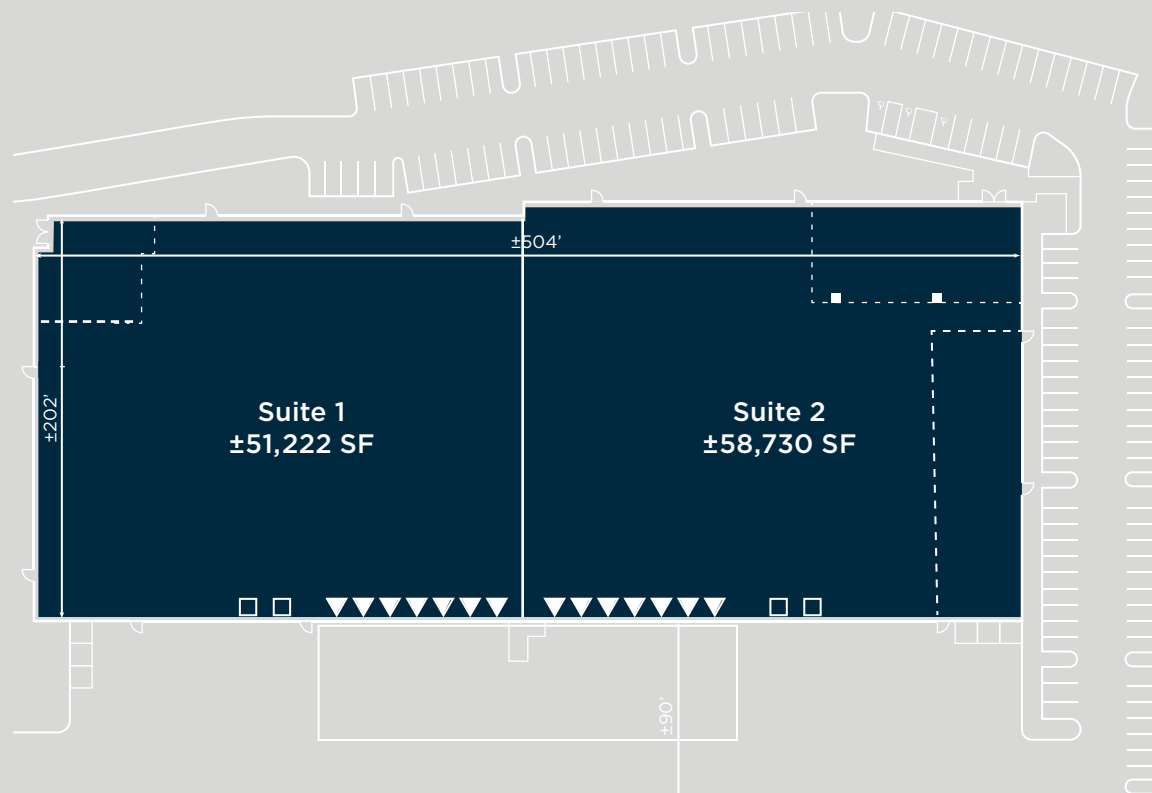


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Building FEATURES

- ±51,222 to 109,952 SF Available
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DEMISING PLAN | 2750 Progress St.

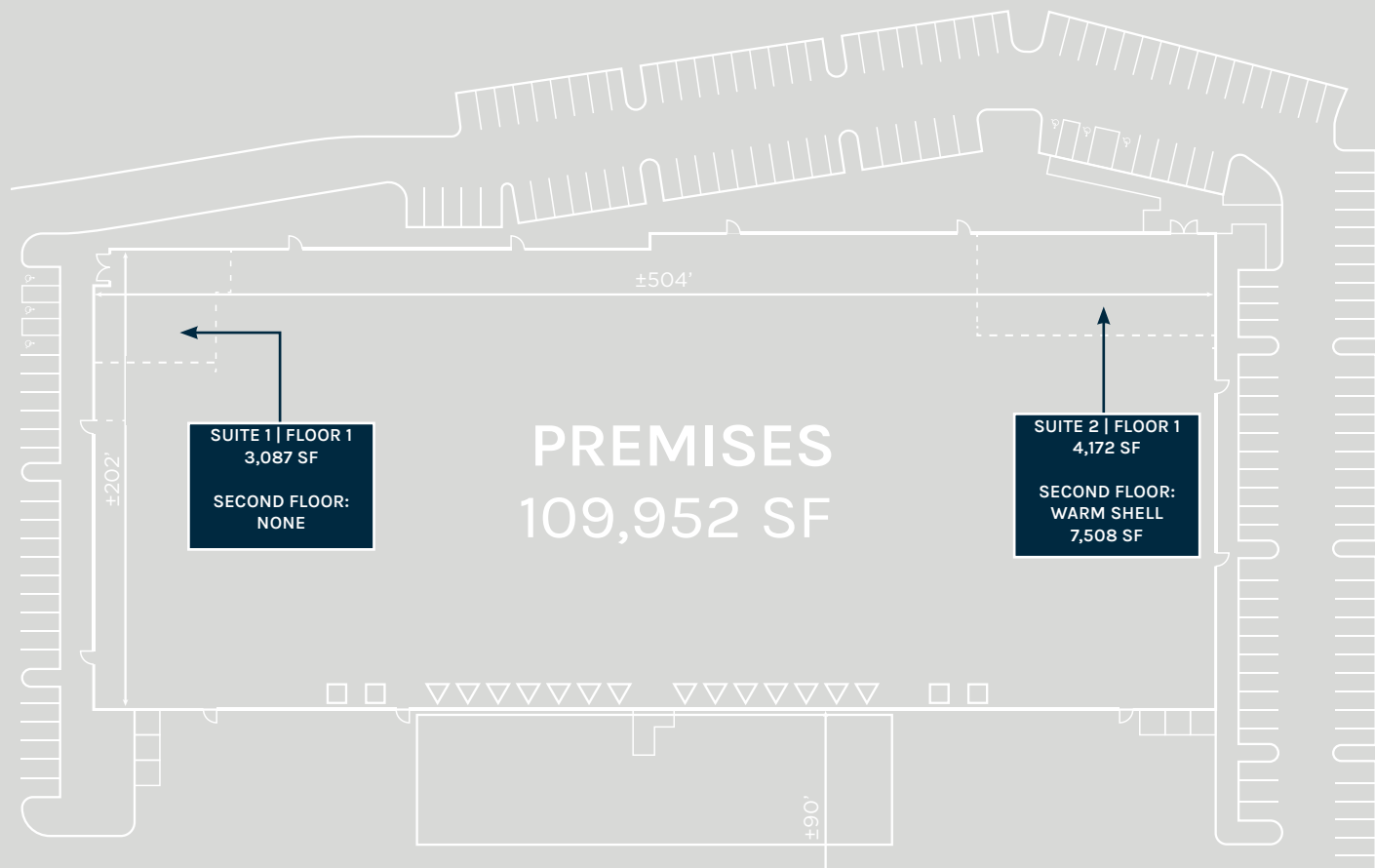


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Floor PLAN

2750 Progress St.

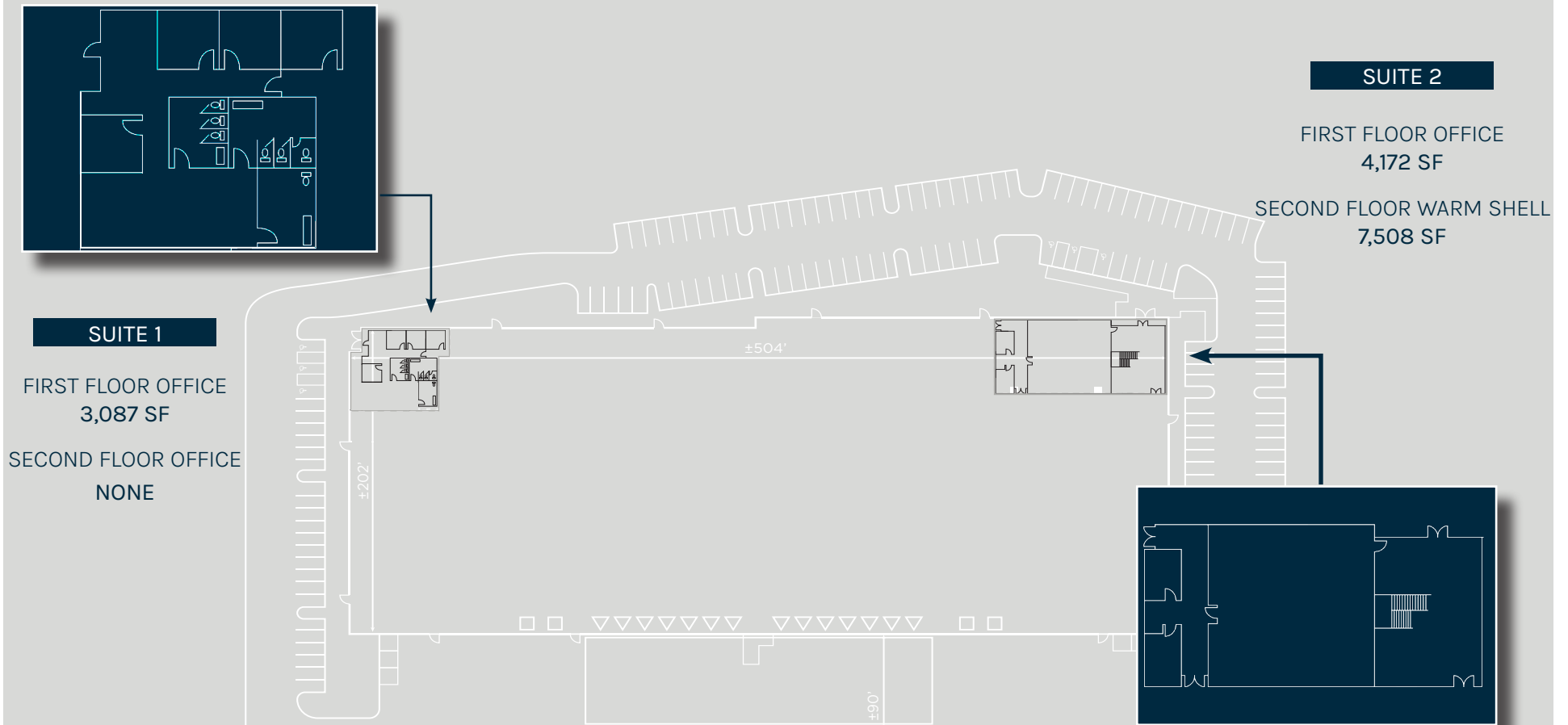
- ▲ GRADE-LEVEL DOOR
- DOCK HIGH DOOR



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Office SPACE

- 7,259 SF of Office on Ground Floor
- Suite 1: 3,087 SF
- Suite 2: 4,172 SF



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Building IMAGES





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Business Park Dr



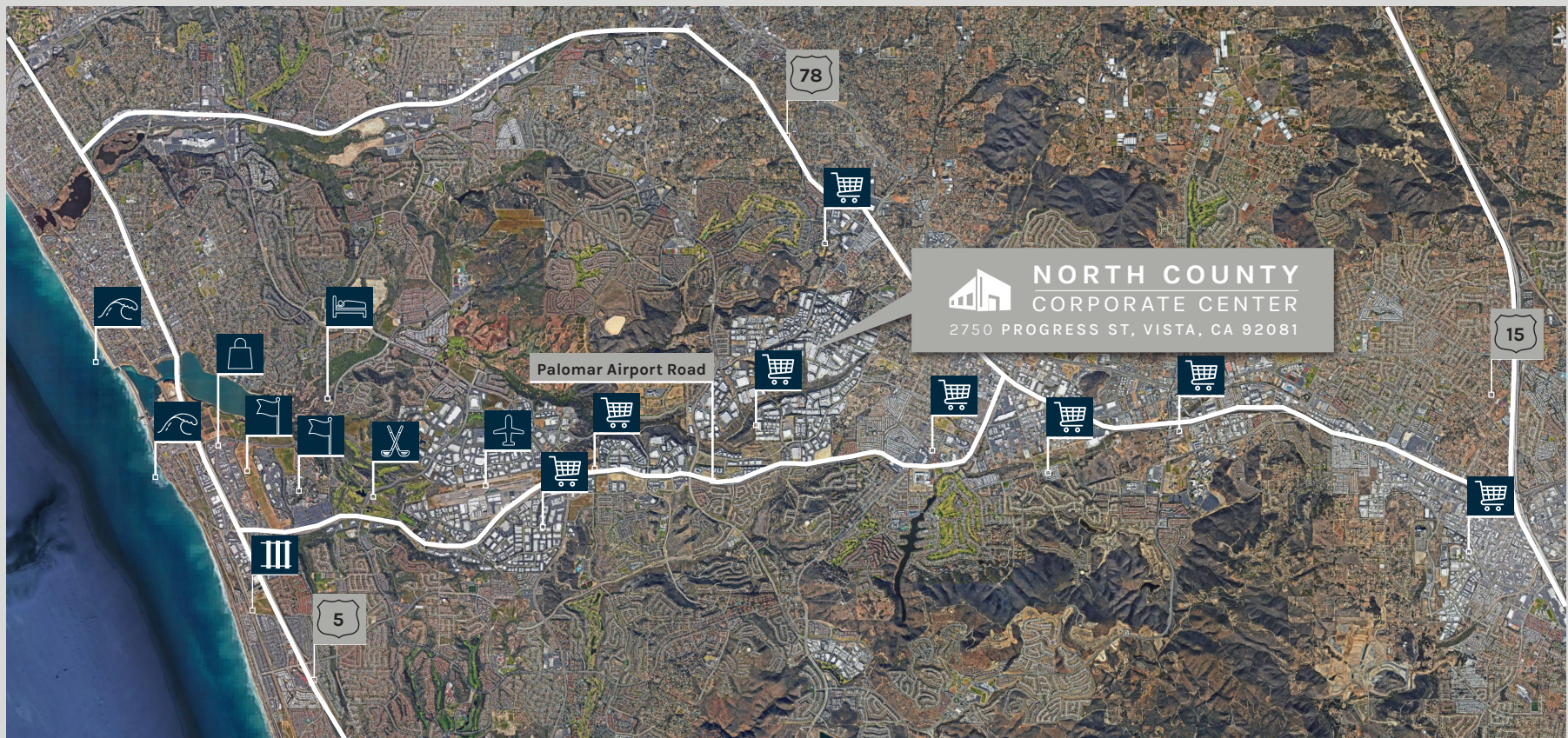
Nearby AMENITIES

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



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Corporate NEIGHBORS

Amazon
US Foods
Jeld Wen
Country Malt Group
Titleist



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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.



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