

# FOR SALE/LEASE

# 15,472 SF FREESTANDING FLEX BUILDING

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



**EXTENSIVE BUILDING RENOVATIONS COMPLETED**



## BROKER CONTACTS

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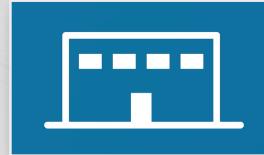
760.448.1373

CalBRE #01008239



## AT A GLANCE

### PROPERTY HIGHLIGHTS



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



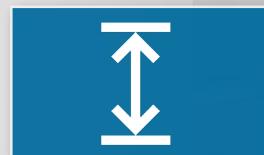
**Improved Area**  
Approx. 7,000 SF (45%)



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



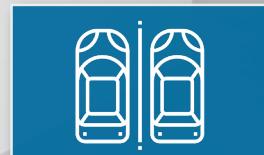
**Heavy Power**  
800 Amps 277/480V  
Tenant to Verify



**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



# 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>	\$1.45/SF NNN (NNNs est. \$0.35/SF)
		<b>SALE PRICE:</b>	Submit Offer



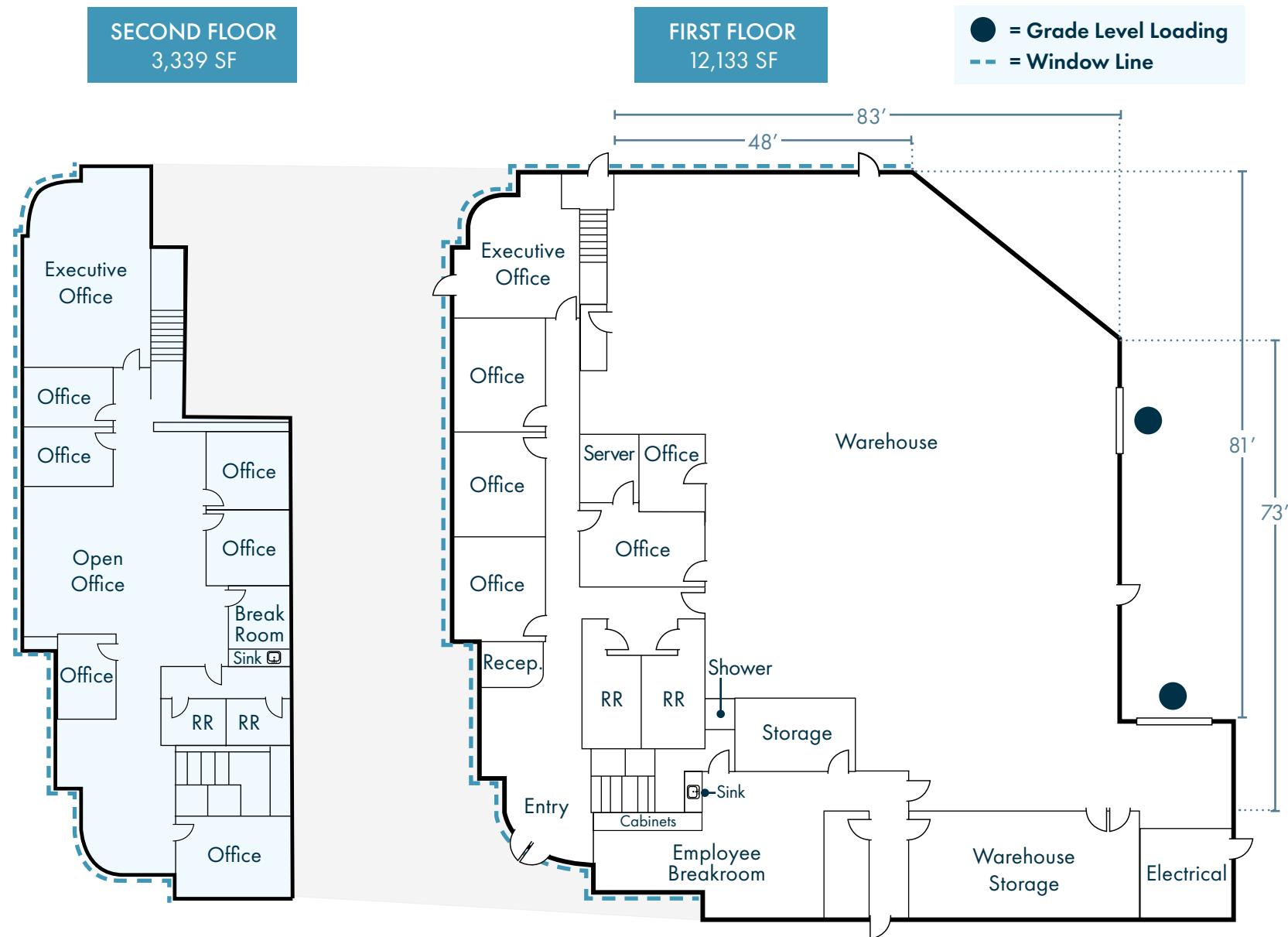


# AERIAL PHOTOS

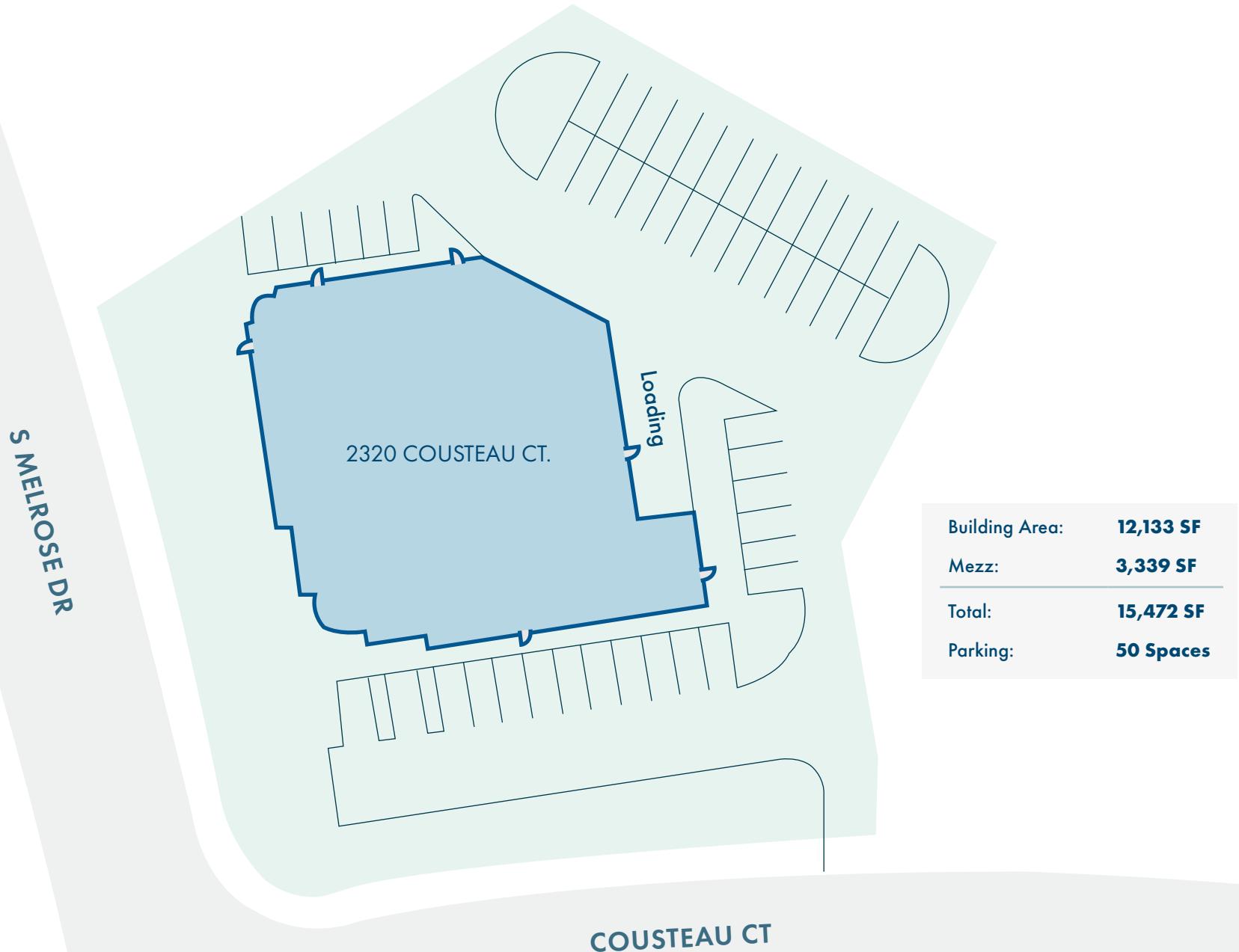
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# FLOOR PLAN



# SITE PLAN



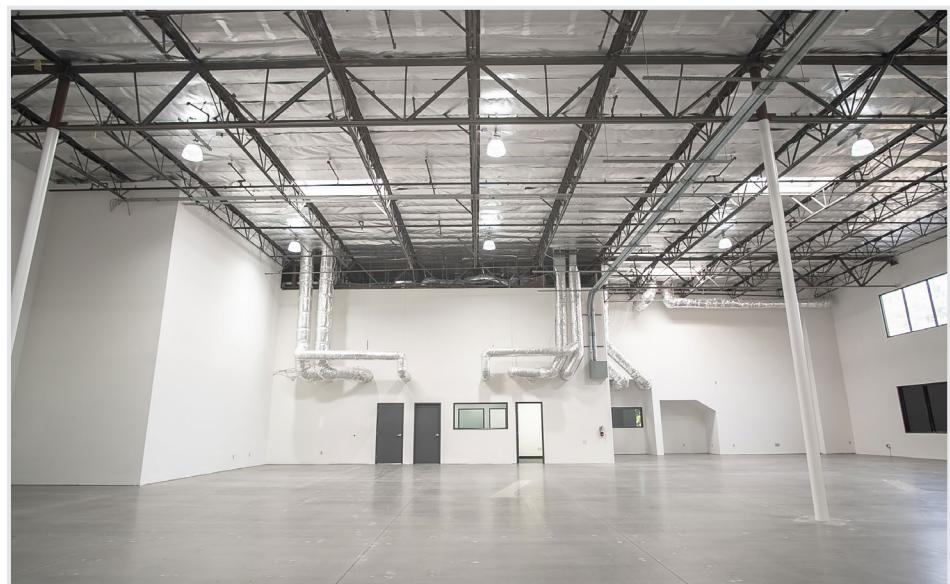
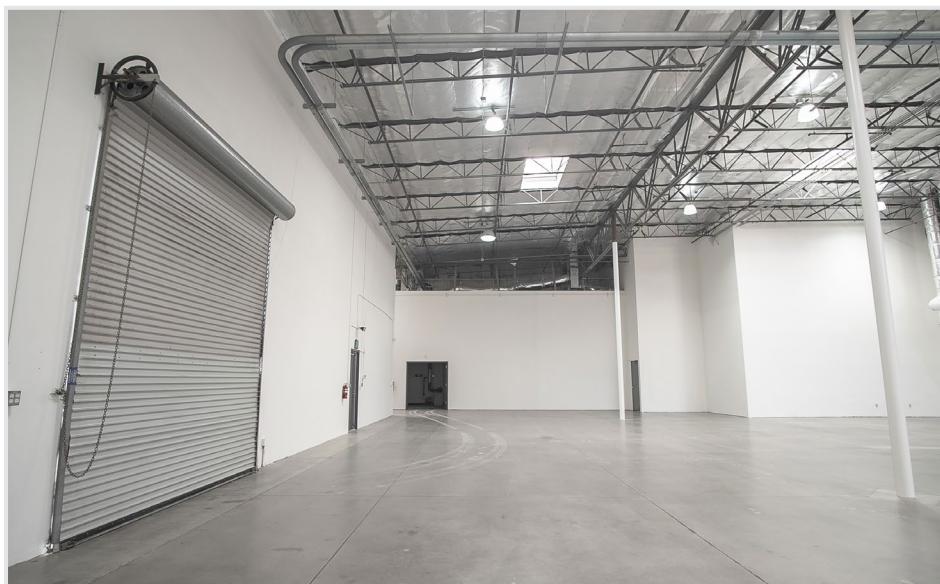
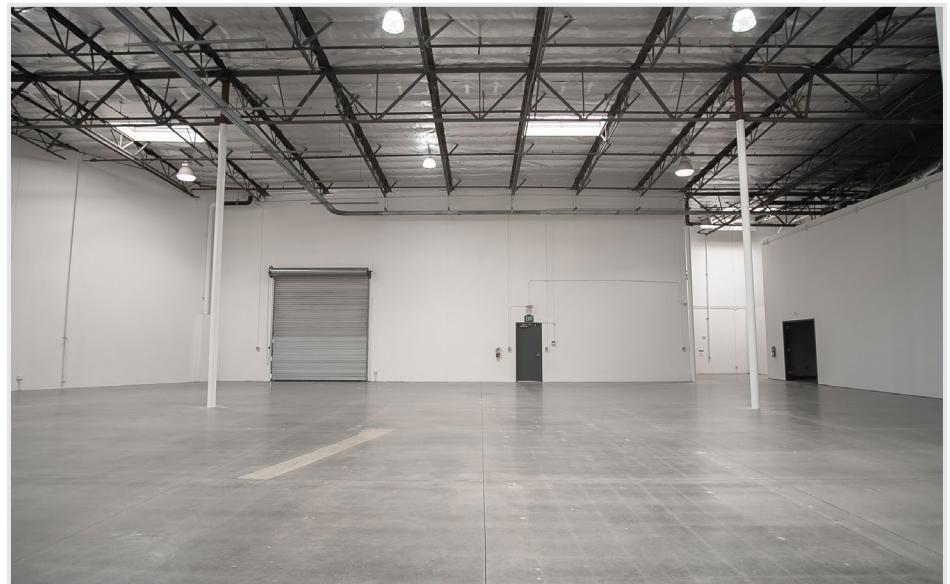
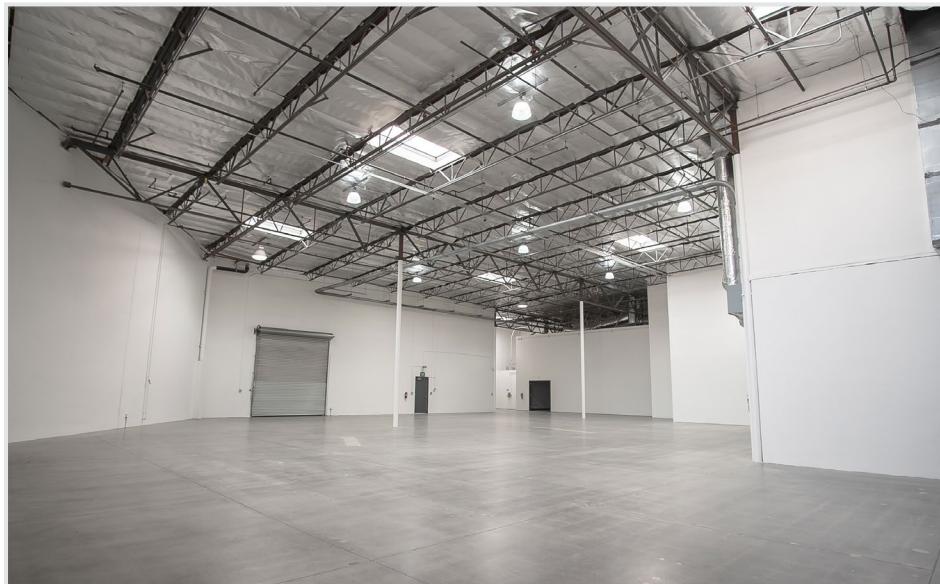


OFFICE PHOTOS



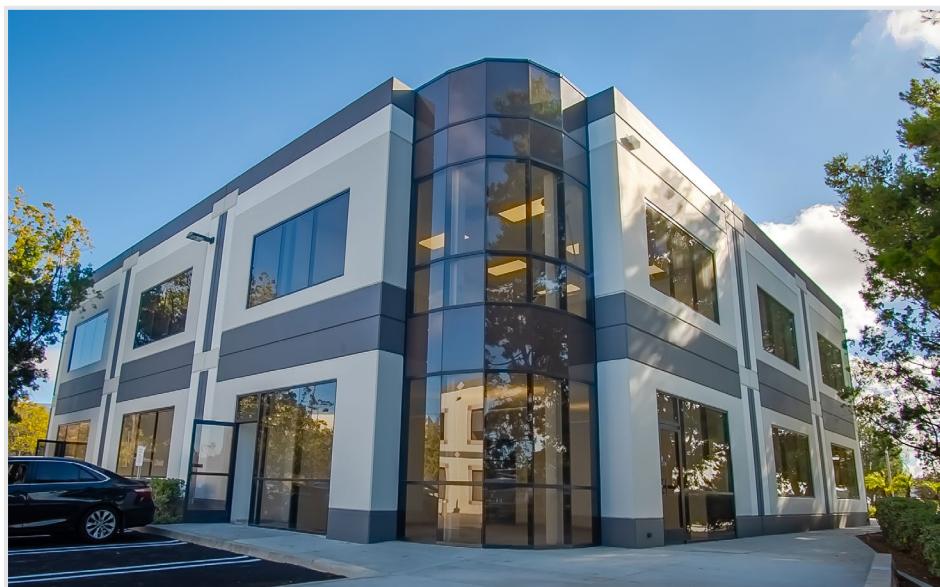
# WAREHOUSE PHOTOS

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# EXTERIOR PHOTOS

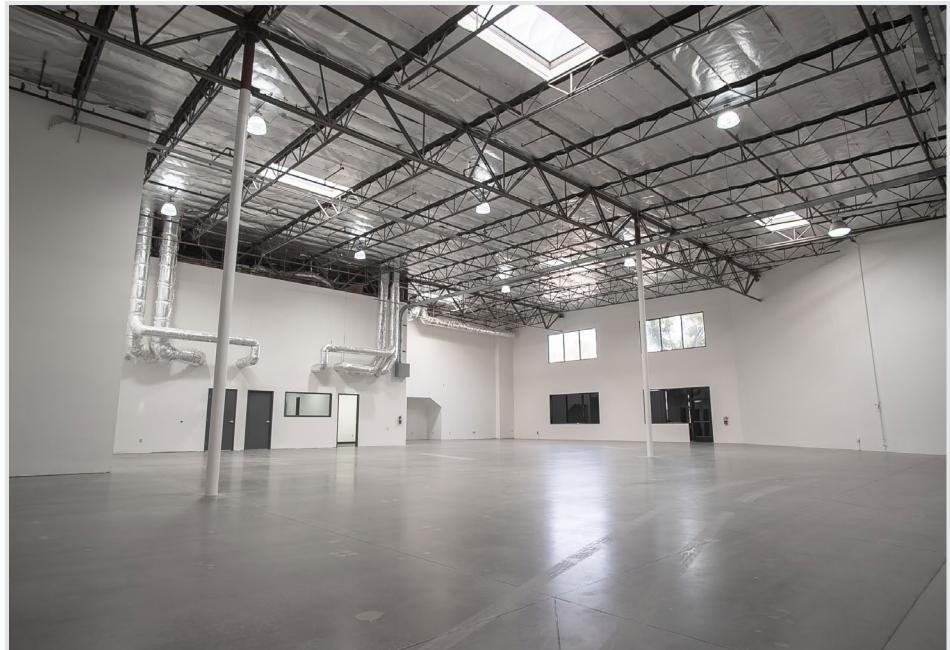
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# NEW BUILDING IMPROVEMENTS

## **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.

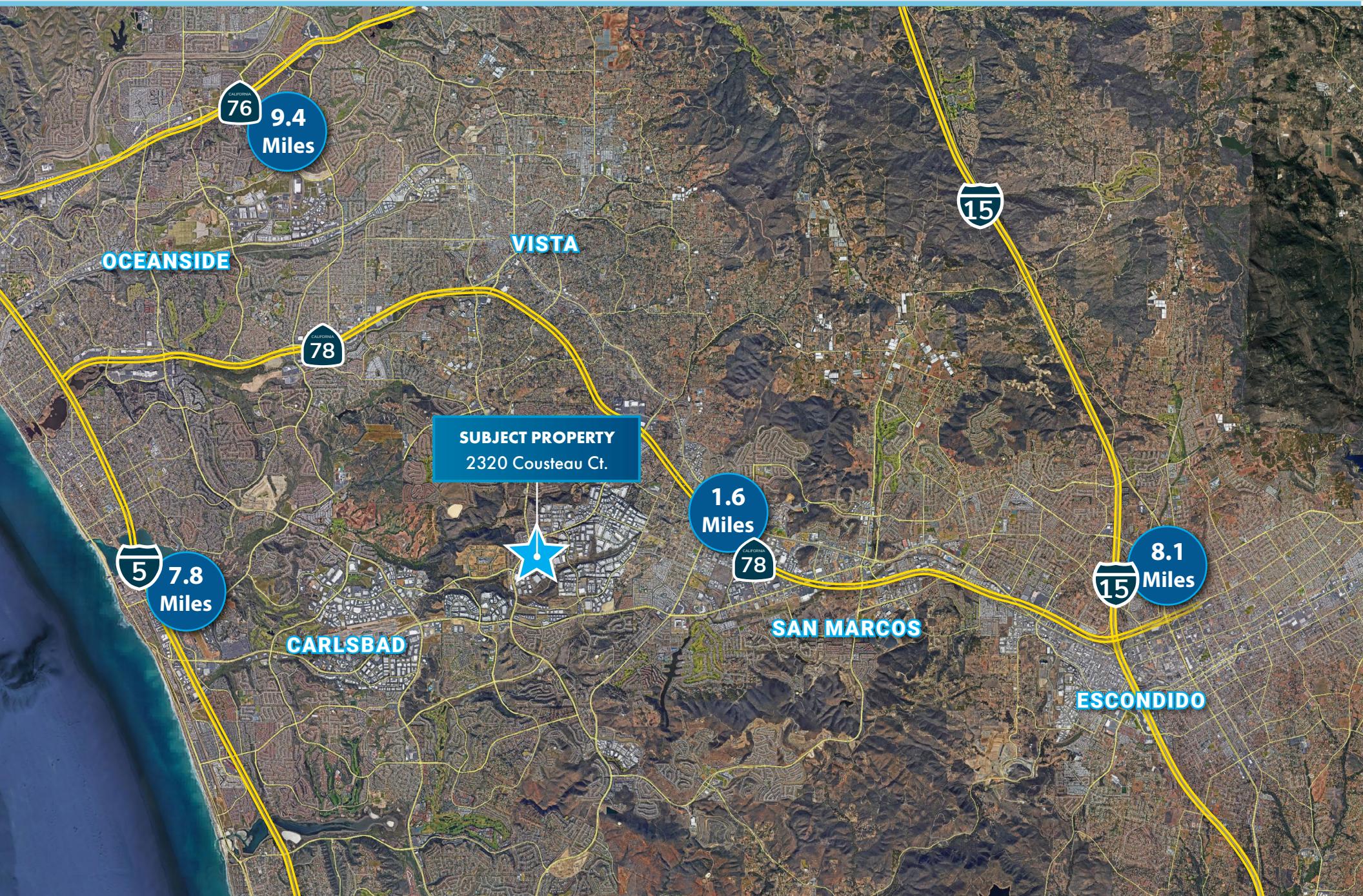


# CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26		31	
2		7		12		17		22		27		32	
3		8		13		18		23		28		33	
4		9		14		19		24		29		34	
5		10		15		20		25		30			

# LOCATION MAP



# 2320 COUSTEAU CT.

Vista, CA 92081

*For More Information Contact:*

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