

# 1395

PARK CENTER DRIVE

±155,069 SF Freestanding Industrial  
Divisible to ±50,136



FOR LEASE



ALPHA  
INDUSTRIAL  
PROPERTIES

Colliers  
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# PROPERTY FEATURES



## LOCATION

- Prominent corner of Carlsbad/Vista
- Signalized intersection of Melrose Ave & Faraday Ave/Park Center Dr
- Monument signage available
- 5.7 miles to I-5
- 2.9 miles to Hwy 78
- Directly across street from Home Depot and Hyatt Place Hotel.



## BUILDING

- ±155,069 SF  
*divisible to ±50,136 SF*
- 7.91 acre lot
- Gas lines, power, & compressed air distributed throughout
- 4,000A, 277/480V Power
- Approx. 20,000 SF office
- Zoned RLI  
*(Research Light Industrial)*



## PARKING/ ACCESS

- 2.06/1,000 parking
- 2 driveways
- Drive-around truck access
- Large fenced yard
- All concrete driveway, parking and yard
- Signalized intersection access



## WAREHOUSE

- 4 dock-high loading doors
- Load levelers on dock doors
- 8 grade-level loading doors
- 27' clear height
- 56' x 48' column spacing
- Sprinklers
- Skylights throughout

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# SITE PLAN



*Floor plan is not to scale and for general reference purposes only.*

- Dock High Door
- ◁ Grade Level Door

**\$0.98/SF**  
NNN LEASE RATE

**\$0.21/SF**  
BELOW-MARKET NNNs

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# OPTION 1 FULL BUILDING USER



## SUITE 100

±155,069 SF  
±20,093 SF office

8 grade-level loading doors  
4 dock-high loading doors

27' clear height

323 parking spaces

Fenced and secured yard

FOR LEASE

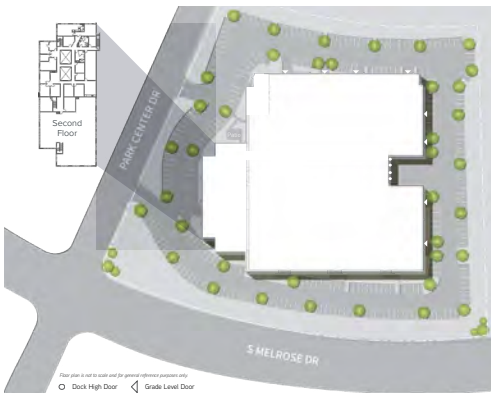
Full Building - 155,069 SF

**\$0.98/SF**

NNN LEASE RATE

**\$0.21/SF**

BELOW-MARKET NNNs



# OPTION 2 MULTI-TENANT DEMISING PLAN



## SUITE 100

±104,933 SF  
±20,093 SF office w/ mezzanine

2 grade-level loading doors  
4 dock-high loading doors

27' clear height

220 parking spaces

Fenced and secured yard

## SUITE 200

±50,136 SF  
±2,325 SF office

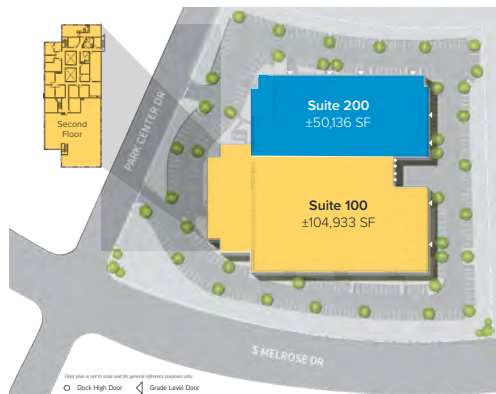
6 grade-level loading doors

26' clear height

103 parking spaces

Fenced and secured yard

SUITE 100 - 104,933 SF  
SUITE 200 - 50,136 SF



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# OPTION 3 MULTI-TENANT DEMISING PLAN



## SUITE 100

±51,469 SF  
±3,893 SF office w/ mezzanine

1 grade-level loading doors

27' clear height

110 parking spaces

Fenced and secured yard

## SUITE 200

±103,599 SF  
±16,200 SF office

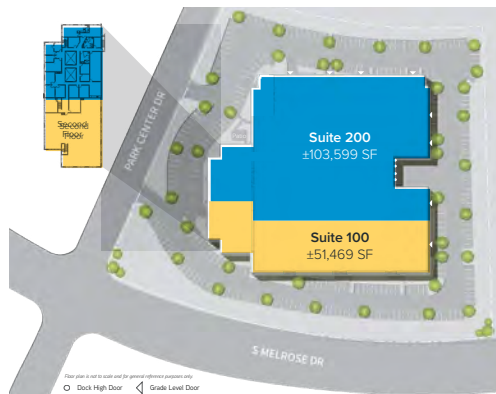
7 grade-level loading doors  
4 dock-high loading doors

27' clear height

213 parking spaces

Fenced and secured yard

SUITE 100 - 51,469 SF  
SUITE 200 - 103,599 SF



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# THE LOCATION



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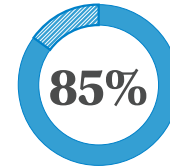


# NORTH COUNTY

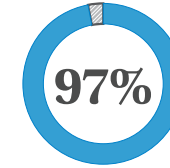


Located in the center of North County San Diego County, the city of Vista takes full advantage of its Southern California location, providing a diverse, forward-thinking economy, a strong educational system and an excellent climate for employees.

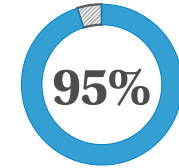
- Tour the local wineries or craft breweries that enliven this area.
- Visit some of San Diego's top attractions, including LEGOLAND, the Flower Fields at Carlsbad, San Diego Zoo Safari Park and the Del Mar Fairgrounds
- Diversity of industry sectors include life sciences (2nd largest cluster in the U.S.), robotics, technology, clean tech, action sports, and medical devices.
- Proximity to McClellan-Palomar Airport provides corporate aircraft and commercial services.



of businesses agree the region is an excellent place to do business



of residents approve of the region's quality of life



of businesses think Carlsbad/Vista offers the highest quality of life



**31.9**  
MEDIAN AGE

**101,665**  
TOTAL POPULATION  
2018

**46 miles**  
HIKING TRAILS

**40**  
GOLF COURSES

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