

Rancho Vista Business Park

INDUSTRIAL SUITES FOR LEASE

*±4,168 & ±9,126 SF Suites Available
in the 40-Building, Master-Planned
Rancho Vista Business Park*

1300 & 1340 SPECIALTY DR, CARLSBAD, CA

EXCLUSIVELY LEASED BY

KIDDER.COM

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 **Kidder
Mathews**



High-image suites with abundant skylights, high-bay warehouse lights in each suite & loading features with proximity to CA-78.

| | |
|---------------------|--|
| SUITES AVAILABLE | 1300 Specialty Dr, Suite 105 1340 Specialty Dr, Suite J |
| AVAILABLE SF | ±4,168 ±9,126 |
| NO OF BUILDINGS | 40 |
| LAND ACRES | 80 |
| POWER | Above standard |
| PROPERTY MANAGEMENT | On-site & professional |
| EXTERIOR | Outdoor eating areas |
| WAREHOUSE AMENITIES | Over-sized loading capabilities, high-bay lights & skylights |
| ZONING | SPI, Vista |
| CLEAR HEIGHT | 16' - 24' |
| PARKING | Concrete lots & driveways |
| LOADING | Dock(s) & over-sized grade-level doors in each suite (12'x14') |

RANCHO VISTA BUSINESS PARK



1340 SPECIALTY DR, SUITE J

1300 SPECIALTY DR, SUITE 105

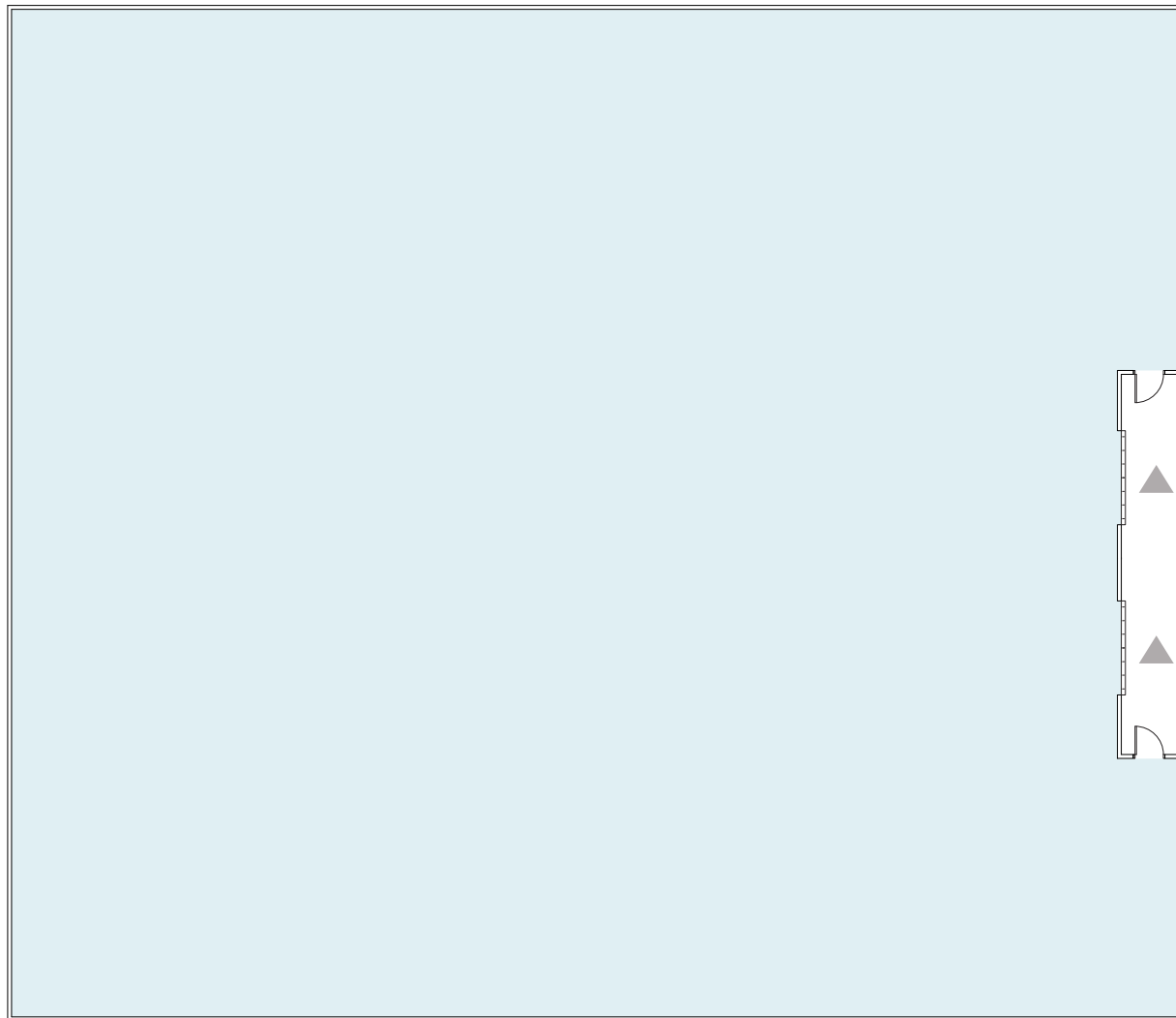
CURRENT AVAILABILITIES

| Address | Suite | Lease Rate (SF/MO) | Size | Available | Notes |
|-------------------|-------|------------------------|-----------|-----------|---|
| 1300 Specialty Dr | 105 | \$1.25 MG (No CAM fee) | ±9,126 SF | Now | Open warehouse, 2 over-sized grade-level doors. No office |
| 1340 Specialty Dr | J | \$1.50 MG + \$0.10 CAM | ±4,168 SF | Now | Open warehouse, reception, grade-level door, 2 restrooms |

AVAILABLE FOR LEASE

KIDDER MATHEWS

1300 SPECIALTY DRIVE, SUITE F FLOOR PLAN



±9,126 SF

AVAILABLE

22' - 24'

CLEAR HEIGHT

\$1.25 MG

LEASE RATE (SF/MO) NO CAME FEE

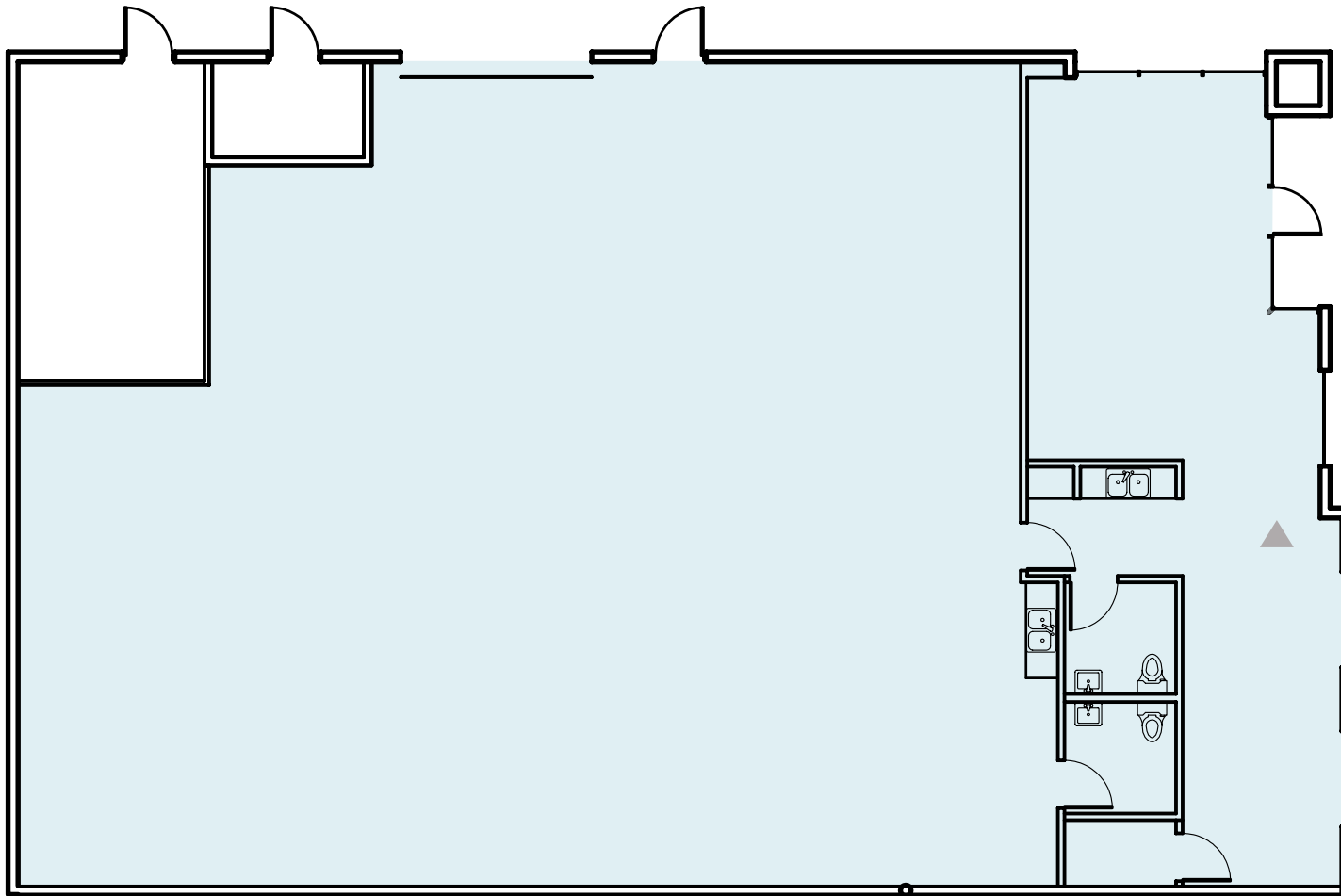
NOW

AVAILABLE

Open warehouse with two (2) over-sized grade-level loading doors.
No office.

▲ Over-sized grade level loading

1340 SPECIALTY DRIVE, SUITE J FLOOR PLAN



±4,168 SF

AVAILABLE

\$1.50 MG

LEASE RATE (SF/MO) + \$0.10 CAM

NOW

AVAILABLE

Reception, 2 restrooms, and large warehouse area with one (1) grade-level roll-up door.

▲ Grade level loading

HIGHLY- ACCESSIBLE LOCATION

Close to McClellan-Palomar Airport

Conveniently located near major
confluences Highway-78 and Interstate-5

Located in Vista's prime industrial area
surrounded by 50+ businesses

Easy for visitors to locate

Surrounded by Vista's premier industrial &
commercial hub

7 MIN
CALIFORNIA 78
VIA POINSETTIA AVE

10 MIN
MCCLELLAN-
PALOMAR AIRPORT



RANCHO VISTA BUSINESS PARK

*Exclusively
listed by*

TODD DAVIS, STOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

BARRY HENDLER
Lee & Associates
760.845.3854
bhendler@lee-associates.com
LIC N° 01008239

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **Kidder
Mathews**