

# FOR SALE/LEASE

## 15,472 SF FREESTANDING FLEX BUILDING

OAK RIDGE BUSINESS CENTER III - 2320 COUSTEAU CT. VISTA, CA 92081



**EXTENSIVE BUILDING RENOVATIONS COMPLETED**



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**SUBJECT PROPERTY**  
2320 Cousteau Ct.

## BROKER CONTACTS

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# AT A GLANCE

## PROPERTY HIGHLIGHTS



**15,472 Square Feet**  
Single Tenant Building



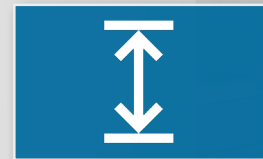
**Improved Area**  
Approx. 7,000 SF (45%)



**Warehouse Footprint**  
Approx. 8,472 SF (55%)



**Heavy Power**  
800 Amps 277/480V  
Tenant to Verify



**Clear Height**  
22' Minimum



**Grade Level Loading**  
Two (2) Grade Level Doors



**Excellent Parking**  
50 Stalls (3.23/1,000 SF)



**Sprinkler System**  
Fire Sprinklers

**Sycamore Ave  
(25,000 VPD)**

**SUBJECT PROPERTY**  
2320 Cousteau Ct.

**S Melrose Ave  
(34,000 VPD)**

**Cousteau Ct.**



# PREMISES OVERVIEW

<b>STREET ADDRESS:</b>	2320 Cousteau Ct, Vista, CA	<b>POWER:</b>	800 amps - 277/480 V Power
<b>BUSINESS PARK:</b>	Oak Ridge Business Center III	<b>YEAR BUILT/RENOVATED:</b>	Constructed in 1999/2025
<b>TOTAL SQUARE FEET:</b>	15,472 Square Feet	<b>CLEAR HEIGHT:</b>	22' Minimum
<b>IMPROVED AREA:</b>	Approx. 7,000 SF (45%)	<b>PARKING RATIO:</b>	3.23/1000 SF - 50 Stalls
<b>WAREHOUSE AREA:</b>	Approx. 8,472 SF (55%)	<b>ZONING:</b>	RLI -SPI
<b>LOT SIZE:</b>	1.14 Acres	<b>SPRINKLER SYSTEM:</b>	Fire Sprinkler
<b>LOADING:</b>	Two (2) Grade Level Doors	<b>AVAILABILITY:</b>	Immediately
		<b>LEASE RATE:</b>	\$1.35/SF NNN (NNNs est. \$0.35/SF)
		<b>SALE PRICE:</b>	\$5,028,000 (\$325/SF)



Call Brokers to Schedule Showing

Palomar Airport Rd

M2 Ingredients

The Home Depot

DDH Enterprise

Solatube Home

Solatube Home

Premier Crossing Medical Buildings

Plum Paper

Cousteau Ct.

**SUBJECT PROPERTY**  
2320 Cousteau Ct.

S Melrose Ave  
(34,000 VPD)

SITE AERIAL



# AERIAL PHOTOS

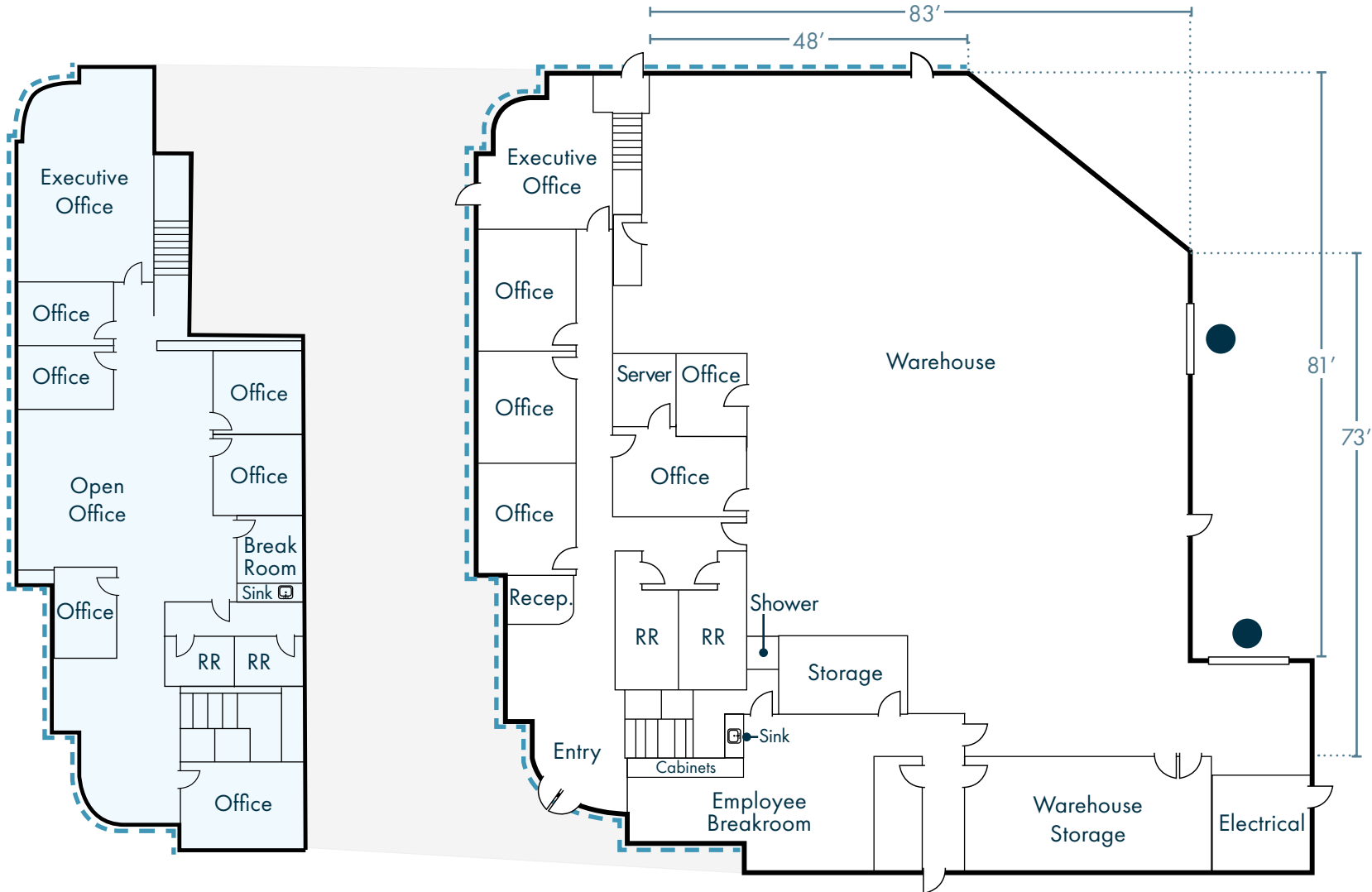


# FLOOR PLAN

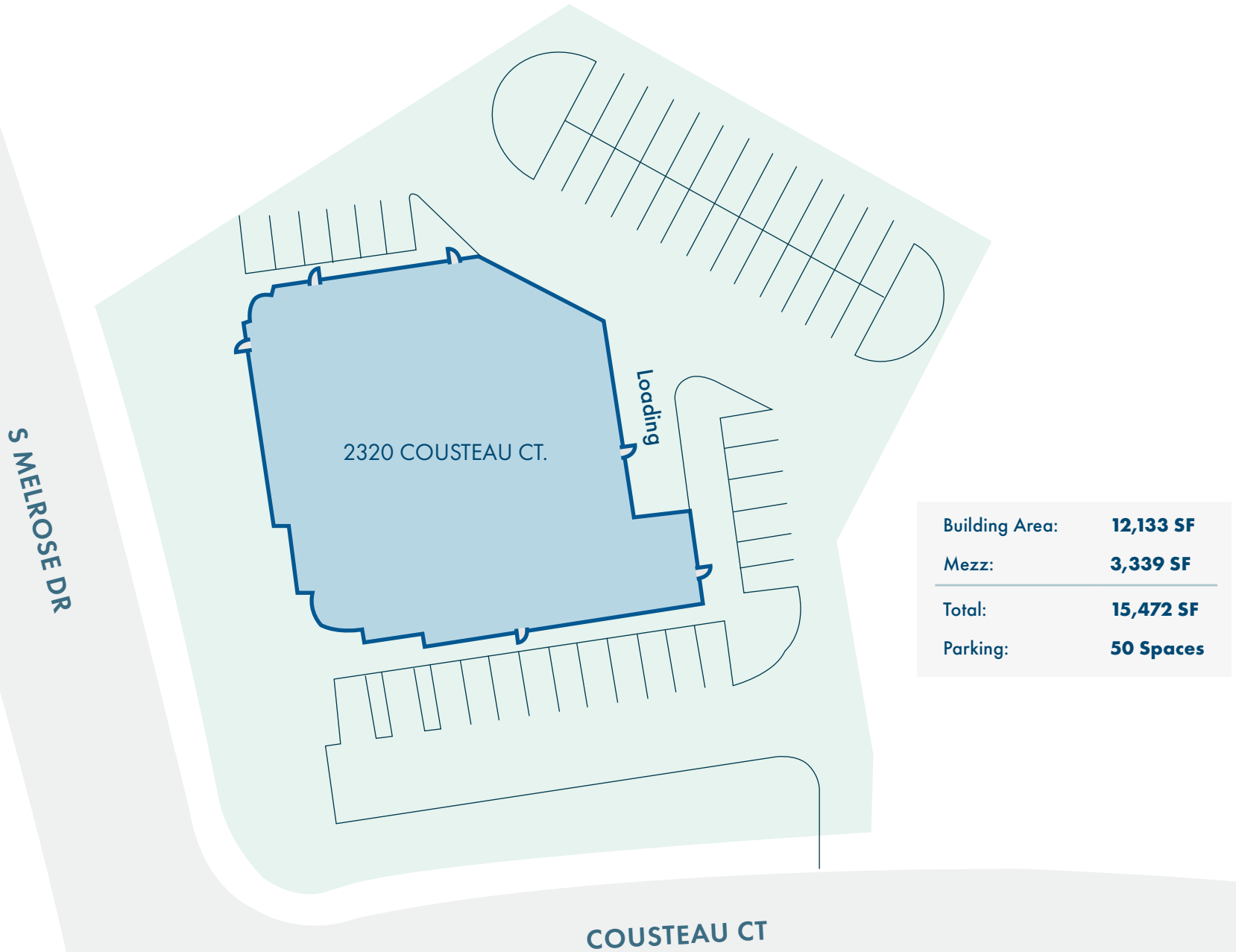
**SECOND FLOOR**  
3,339 SF

**FIRST FLOOR**  
12,133 SF

● = Grade Level Loading  
- - - = Window Line



# SITE PLAN

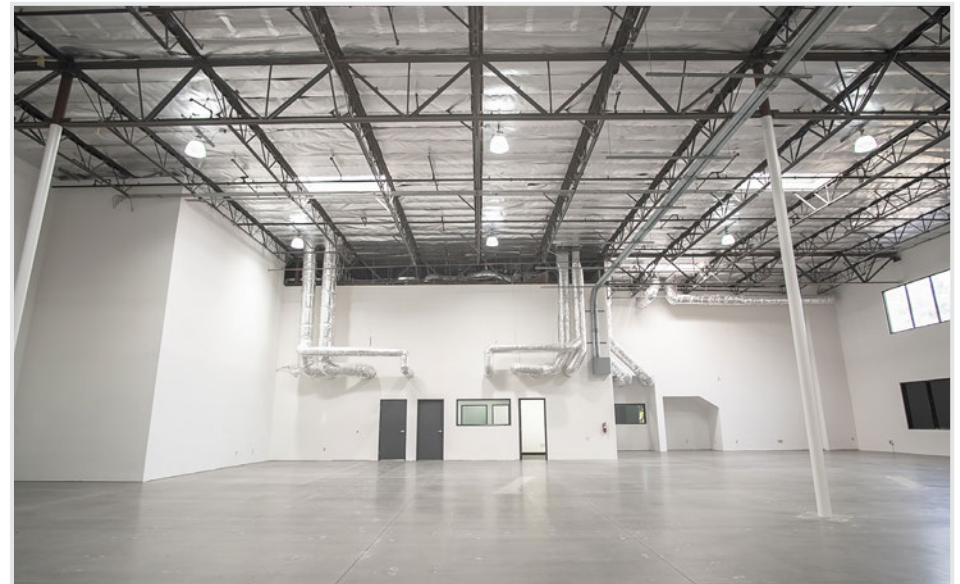
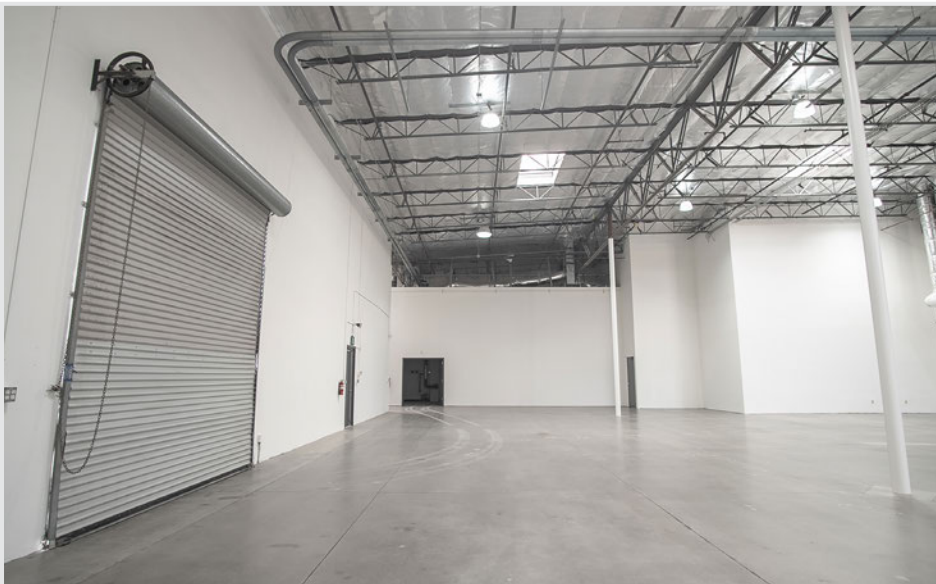
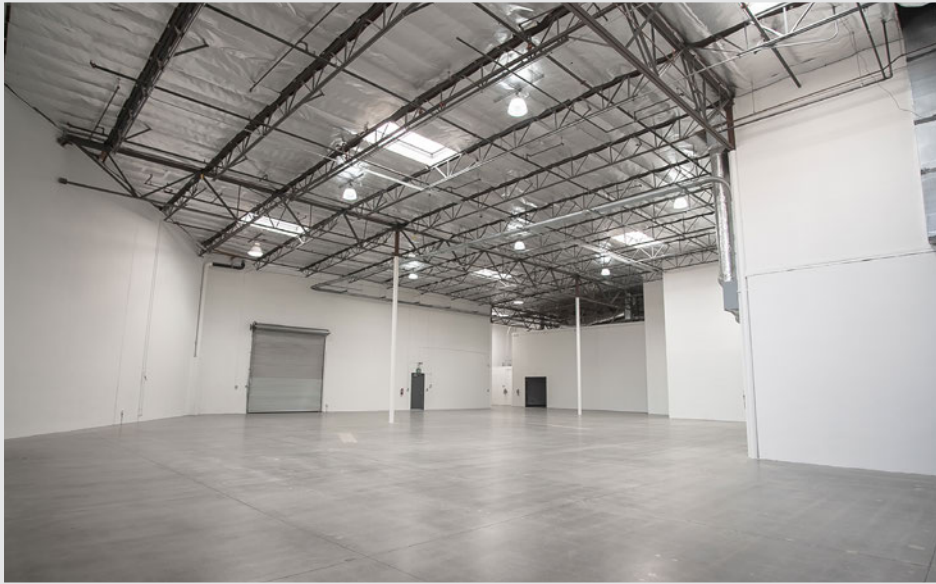




OFFICE PHOTOS



# WAREHOUSE PHOTOS



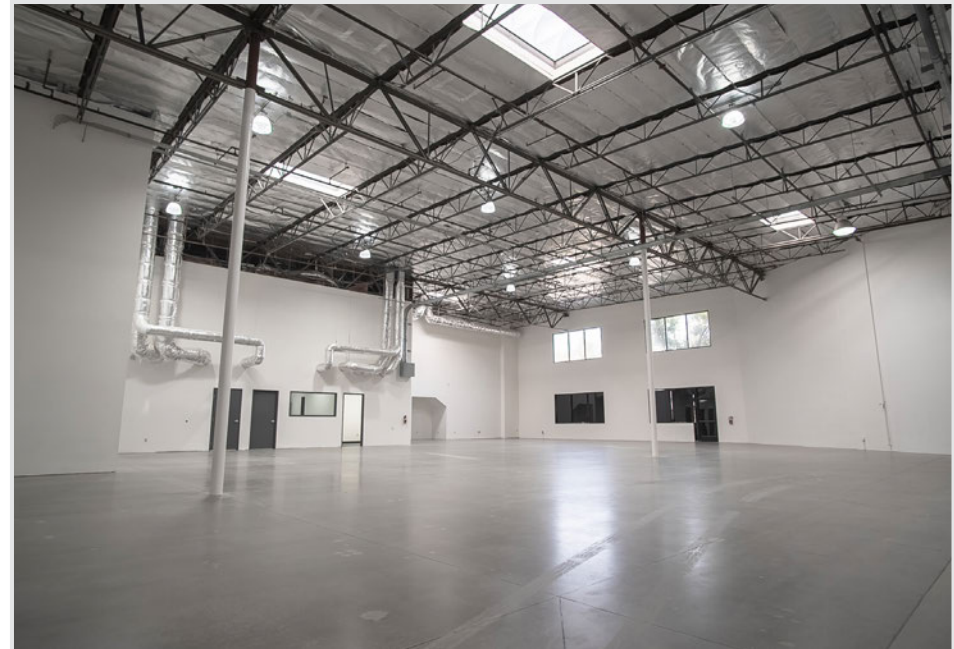
# EXTERIOR PHOTOS



# NEW BUILDING IMPROVEMENTS

## ***THE BUILDING HAS UNDERGONE SIGNIFICANT RECENT INTERIOR & EXTERIOR IMPROVEMENTS.***

- Exterior upgrades include fresh paint, a newly slurried and striped parking lot, enhanced landscaping, and a new roof coating.
- Interior renovations feature upgraded restrooms and breakrooms, high-efficiency lighting throughout the office and warehouse, new office flooring with a mix of carpet, LVP, and polished concrete flooring, fresh paint throughout, an upgraded drop ceiling, polished and sealed warehouse concrete floors, and upgraded warehouse insulation.

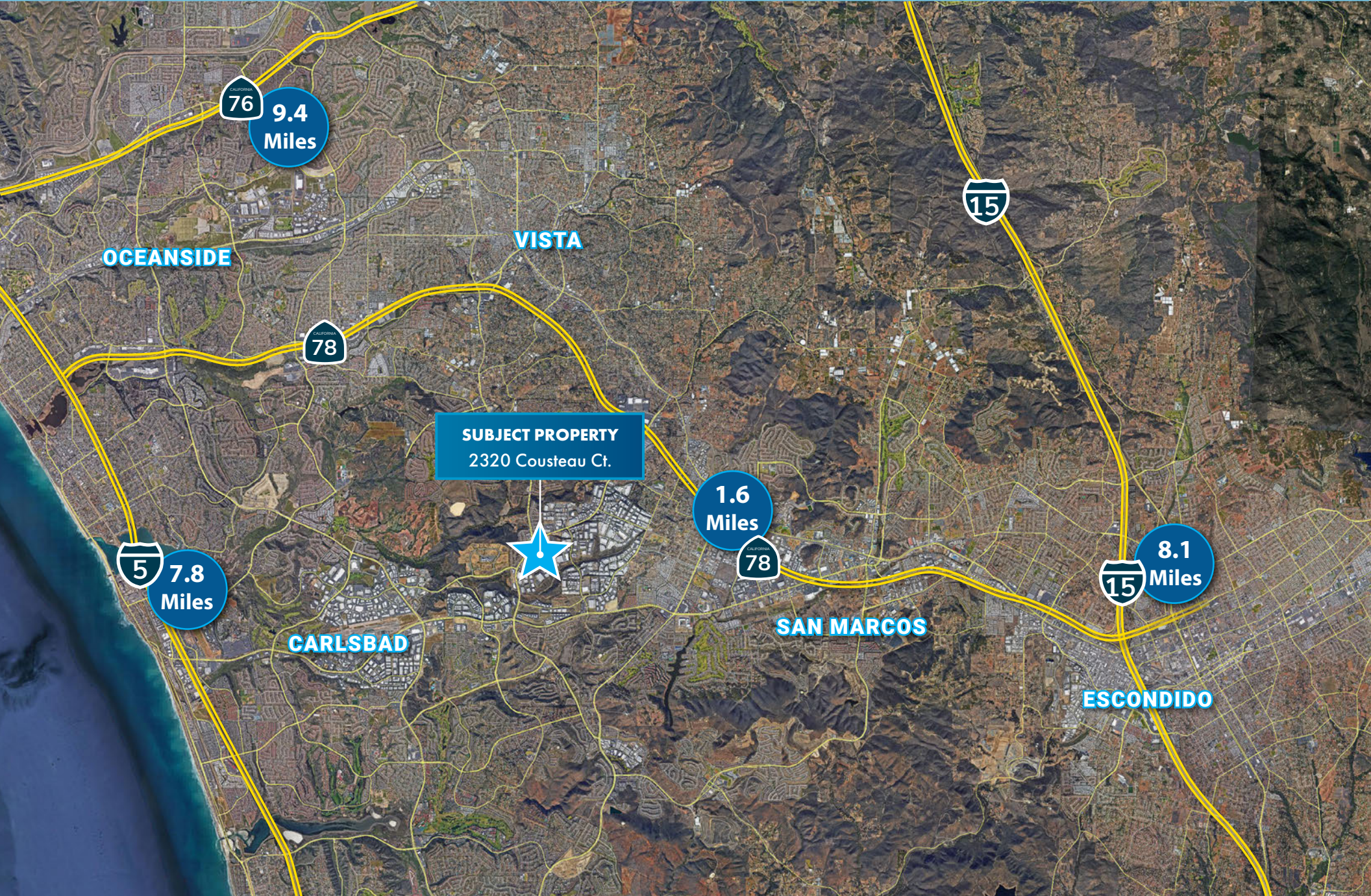


# CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JILLYEN	12	DIG water matters	17	ACCLUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIAL FILMS, INC.	18	US FOODS	23		28	MERCK	33	amazon
4	PGQ PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS	34	glanbia
5	EMI	10	STONE BREWING CO.	15	amazon	20	DR. BONNER'S ALL-ONE!	25	UNITE PROFESSIONAL	30	CISCO		

# LOCATION MAP



# 2320 COUSTEAU CT.

Vista, CA 92081

*For More Information Contact:*

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