

VISTA DISTRIBUTION CENTER

1205-1211 PARK CENTER DRIVE / VISTA / CALIFORNIA



±28,400 - 118,800 SF

MANUFACTURING | WAREHOUSE | DISTRIBUTION



CLASS A INDUSTRIAL BUILDING

Positioned in Vista's thriving industrial hub, 1205-1211 Park Center Drive offers $\pm 28,400$ –118,800 SF of modern industrial space in Vista Distribution Center with excellent regional connectivity. Tenants benefit from quick access to Highway 78, I-5, and I-15, linking directly to San Diego, Orange County, and the Inland Empire.

Located within a designated Foreign Trade Zone (FTZ), offering potential duty deferral, reduction, or elimination on imported goods.

Learn more about FTZ benefits [here](#).

BUILDING SPECIFICATIONS

Building area:
 $\pm 28,400$ - 118,800 SF

Parking:
67 spaces, expandable to 81 spaces
or 1.26/1,000

Power:
600 AMPS @ 277/480V

Clear height:
26' min

Dock-Level Loading:
3-19 Available

Grade-Level Loading:
0-2 Available



SITE DETAILS

±118,800

RENTABLE AREA

Total rentable building area:

±118,800 SF

1205 Park Center Drive:

±90,400 SF

1211 Park Center Drive:

±28,400 SF

277/480v

POWER

Power:

277/480v or 600 amps

19/2

LOADING

Coated Truck Court

Total dock-level loading:

19

Total grade-level loading:

2

1205 Park Center Drive

Dock-level loading:

16

Grade-level loading:

2

1211 Park Center Drive

Dock-level loading:

3

HWY 78/I-5

ACCESS

10-15 minutes from major thoroughfares

26'



CLEAR HEIGHT

26' minimum clear height

VISTA DISTRIBUTION CENTER
SITE PLAN



PREMISES SITE PLAN

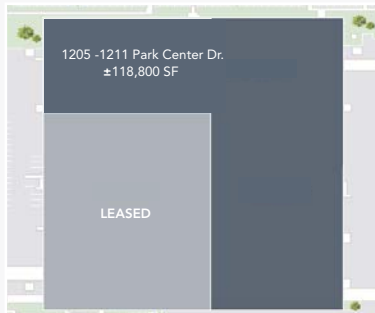
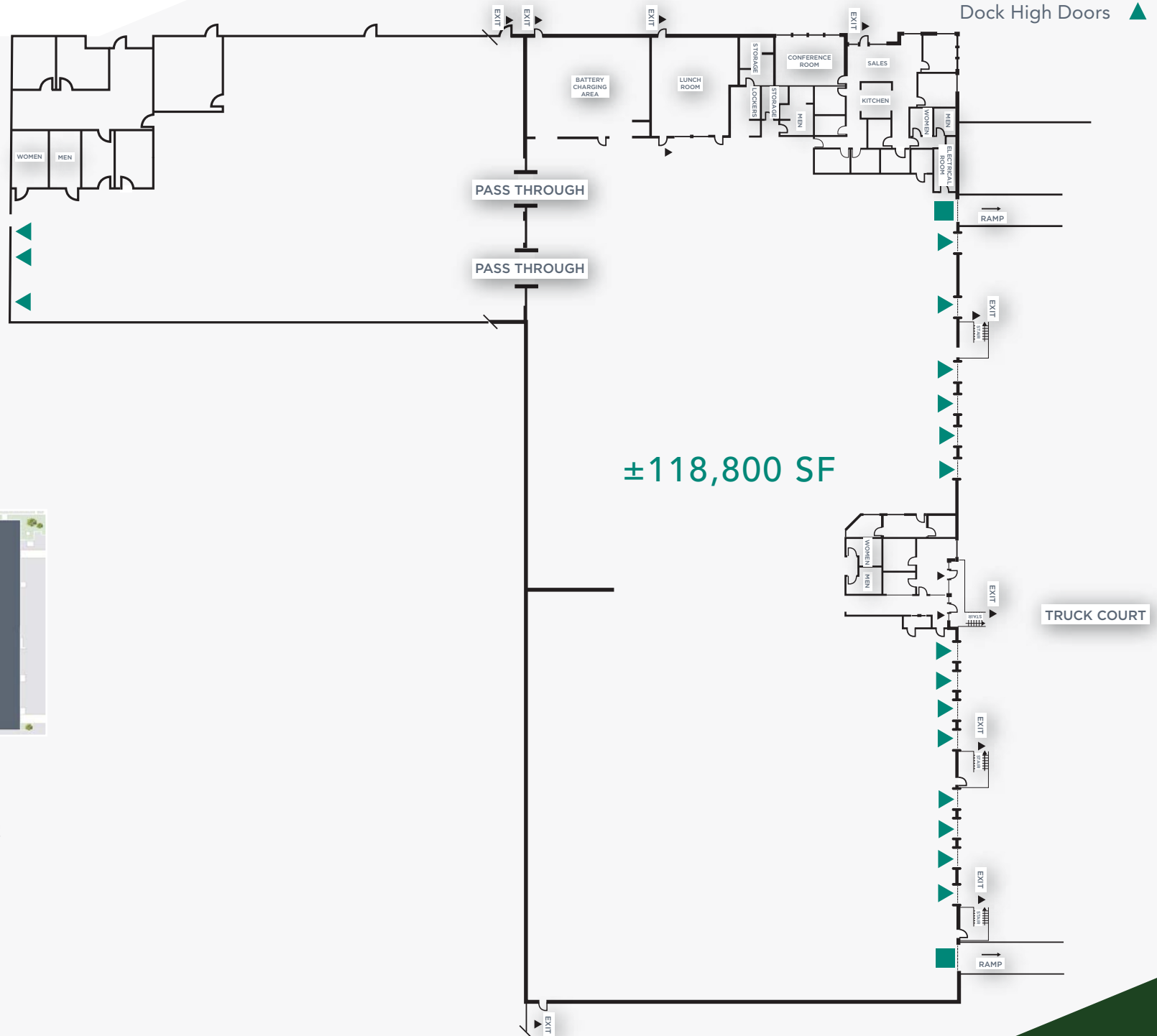
Grade-Level Loading 
Dock High Doors 



1205-1211 PARK CENTER DR. FLOOR PLAN

Grade-Level Loading ■

Dock High Doors ▲

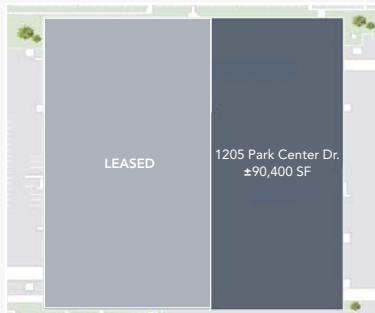


TOTAL SIZE: $\pm 118,800$ SF

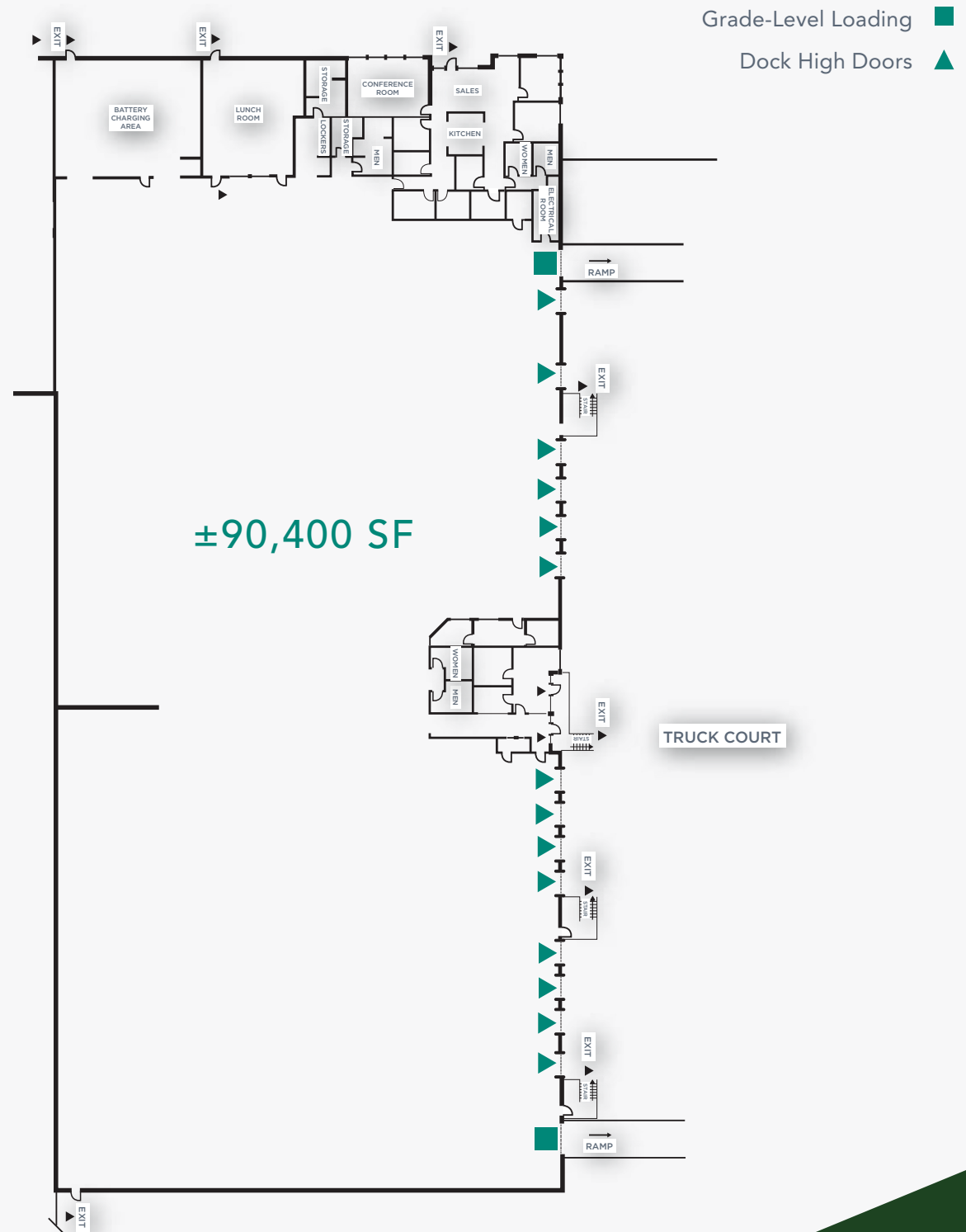
DOCK-HIGH DOORS: 19

GRADE-LEVEL DOORS: 2

1205 PARK CENTER DR. FLOOR PLAN



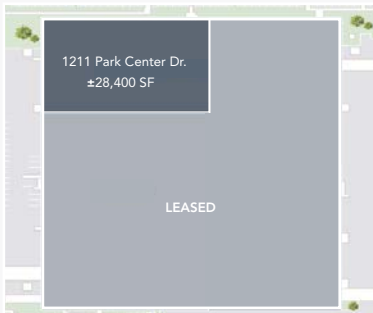
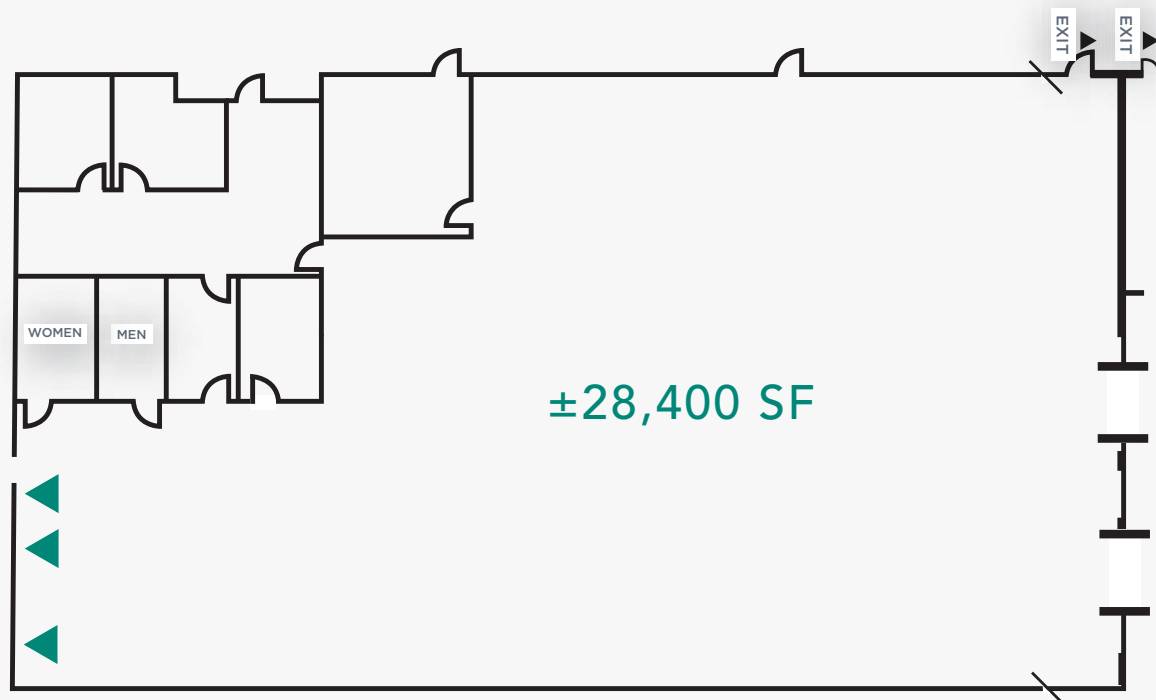
TOTAL SIZE: ±90,400 SF
DOCK-HIGH DOORS: 16
GRADE-LEVEL DOORS: 2



1211 PARK CENTER DR. FLOOR PLAN

Grade-Level Loading ■

Dock High Doors ▲

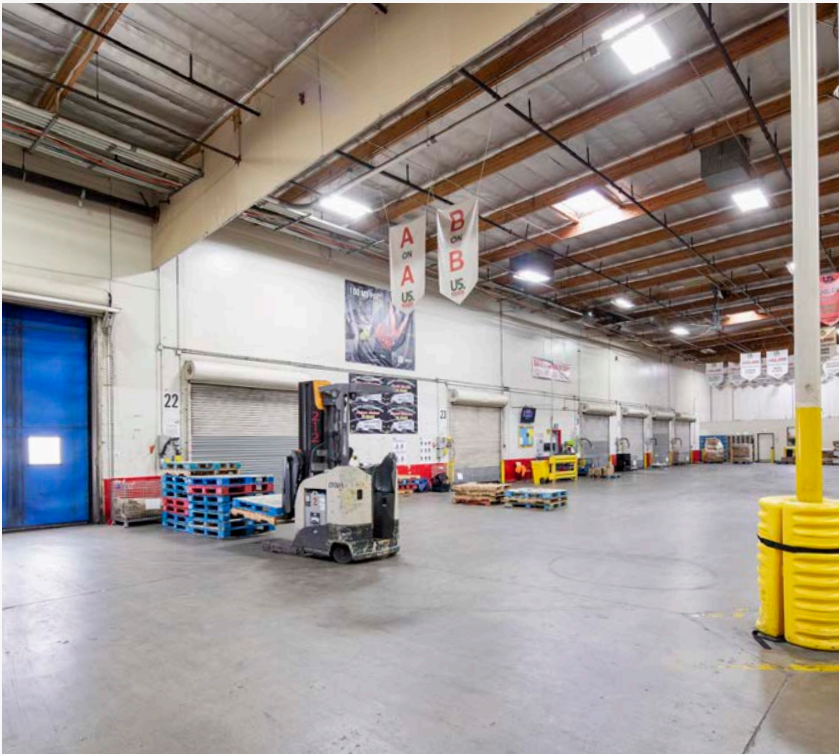
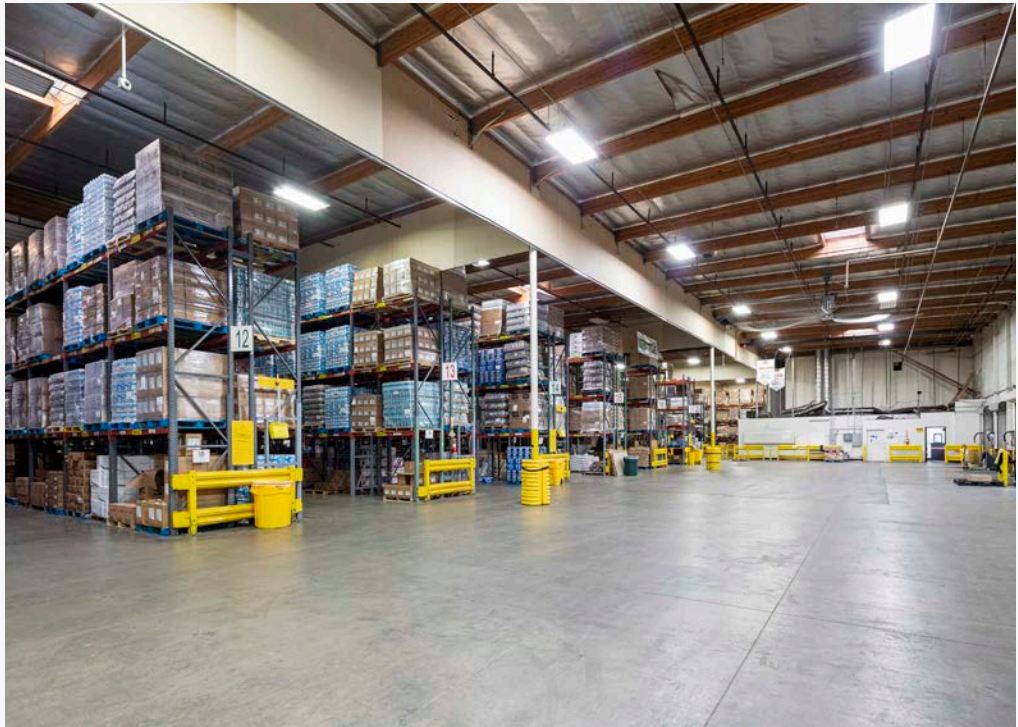
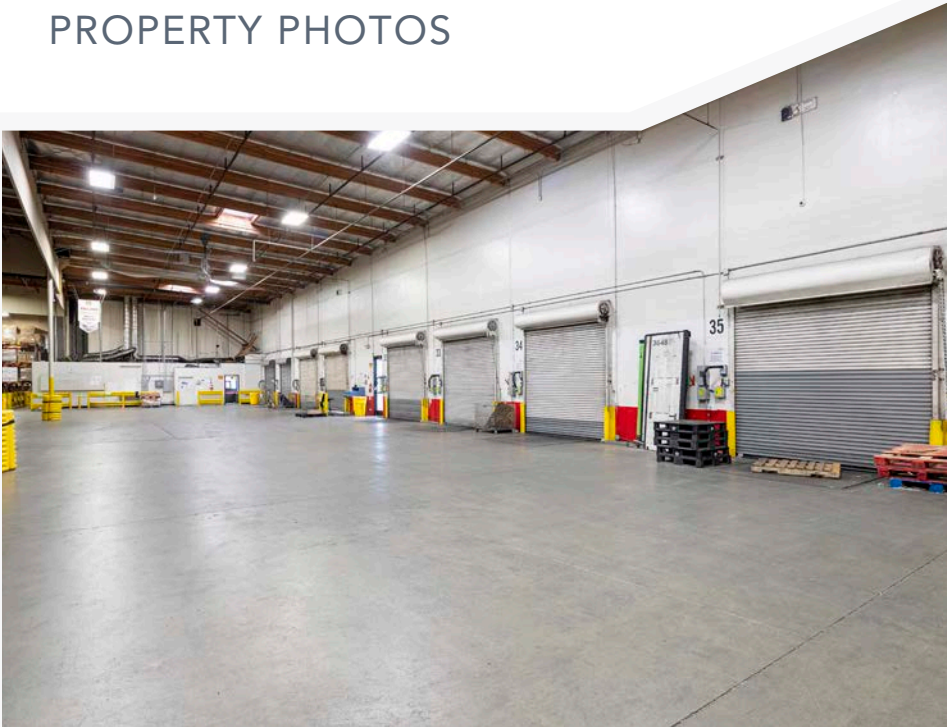


TOTAL SIZE: ±28,400 SF

DOCK-HIGH DOORS: 3

GRADE-LEVEL DOORS: 0

PROPERTY PHOTOS



CORPORATE NEIGHBORS

TOP OCCUPIERS

Natural Alternatives International
US Foods
Dr. Bronners
24 Hour Fitness
Wesco Distribution
Captek Softgel International
Leidos
Accutec Packaging
Winners Only
Exagen
Amazon
Fresh Creative Foods
Tinker Tin
Jeld-Wen
Datron World Communications
Jif-Pak Manufacturing
Applied Membranes Inc.
Titleist
NuFace



MAJOR INDUSTRIES

Innovation and Specialized Manufacturing
Connected Tourism and Agriculture
Biomedical Devices and Products
Cleantech
Information, Communications, and Technologies
Education
Distribution and Fulfillment



COLLEGES/UNIVERSITIES

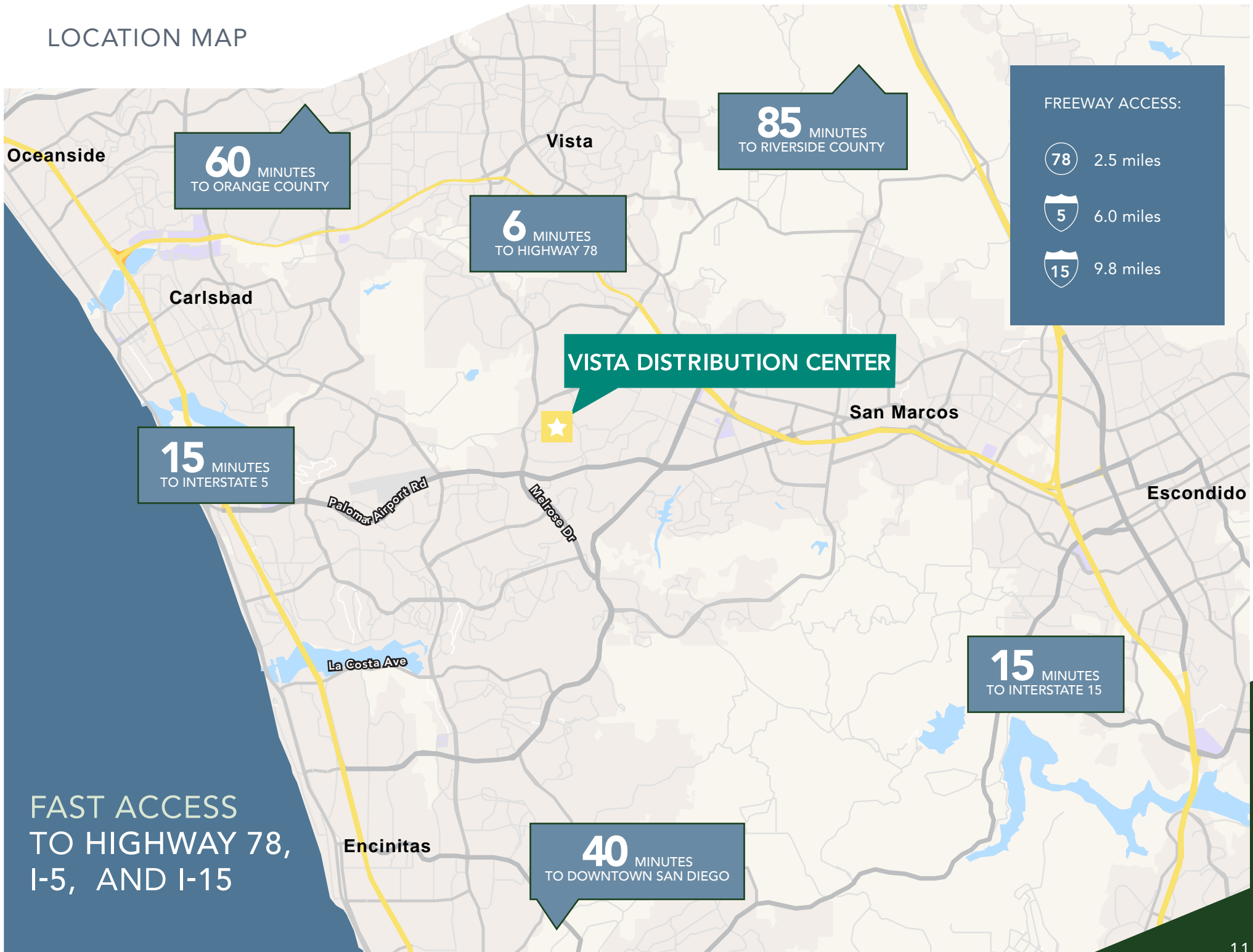
Palomar College, San Marcos
CSU San Marcos, San Marcos
Coleman University, San Marcos
University of San Diego
University of California, San Diego
San Diego State University, San Diego
Pima Medical Institute, San Diego
MiraCosta College, Oceanside
Kaplan College, Vista
National University, Carlsbad
University of St. Augustine



NATURAL ALTERNATIVES
INTERNATIONAL



LOCATION MAP



VISTA DISTRIBUTION CENTER

1205-1211 PARK CENTER DRIVE / VISTA / CALIFORNIA



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