

Rancho Vista Business Park

INDUSTRIAL SUITES FOR LEASE

1,820 - 9,126 RSF Suites Available
in the 40-Building, Master-Planned
Rancho Vista Business Park

1255 ACTIVITY RD & 1300 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	4
AVAILABLE RENTABLE SF	1255 Activity Rd, Suite B 1,820
	1255 Activity Rd, Suite C-D 3,640
	1255 Activity Rd, Suite B-D 5,460
	1300 Specialty Dr, Suite 105 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

1255 ACTIVITY RD, SUITE B-D

1300 SPECIALTY DR, SUITE 105

CURRENT AVAILABILITIES

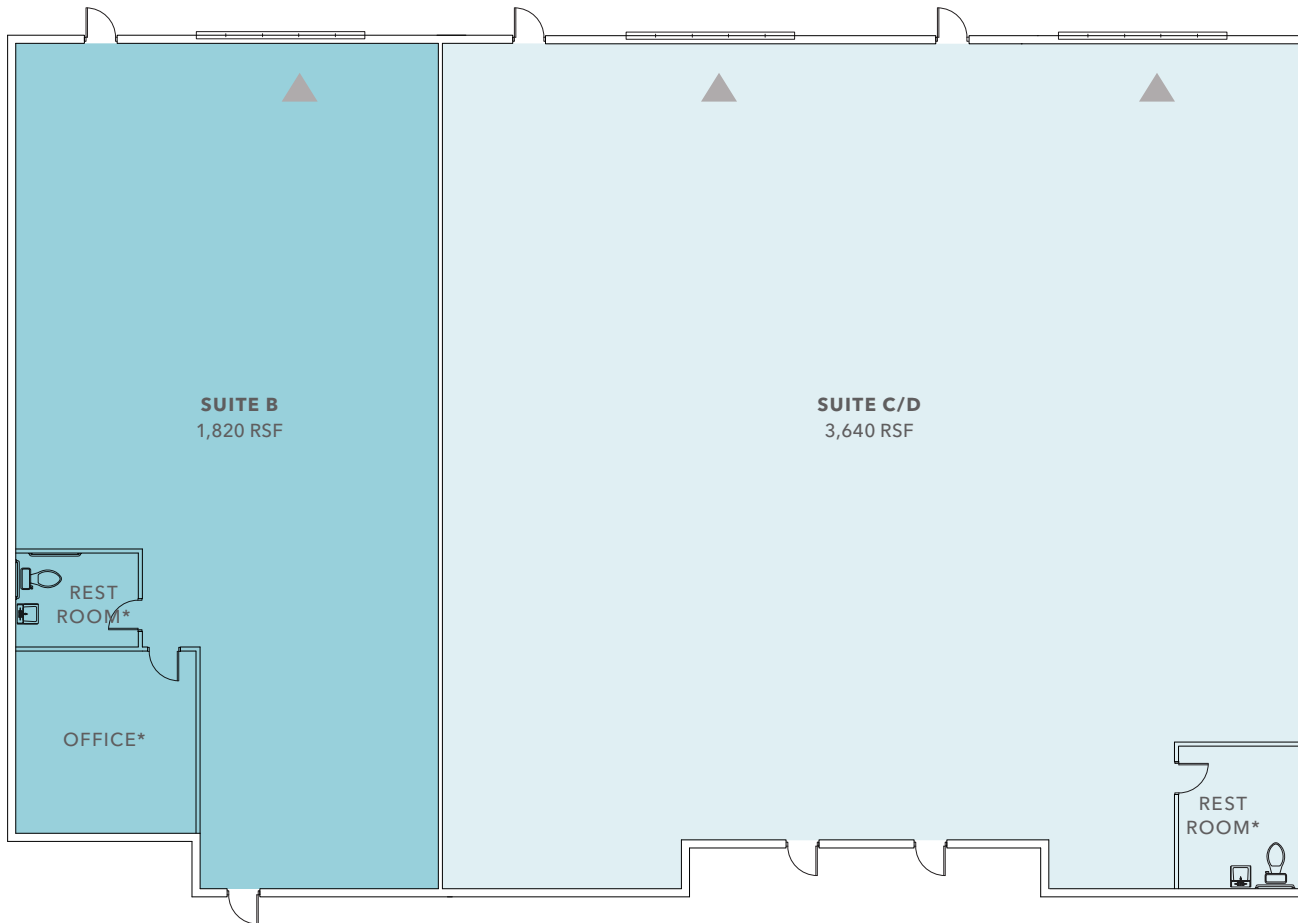
Address	Suite No.	Lease Rate (RSF/MO)	Suite Size	Available	Notes
1255 Activity Rd	B	\$1.25 MG (No CAM fee) - \$1.50 + CAM	1,820 RSF	Now	Open warehouse, 1 grade-level door
1255 Activity Rd	C-D	\$1.25 MG (No CAM fee) - \$1.50 + CAM	3,640 RSF	Now	Open warehouse, 2 over-sized grade-level doors
1255 Activity Rd	B-D	\$1.25 MG (No CAM fee) - \$1.50 + CAM	5,460 RSF	Now	Open warehouse, 3 over-sized grade-level doors
1300 Specialty Dr	105	\$1.25 MG (No CAM fee)	9,126 RSF	Now	Open warehouse, 2 over-sized grade-level doors. No office

AVAILABLE FOR LEASE

KIDDER MATHEWS

POTENTIAL IMPROVEMENTS FLOOR PLAN

1255 Activity Rd, Suite B-D



5,460 RSF

AVAILABLE

16' - 18'

CLEAR HEIGHT

\$1.50 + CAM

LEASE RATE (RSF/MO)

NOW

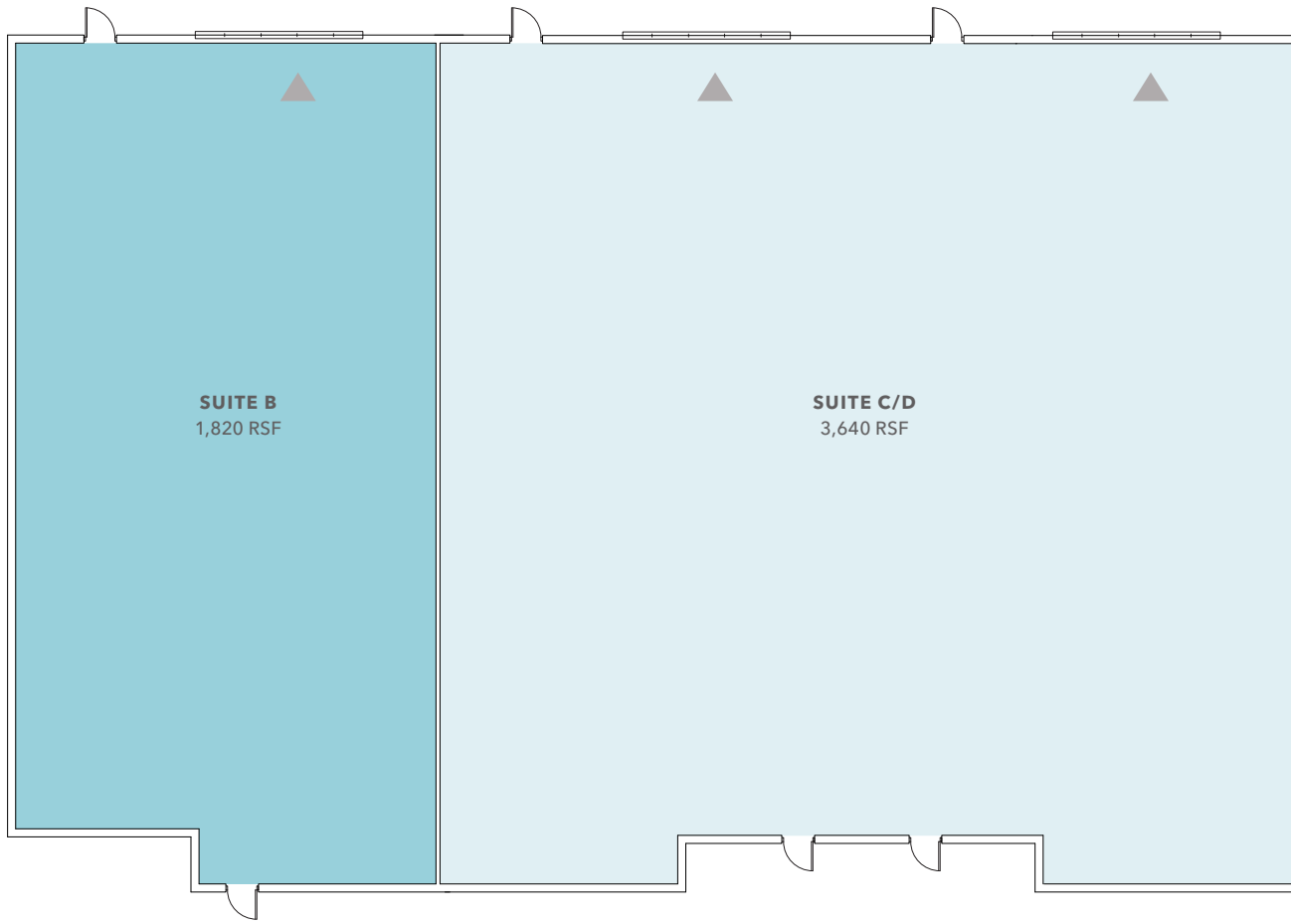
AVAILABLE

Proposed tenant improvements*
can be modified.

▲ Over-sized grade level loading

CURRENT FLOOR PLAN

1255 Activity Rd, Suite B-D



5,460 RSF

AVAILABLE

16' - 18'

CLEAR HEIGHT

\$1.25 MG

LEASE RATE (RSF/MO) NO CAM FEE

NOW

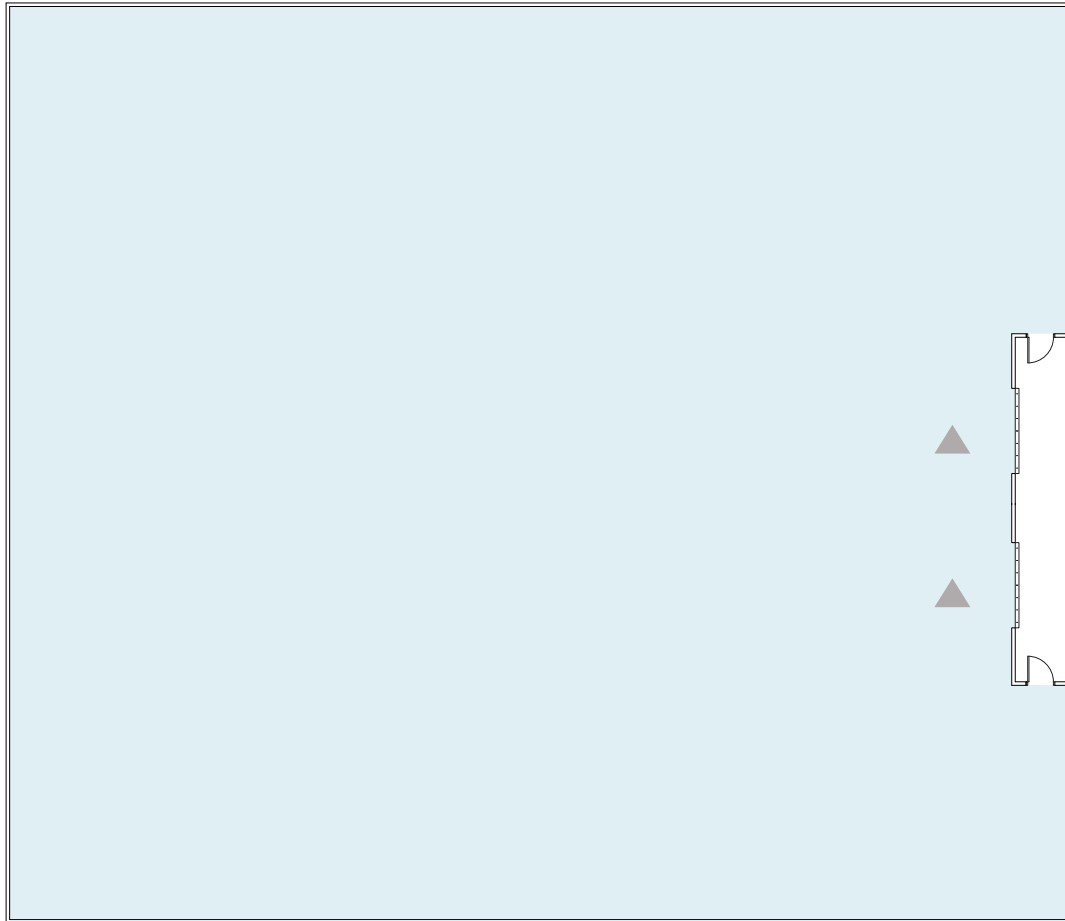
AVAILABLE

Open warehouse with three (3) over grade-level roll-up loading doors.
No office

▲ Over-sized grade level loading

CURRENT FLOOR PLAN

1300 Specialty Dr, Suite F



9,126 RSF

AVAILABLE

22' - 24"

CLEAR HEIGHT

\$1.25 MG

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

NOW

AVAILABLE

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

▲ Over-sized grade level loading

RANCHO VISTA BUSINESS PARK



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AVAILABLE FOR LEASE



KIDDER MATHEWS

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

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*

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