



NORTH COUNTY CORPORATE CENTER



ARES
INDUSTRIAL
MANAGEMENT

2750 PROGRESS ST., VISTA, CA 92081

FOR LEASE | ±51,222 to 109,952 SF | Corporate HQ/Distribution/Manufacturing



ARIC STARCK

Executive Vice Chairman
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DREW DODDS

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109,952 SF
Available w/ 60 Day Notice



±3,087 to 7,508
Office SF



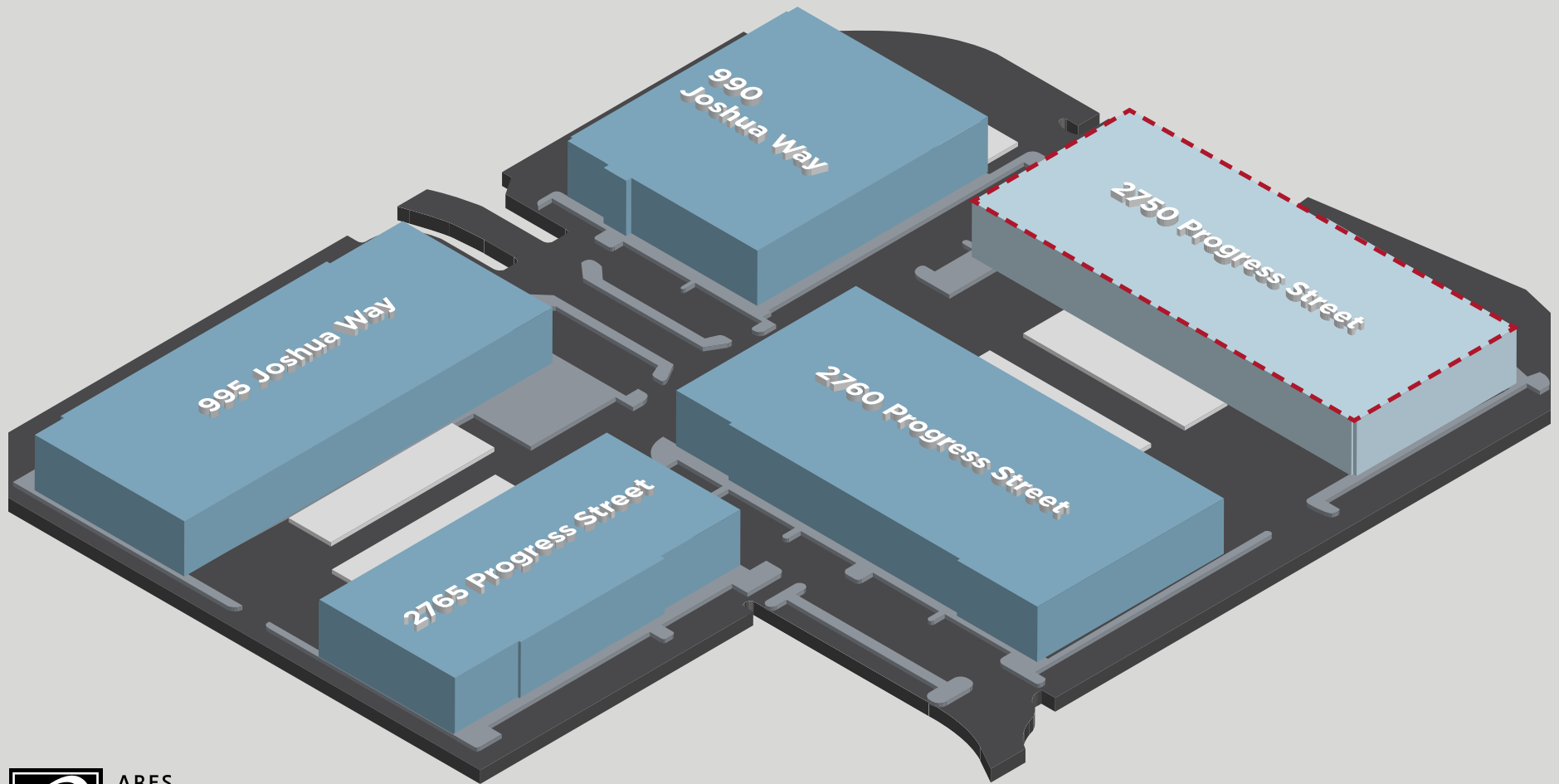
1.3/1,000 Spaces



14 Dock-Level Loading
4 Grade-Level Loading



180' Shared
Truck Court



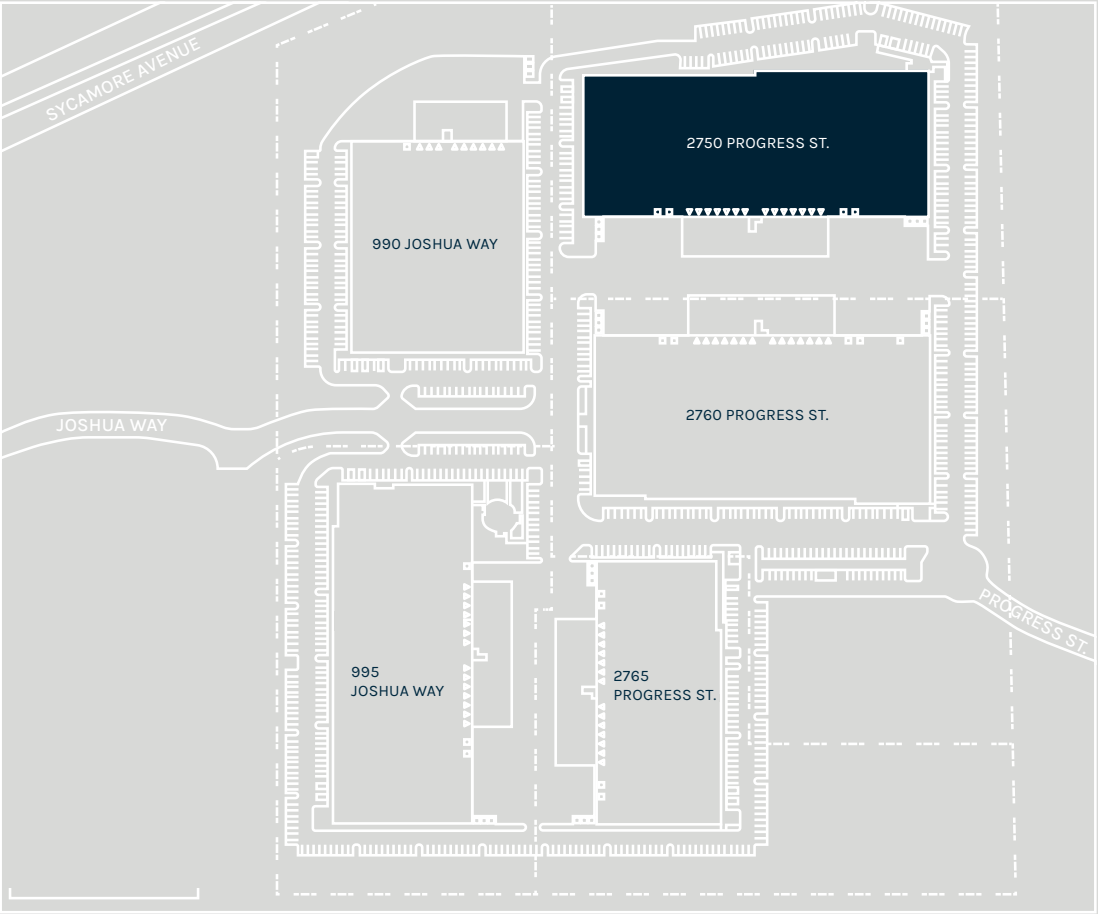
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Property FEATURES

- Efficient & Functional Site Design
- 100% Concrete Truck Aprons
- Sufficient Parking to Accommodate Corp HQ/MFG/DIST Uses
- Elevated Lot Providing Expansive Views

SITE PLAN | North County Corporate Center

- ▲ GRADE-LEVEL DOOR
- DOCK-HIGH DOOR

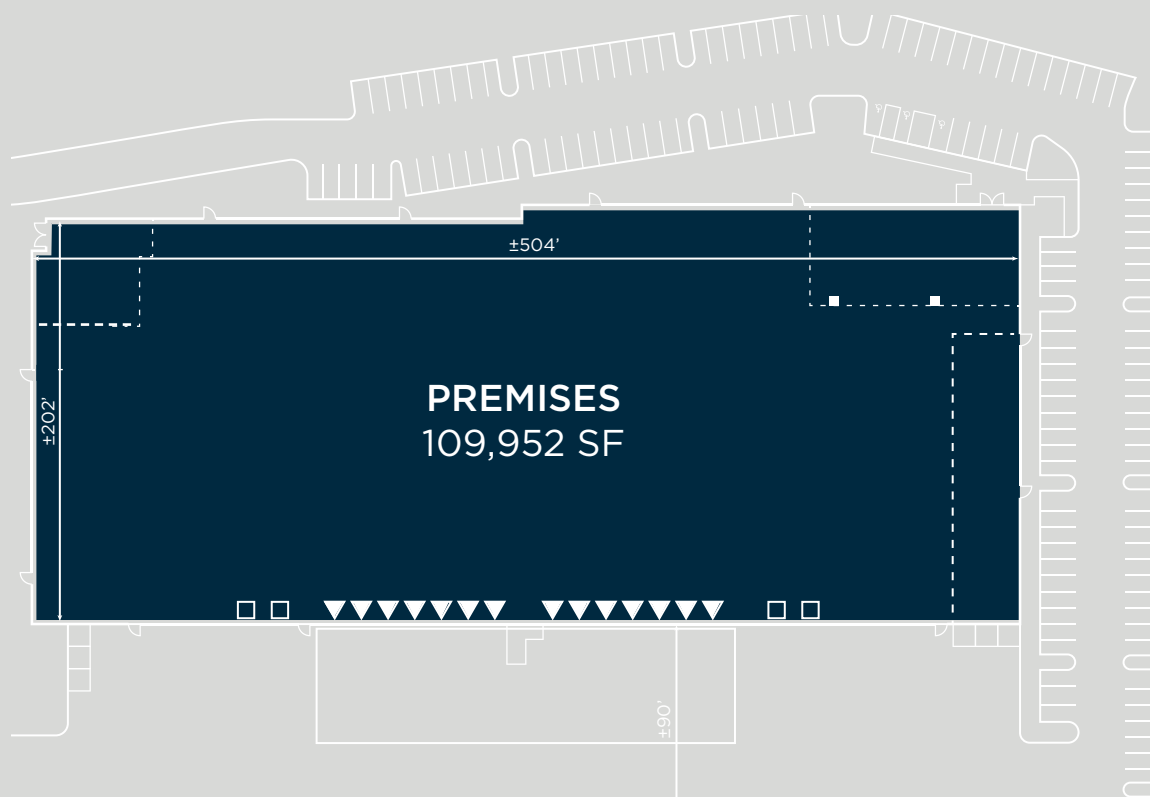


Building FEATURES

- 109,952 SF (7,799 SF of Office on Ground Floor, Mezzanine Warehouse 7,508 SF)
- 1,200 AMPs 277/480v Existing Power
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinklers System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESFR)
- 14 Dock High Doors & 4 Grade-Level Doors
- 180' Shared Truck Court Depth
- 1.31/1,000 Parking Ratio
- 50'x52' Column Spacing with Bay Depth of 60'

SITE PLAN | 2750 Progress St.

- ▲ GRADE-LEVEL DOOR
- DOCK-HIGH DOOR



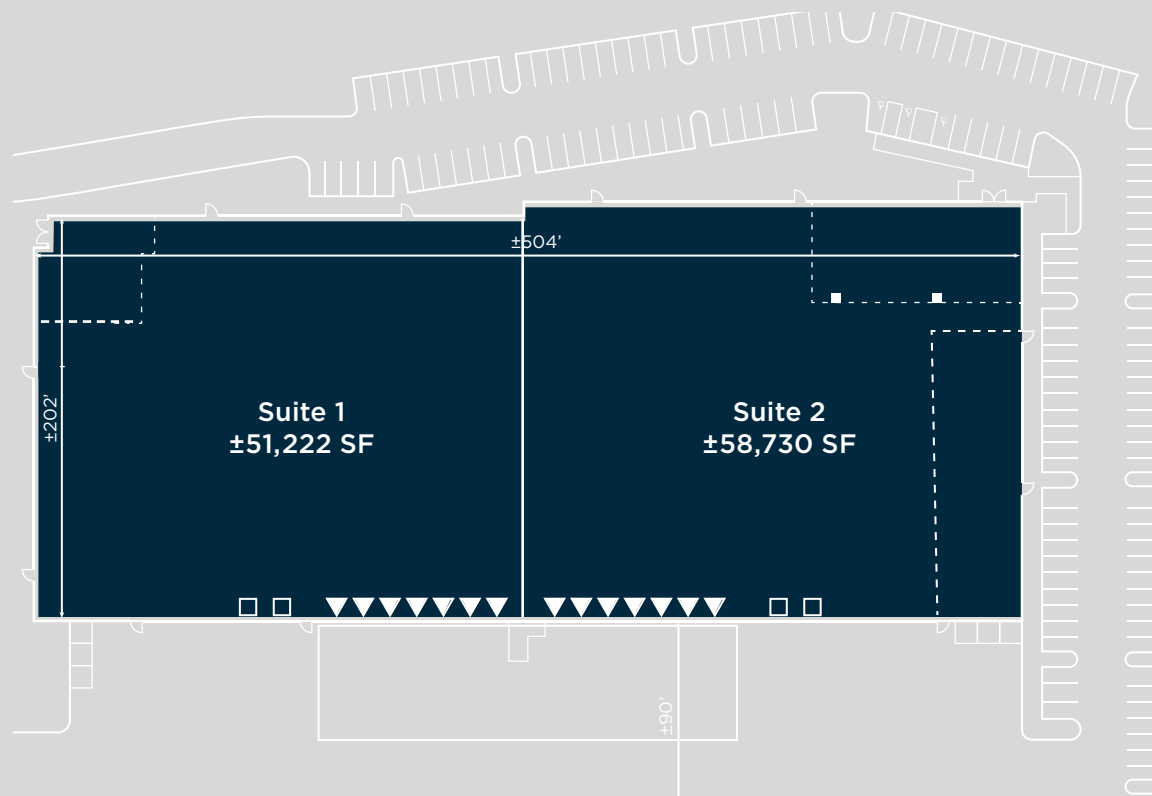
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Building FEATURES

- ±51,222 to 109,952 SF Available
- 1,200 AMPs 277/480v Existing Power
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinklers System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESFR)
- 14 Dock High Doors & 4 Grade-Level Doors
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- 1.31/1,000 Parking Ratio
- 50'x52' Column Spacing with Bay Depth of 60'

DEMISING PLAN | 2750 Progress St.

- ▲ GRADE-LEVEL DOOR
- DOCK-HIGH DOOR

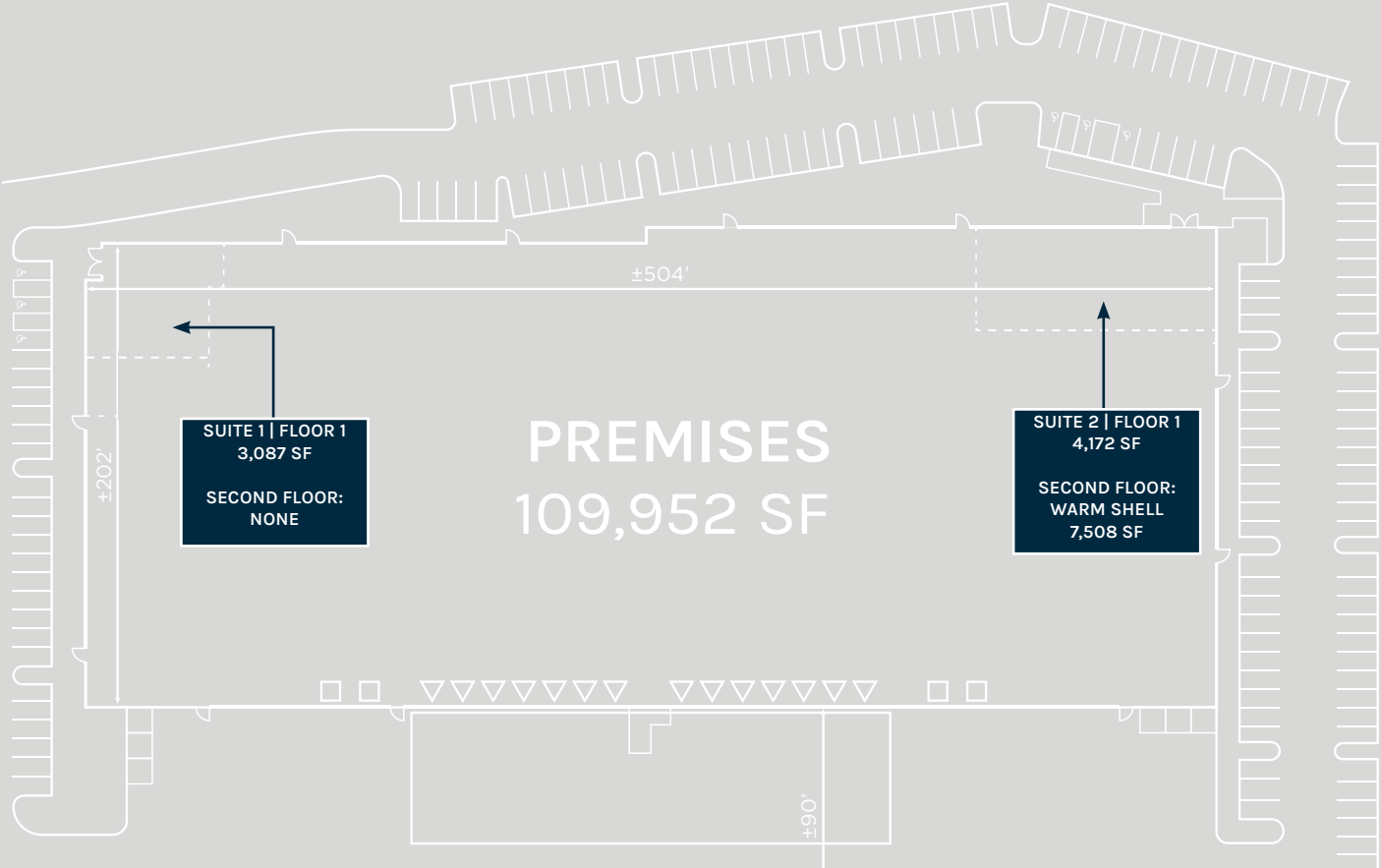


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Floor PLAN

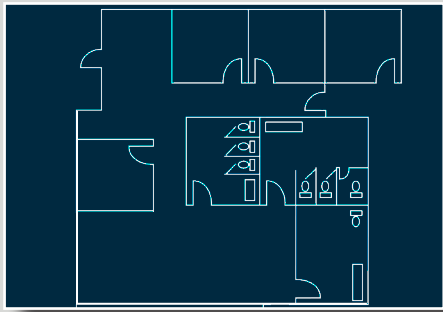
2750 Progress St.

- ▲ GRADE-LEVEL DOOR
- DOCK HIGH DOOR



Office SPACE

- 7,259 SF of Office on Ground Floor
- Suite 1: 3,087 SF
- Suite 2: 4,172 SF

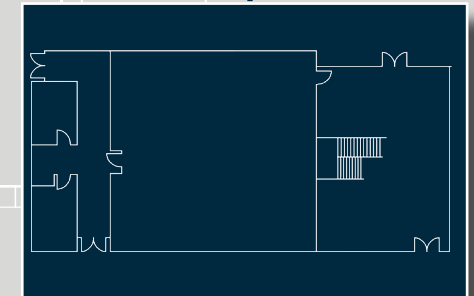


SUITE 1

FIRST FLOOR OFFICE
3,087 SF

SECOND FLOOR OFFICE
NONE

SUITE 2
FIRST FLOOR OFFICE
4,172 SF
SECOND FLOOR WARM SHELL
7,508 SF



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Building IMAGES





**NORTH COUNTY
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Business Park Dr



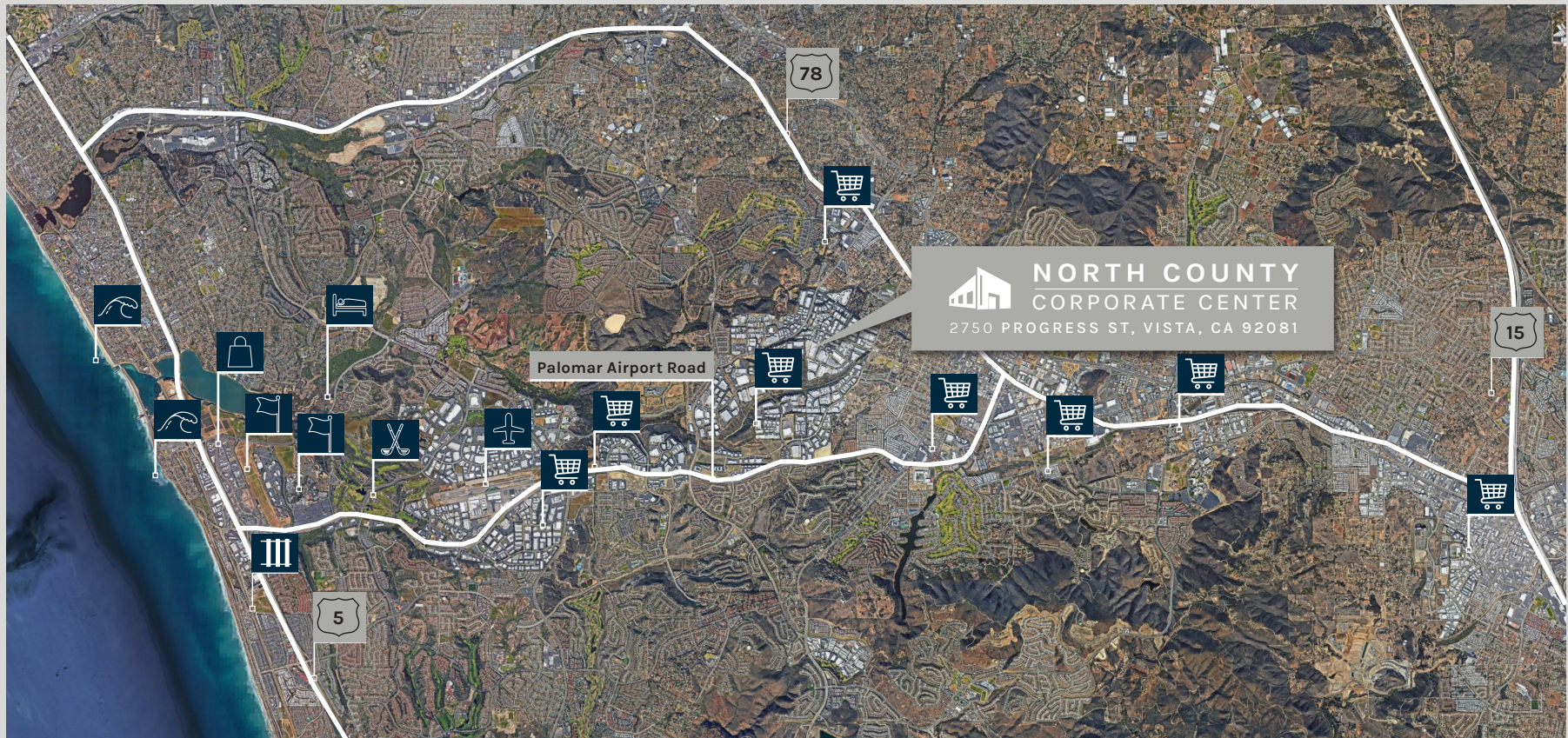
Nearby AMENITIES

Carlsbad Outlets
 Costco Shopping Center
 Grand Pacific Palisades Resort
 Legoland California Resort
 The Crossings at Carlsbad
 Residence Inn by Marriott
 McClellan-Palomar Airport
 Homewood Suites

Lowe's Shopping Center
 Staples Shopping Center
 Holiday Inn
 Bressi Ranch Village Center
 Hyatt Place
 Park Hyatt Aviara Resort
 La Costa Resort & Spa
 Home Depot Shopping Center

The Flower Fields
 Ponto Beach
 Tamarack Beach
 South Carlsbad State Beach
 Batiquitos Lagoon
 Carlsbad Village
 Target
 Walmart

Palomar College
 California State San Marcos
 Tri City Medical
 Palomar Medical
 Restaurant Row
 North City
 Alila Marea Beach Resort



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Corporate NEIGHBORS

Amazon
US Foods
Jeld Wen
Country Malt Group
Titleist



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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