

FOR SALE/LEASE

15,472 SF FREESTANDING FLEX BUILDING

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



EXTENSIVE BUILDING RENOVATIONS COMPLETED



Marko Dragovic
mdragovic@lee-associates.com
760.929.7839

Isaac Little
ilittle@lee-associates.com
760.929.7862

Olivia Baffert
obaffert@lee-associates.com
760.448.1376

Barry Hendler
bhendler@lee-associates.com
760.448.1373



SUBJECT PROPERTY
2320 Cousteau Ct.

BROKER CONTACTS

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalBRE #01773106

Isaac Little

ilittle@lee-associates.com

760.929.7862

CalBRE #01702879

Olivia Baffert

obaffert@lee-associates.com

760.448.1376

CalBRE #02211874

Barry Hender

bhender@lee-associates.com

760.448.1373

CalBRE #01008239



AT A GLANCE

PROPERTY HIGHLIGHTS



15,472 Square Feet
Single Tenant Building



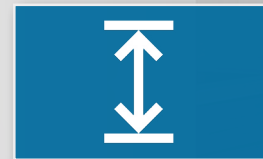
Improved Area
Approx. 7,000 SF (45%)



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

**Sycamore Ave
(25,000 VPD)**

**SUBJECT PROPERTY
2320 Cousteau Ct.**

**S Melrose Ave
(34,000 VPD)**

Cousteau Ct.



PREMISES OVERVIEW

STREET ADDRESS:	2320 Cousteau Ct, Vista, CA	POWER:	800 amps - 277/480 V Power
BUSINESS PARK:	Oak Ridge Business Center III	YEAR BUILT/RENOVATED:	Constructed in 1999/2025
TOTAL SQUARE FEET:	15,472 Square Feet	CLEAR HEIGHT:	22' Minimum
IMPROVED AREA:	Approx. 7,000 SF (45%)	PARKING RATIO:	3.23/1000 SF - 50 Stalls
WAREHOUSE AREA:	Approx. 8,472 SF (55%)	ZONING:	RLI -SPI
LOT SIZE:	1.14 Acres	SPRINKLER SYSTEM:	Fire Sprinkler
LOADING:	Two (2) Grade Level Doors	AVAILABILITY:	Immediately
		LEASE RATE:	\$1.35/SF NNN (NNNs est. \$0.35/SF)
		SALE PRICE:	Submit Offer



[Call Brokers to Schedule Showing](#)

Palomar Airport Rd

M2 Ingredients

The Home Depot

DDH Enterprise

Solatube Home

Solatube Home

Premier Crossing Medical Buildings

Plum Paper

Cousteau Ct.

SUBJECT PROPERTY
2320 Cousteau Ct.

S Melrose Ave
(34,000 VPD)

SITE AERIAL



AERIAL PHOTOS

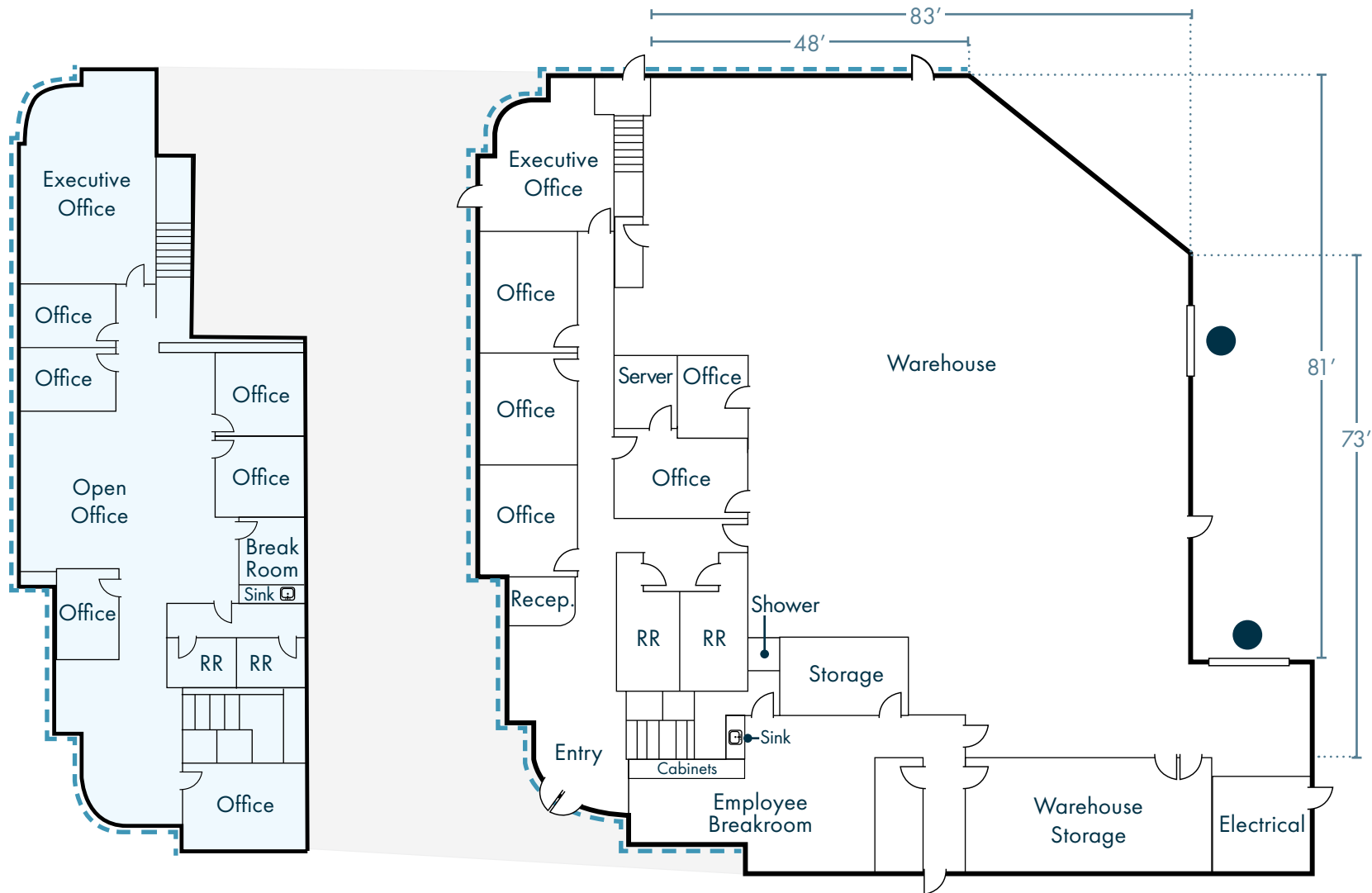


FLOOR PLAN

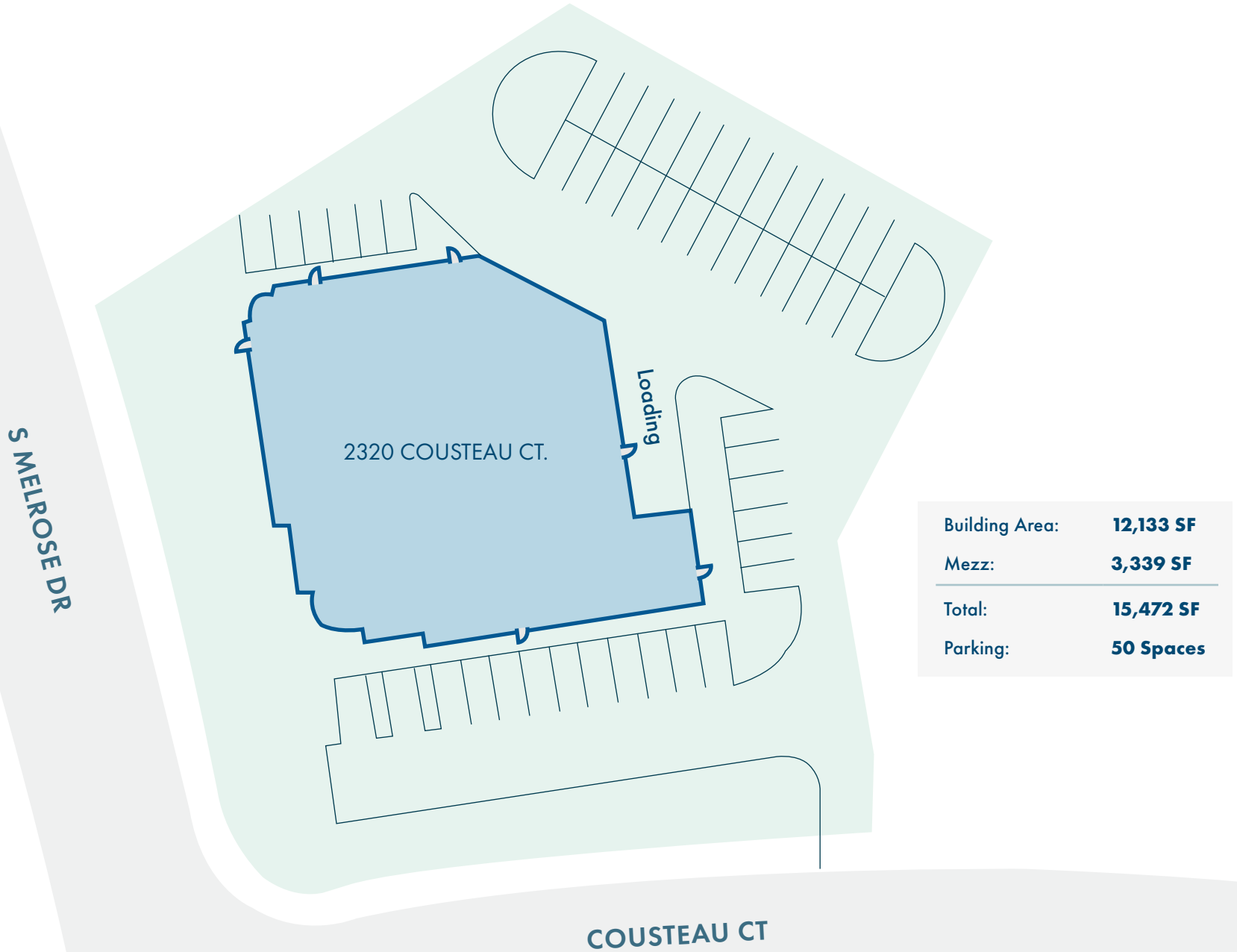
SECOND FLOOR
3,339 SF

FIRST FLOOR
12,133 SF

● = Grade Level Loading
- - - = Window Line



SITE PLAN

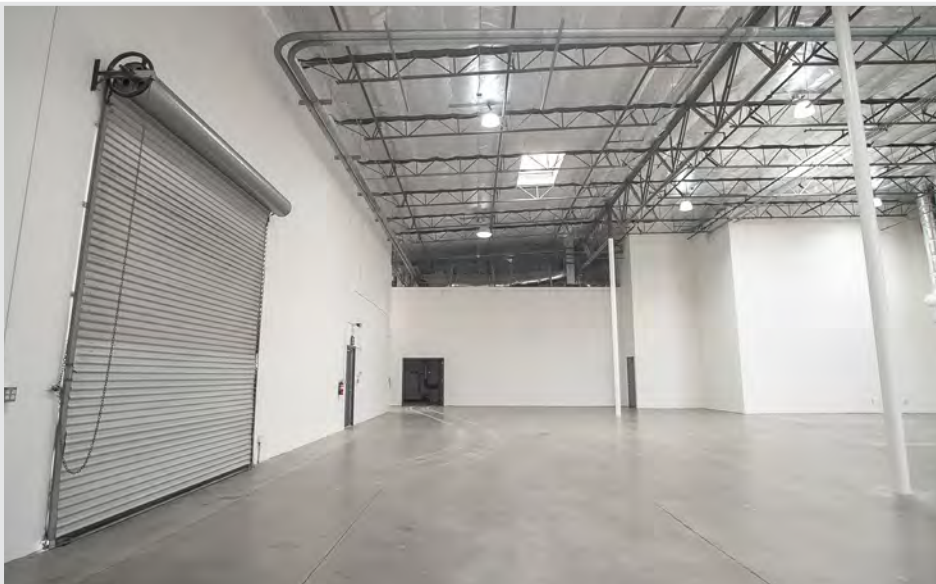
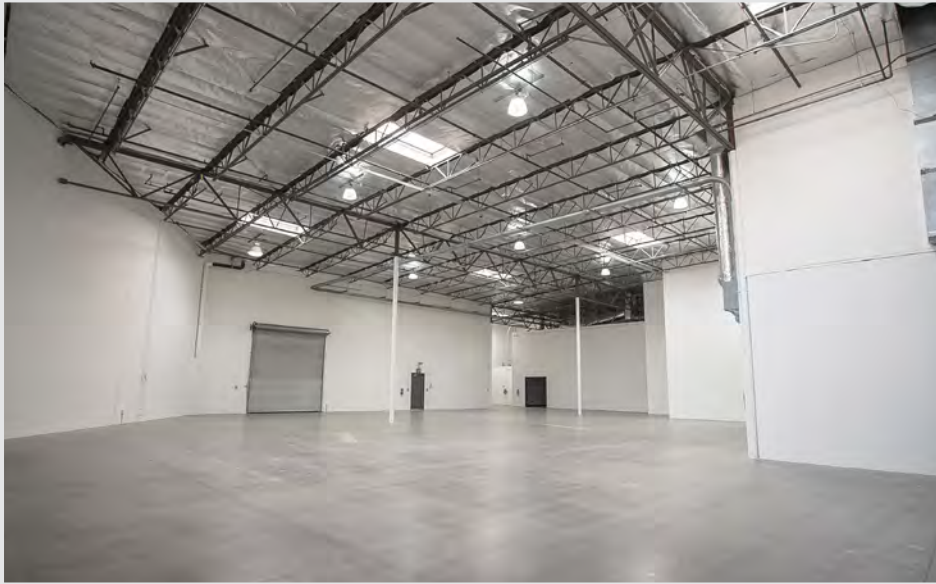




OFFICE PHOTOS



WAREHOUSE PHOTOS



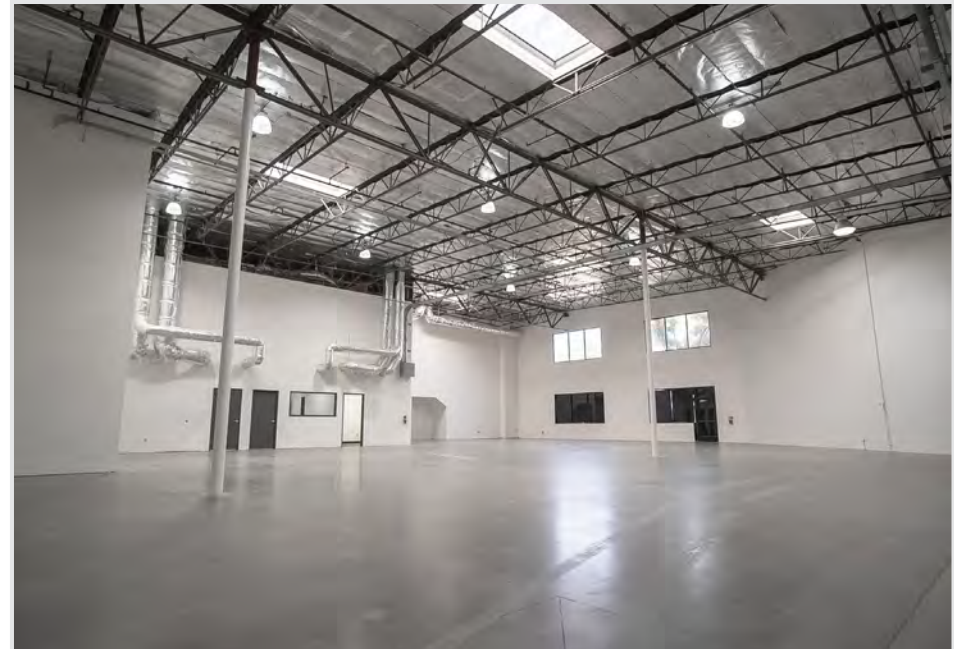
EXTERIOR PHOTOS



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.

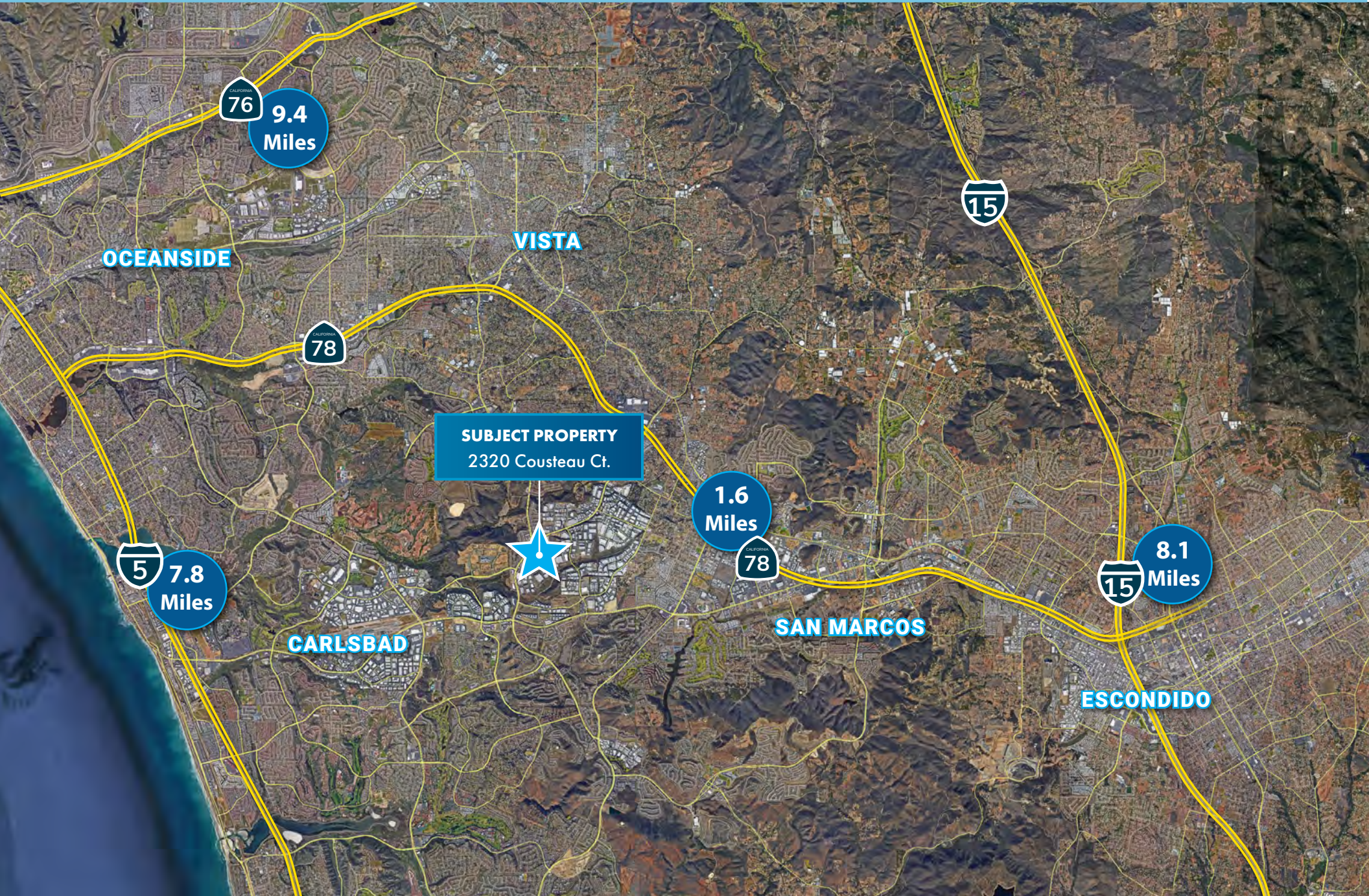


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JULIPON	12	DIG water meters	17	ACCLUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AIRSPACE	13	KILLION	18	US FOODS	23		28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS	34	glanbia
5	GMI	10	STONE BREWING CO.	15	amazon	20	DR. BONNER'S ALL-ONE!	25	UNITE PROFESSIONAL	30	CISCO		

LOCATION MAP



2320 COUSTEAU CT.

Vista, CA 92081

For More Information Contact:

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

Isaac Little

ilittle@lee-associates.com

760.929.7862

Olivia Baffert

obaffert@lee-associates.com

760.448.1376

Barry Hendler

bhendler@lee-associates.com

760.448.1373

