

1385

PARK CENTER DRIVE

Vista, CA 92081



FOR SALE

INDUSTRIAL OWNER USER OPPORTUNITY

46,031 SF FREESTANDING
HEADQUARTERS BUILDING

PROPERTY FEATURES

1385



BUILDING SIZE	46,031 SF
LOT SIZE	3.64 Acres (158,558 SF)
CLEAR HEIGHT	24'
POWER	1,600amps, 277/480v
LOADING	4 Dock High Positions 2 Grade Level Doors (12' x 12')
SOLAR	206.25kW Rooftop PV System
FIRE SPRINKLERS	Yes
PARKING	2.50/1,000 SF (115 Spaces)
GAS	Yes
YEAR BUILT	1990
ZONING	SP-VBP
AVAILABLE	Upon Close of Escrow
ASKING PRICE	\$13,300,000

PROPERTY HIGHLIGHTS

1385



FREESTANDING INDUSTRIAL HEADQUARTERS

Modern Facility with High-End Corporate Identity and Outdoor Amenity Area



EFFICIENT LAYOUT

Balanced Office to Manufacturing/
Warehouse Ratio



EXCELLENT POWER & LOADING

Heavy Power Distributed in Warehouse and Dock and Grade Level Loading for a Variety of Uses



SECURE SITE

Fully fenced with electric gates



ENERGY EFFICIENT

206.25kW Rooftop PV System



PRIME VISTA BUSINESS PARK LOCATION

Nearby Proximity to Carlsbad & Amenities



FLOOR PLAN

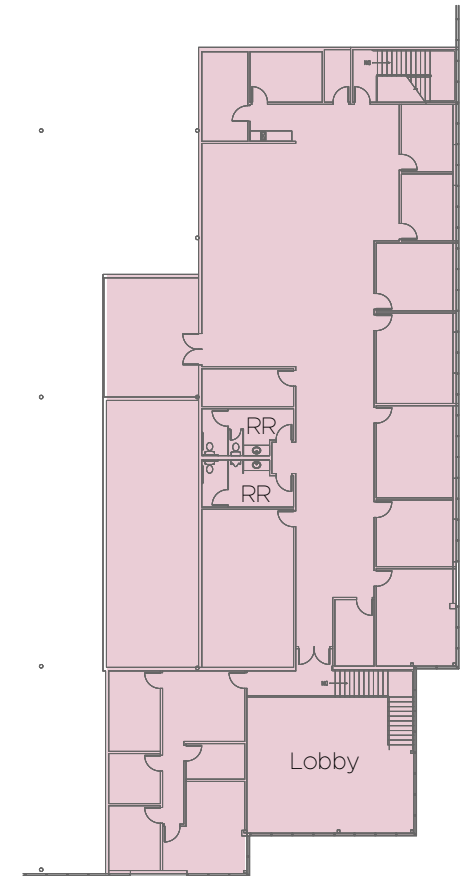
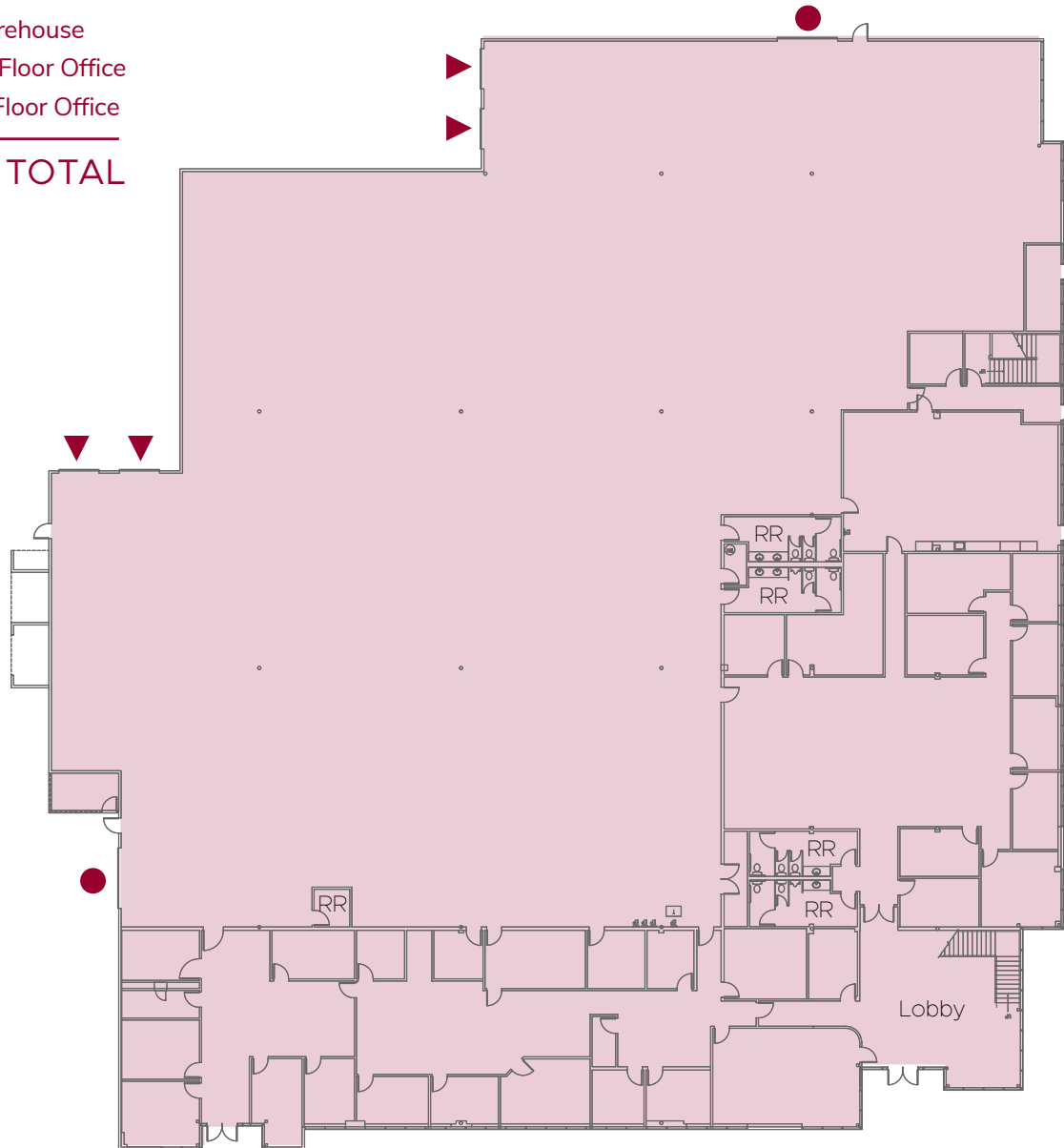
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±24,631 SF Warehouse

±14,100 SF 1st Floor Office

±7,300 SF 2nd Floor Office

46,031 SF TOTAL



● = Grade Level Door

▼ = Dock High Door

CONCEPTUAL FLOOR PLAN

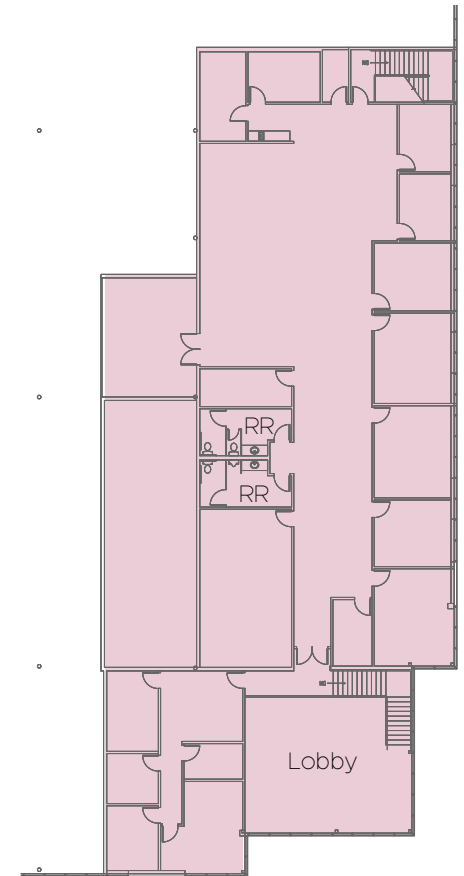
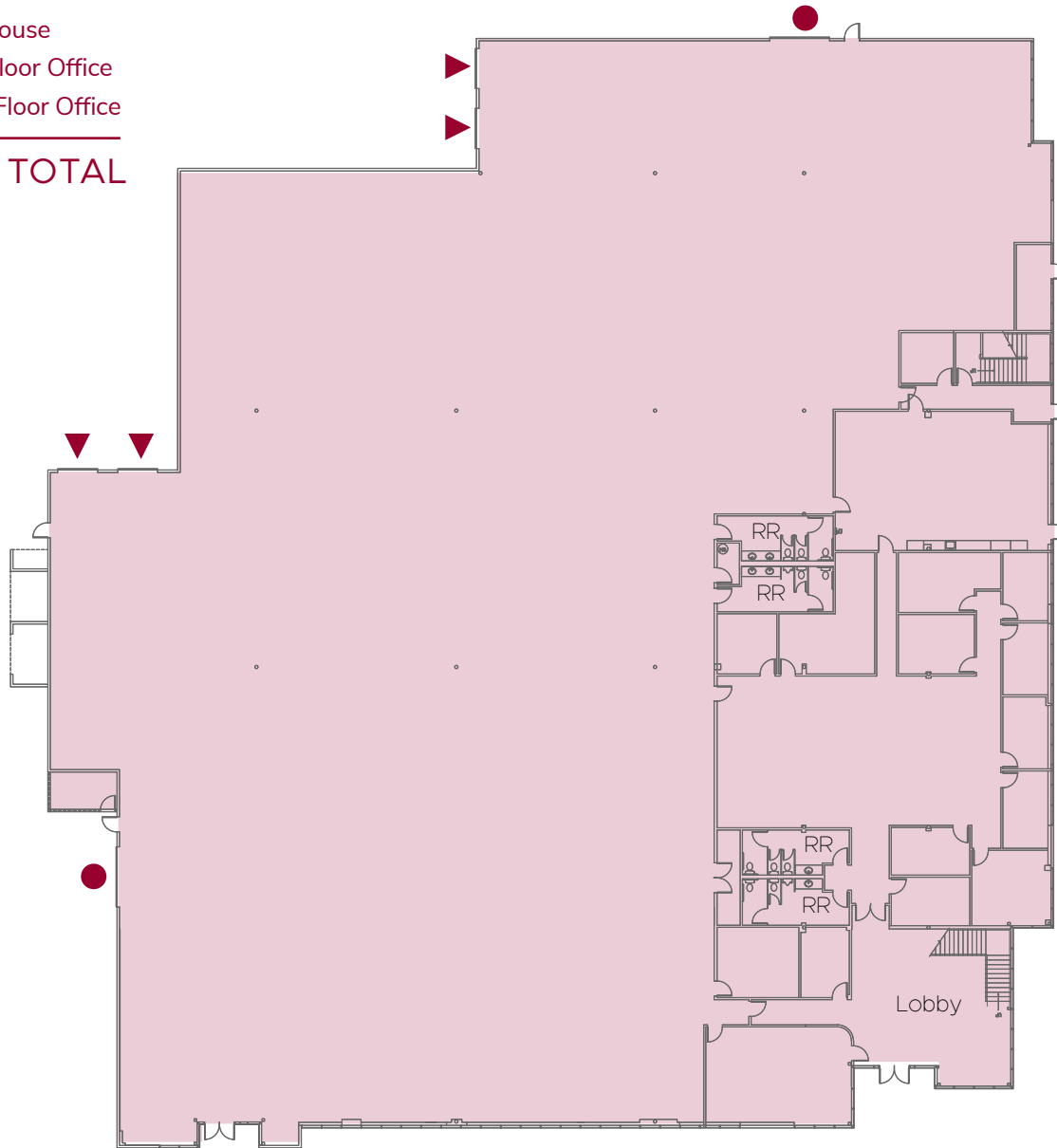
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±29,153 Warehouse

±9,578 SF 1st Floor Office

±7,300 SF 2nd Floor Office

46,031 SF TOTAL



● = Grade Level Door

▼ = Dock High Door

SITE PLAN

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OAK RIDGE WAY

**AVAILABLE
46,031 SF**

PARK CENTER DRIVE

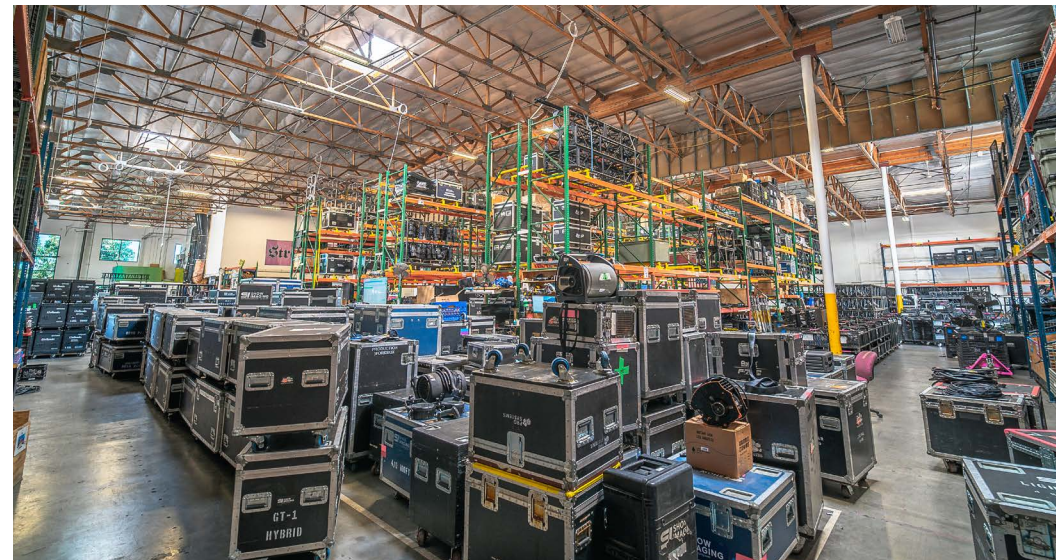
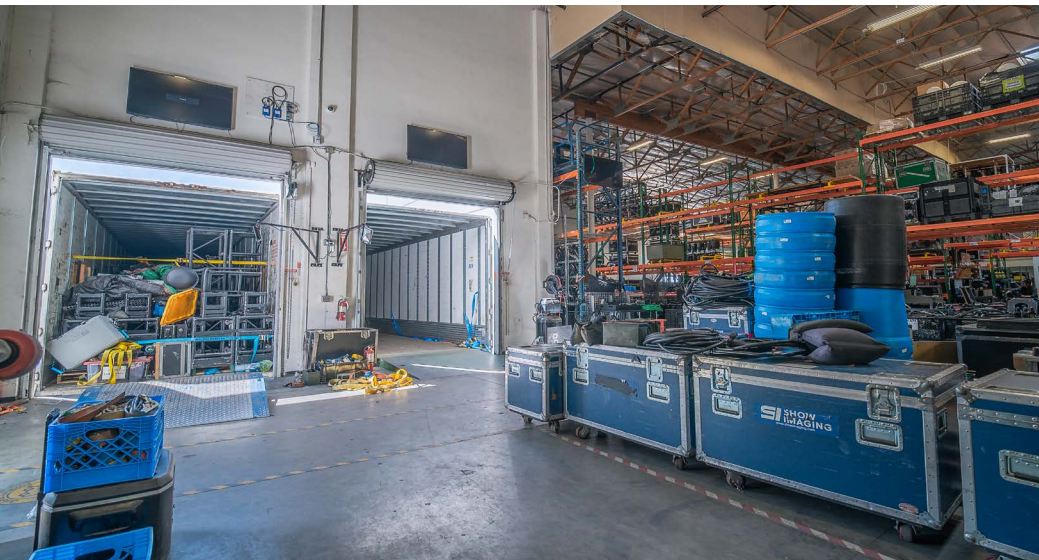
PROPERTY PHOTOS

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PROPERTY PHOTOS

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CORPORATE NEIGHBORS

1385



1. **DR. BRONNER'S**



3. **SOLATUBE**

4. **DDH**
ENTERPRISE, INC.



6. **TEMPO**
COMMUNICATIONS



8. **TESLA**

9. **amazon**

10. **SPINAL**
elements

11. *Titleist*

12. **ARGONAUT**
MANUFACTURING SERVICES

13. **glambia**

14. **enovis**

15. **Nordson**

16. **ViaSat**

17. **FLUIDRA**

18. **IONIS**
PHARMACEUTICALS

19. **SPY+**

20. **OnTrac**

21. **PODS**

22. **HME**

23. **Callaway**

NEARBY RETAIL & AMENITIES

1385



1

1 north county square



2 buena vista



2

3 the square @ bressi ranch



3

4 bressi ranch village center



4

5 vista palomar park



5

6 grand plaza



6

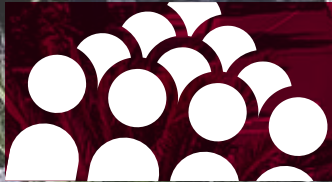
LOCATION MAP

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Vista



POPULATION
98,344



CORPORATE & LOCAL
BUSINESSES
±10,000



MEDIAN HOUSEHOLD
INCOME
\$93,329



MULTI-INDUSTRY
JOB FORCE
48,000+

California's craft beer capital

MOST CRAFT BREWERIES PER CAPITA
OF ANY CALIFORNIA CITY

18
BREWERIES



1
MEADERY



2
WINERIES



Vista's local industries

Manufacturing
warehousing
logistics
action sports

Life sciences
maritime
active lifestyle
information technology

LIFE IN VISTA

1385

BREWERIES



1. DOGLEG
2. CARLSBAD BREWING
3. AZTEC
4. BURGEON
5. CULVER
6. BOOZE BROS
7. BELCHING BEAVER PUB 980
8. PURE PROJECT
9. FIVE SUITS
10. CRAFT COAST

ATTRACTIONS



1. OCEANSIDE PIER & HARBOR
2. CARLSBAD STATE BEACH
3. CARLSBAD CAMPGROUND
4. CINEPOLIS THEATRES
5. LEGOLAND
6. CARLSBAD FLOWER FIELDS & PREMIUM OUTLETS
7. LEUCADIA STATE BEACH
8. MCCLELLAN-PALOMAR AIRPORT
9. LAKE SAN MARCOS
10. AVIARA GOLF CLUB
11. LA COSTA RESORT AND GOLF
12. BRESSI RANCH



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PARK CENTER DRIVE

Vista, CA 92081

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