

63,396 SF FREESTANDING INDUSTRIAL PROPERTY | VISTA, CA

# 2685 S MELROSE DR

## AVAILABLE FOR LEASE



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# PROPERTY HIGHLIGHTS



**Address:** 2685 S Melrose Dr, Vista CA 92081



**Total Square Feet:** 63,396 SF



**Office Square Feet:** 8,882 SF (14%)



**Occupancy:** TBD



**Stories:** Single story with Mezzanine



**Year Built:** 1998



**Site Area:** 4.42 AC (192,535 SF)



**Clear Height:** ±24' - 28'



**Loading:** 2 Dock High, 4 Grade Level



**Parking:** 2.1 per 1,000 SF / 133 Auto Stalls



**Sprinklered:** Yes



**Power:** 2000a 277/480v-3p



**Fenced Yard/Loading Area:** Yes



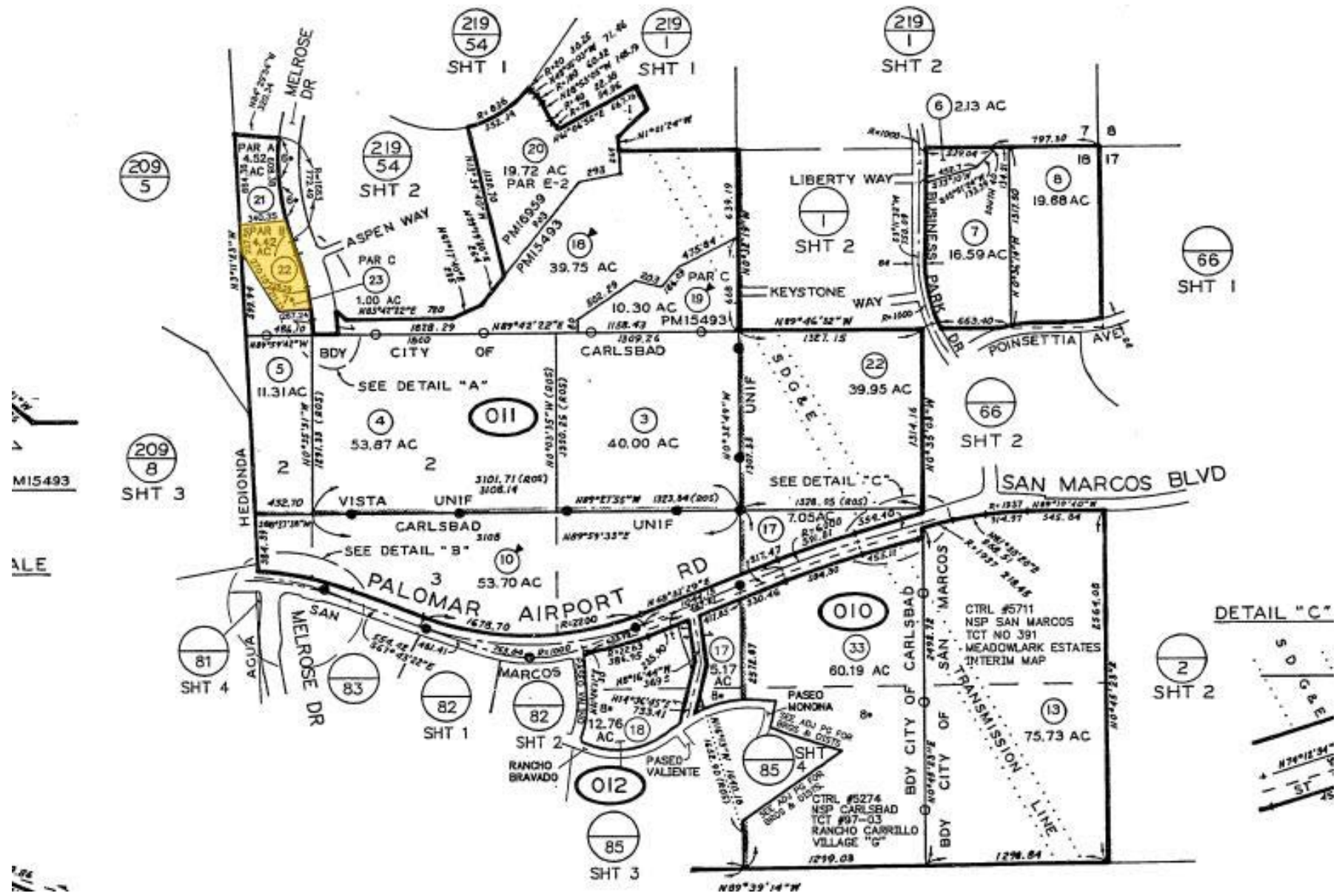
**Lease Rate:** Call Broker (NNN = \$0.21/SF)



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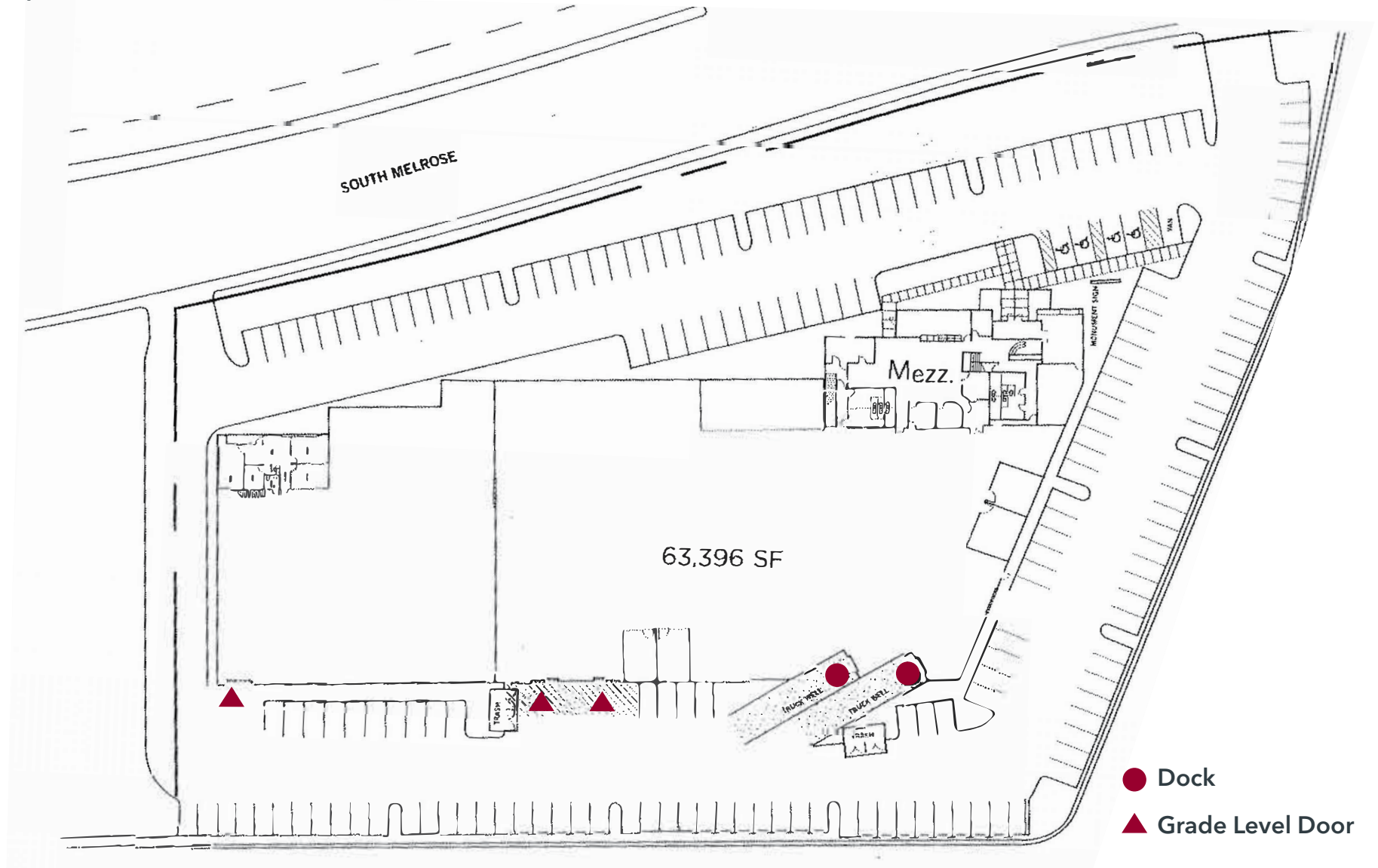
# PLAT MAP





# SITE PLAN

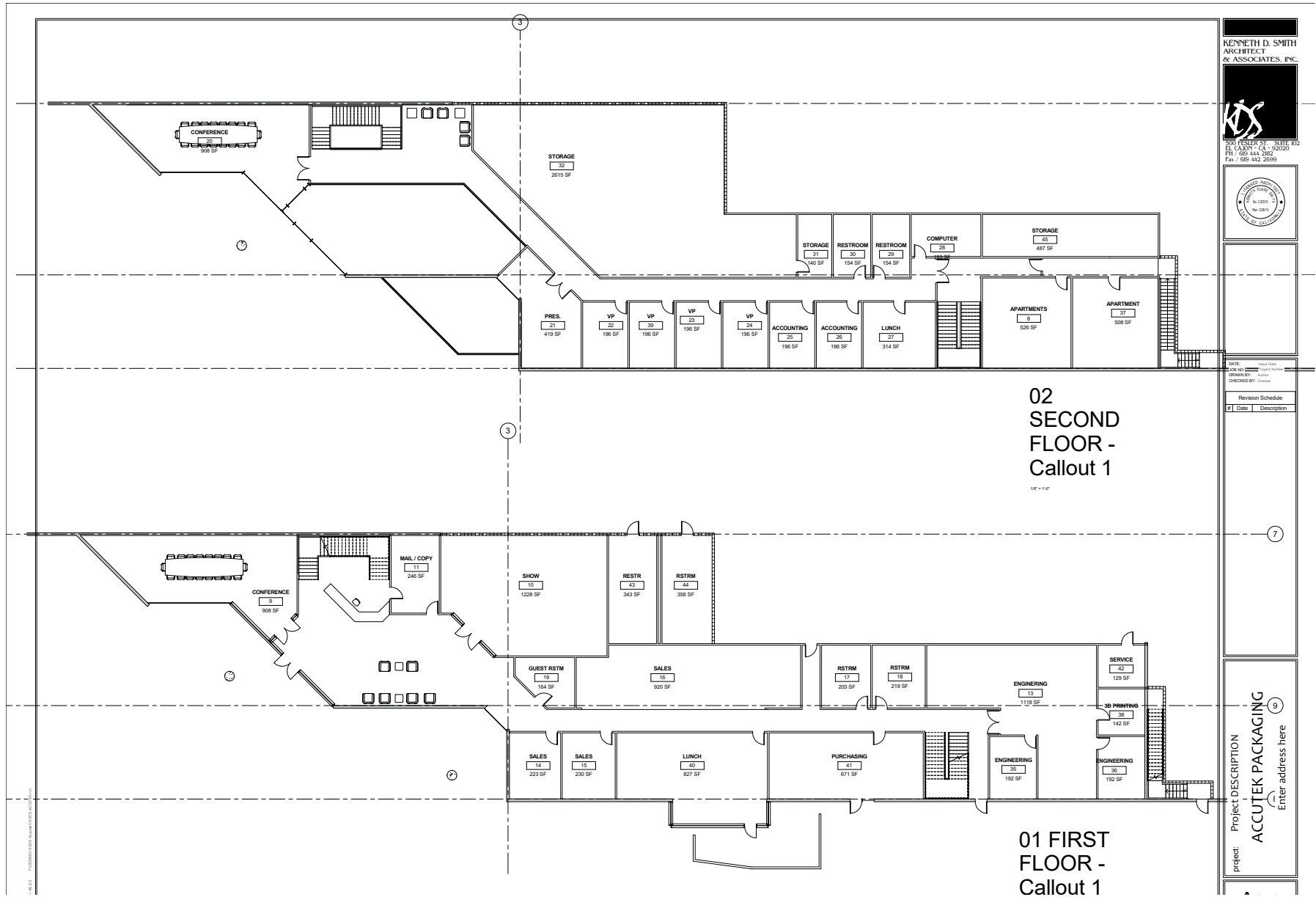
Total Square Feet: 63,396 SF



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# FLOOR PLAN





# PROPERTY LOCATION



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# CORPORATE NEIGHBORS



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JELD-WEN	12	DIG water matters	17	ACCUTEK Packaging Equipment Corporation, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DT Diversified Tool & Die	8	DART AEROSPACE	13	KILLION (SOLUS FRIE S, INC.)	18	US FOODS	23		28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK Capital International INCAPSULATING QUALITY	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	EMI	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SALON SYSTEM	30	CISCO		

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# VISTA/CARLSBAD/SAN MARCOS

Located near San Marcos Blvd and Palomar Airport Road, this property sits at the heart of North County San Diego's thriving economic and innovation corridor. **Strategically positioned near the borders of Vista, Carlsbad, and San Marcos, the area offers the unique advantage of accessibility to three major cities, each contributing distinct strengths in business, education, and lifestyle.**

This location is just minutes from the State Route 78 freeway, a key east-west connector known as the "Innovation Corridor." The 78 links a growing cluster of technology, manufacturing, and especially biotech companies that are fueling the region's reputation as a hub for life sciences and advanced industries. The corridor's development has attracted significant investment and talent, making it an ideal location for businesses and professionals looking to tap into a rich ecosystem of innovation.

Carlsbad, immediately adjacent to the property, is home to a dense concentration of biotech firms and research institutions, while San Marcos contributes with educational resources like California State University San Marcos, supporting workforce development in STEM fields. Vista itself is undergoing revitalization, with a growing number of business parks, breweries, and residential communities that enhance its appeal for both commercial and lifestyle purposes.

With its central location, strong infrastructure, and access to talent and transportation, this area is exceptionally well-suited for businesses looking to thrive in North County's expanding biotech and innovation economy.

## WITHIN 5 MILES OF PROPERTY



**150,627**  
**POPULATION**



**\$94,534**  
**AVERAGE HH INCOME**



**34.9**  
**AVERAGE AGE**



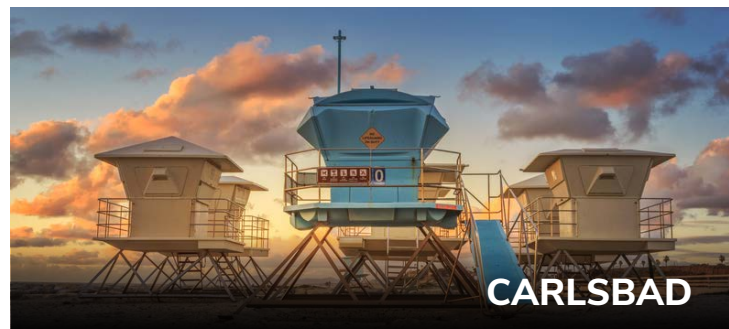
**5,781**  
**TOTAL BUSINESSES**



**54,550**  
**TOTAL EMPLOYEES**



**VISTA**



**CARLSBAD**



**SAN MARCOS**

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LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

1908 Wright Pl, Suite 180 | (760) 929-9700 | [lee-associates.com](http://lee-associates.com)

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## CONTACT BROKER FOR MORE INFO

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