

2630

Business Park Dr  
Vista, CA 92081

**FOR SALE OR LEASE | 12,958 - 26,320 SF**

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# PROPERTY HIGHLIGHTS



Lease Rate:  
**\$1.35/SF NNN**



Sale Price:  
**\$7,238,000**



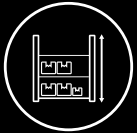
Fenced yard



Natural gas



**2,000 Amps, 277/480v**



**18' - 20'** warehouse clear height



**Sprinklered**

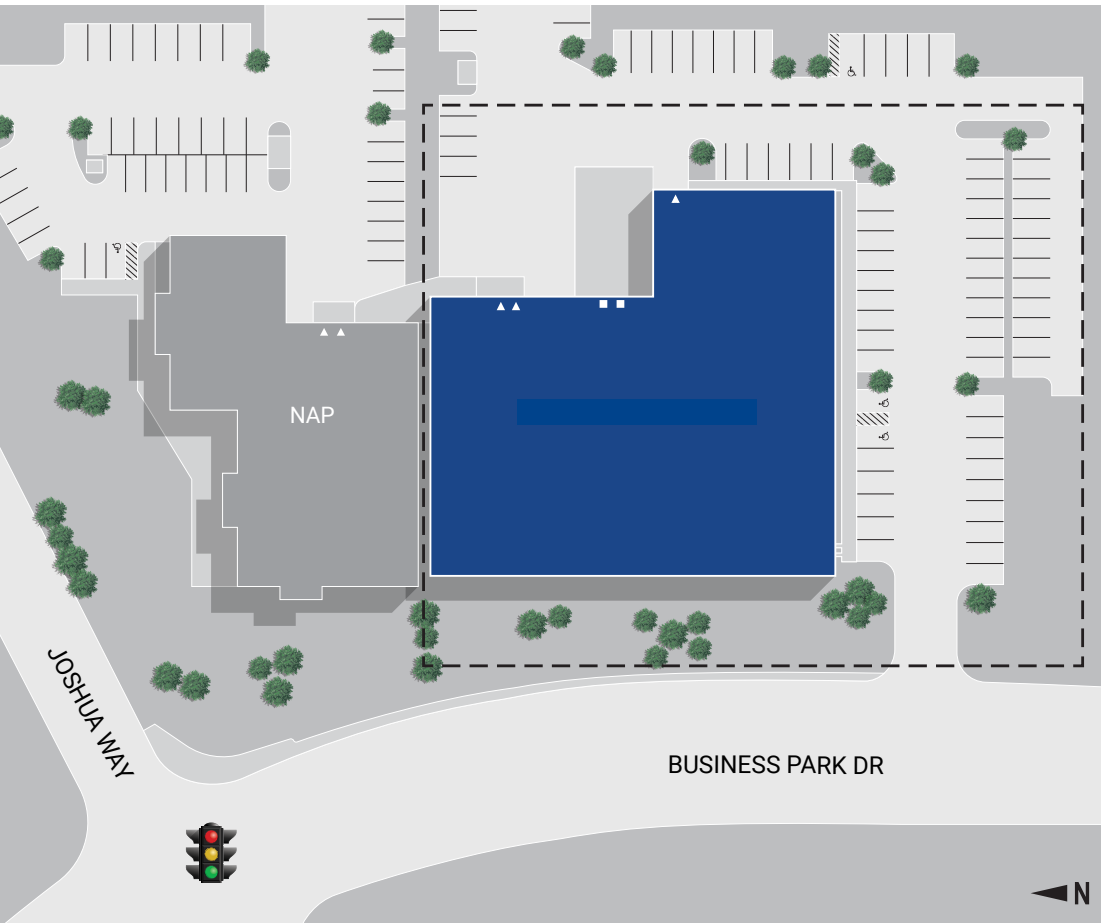


**New asphalt & exterior paint**



**Building Parking**

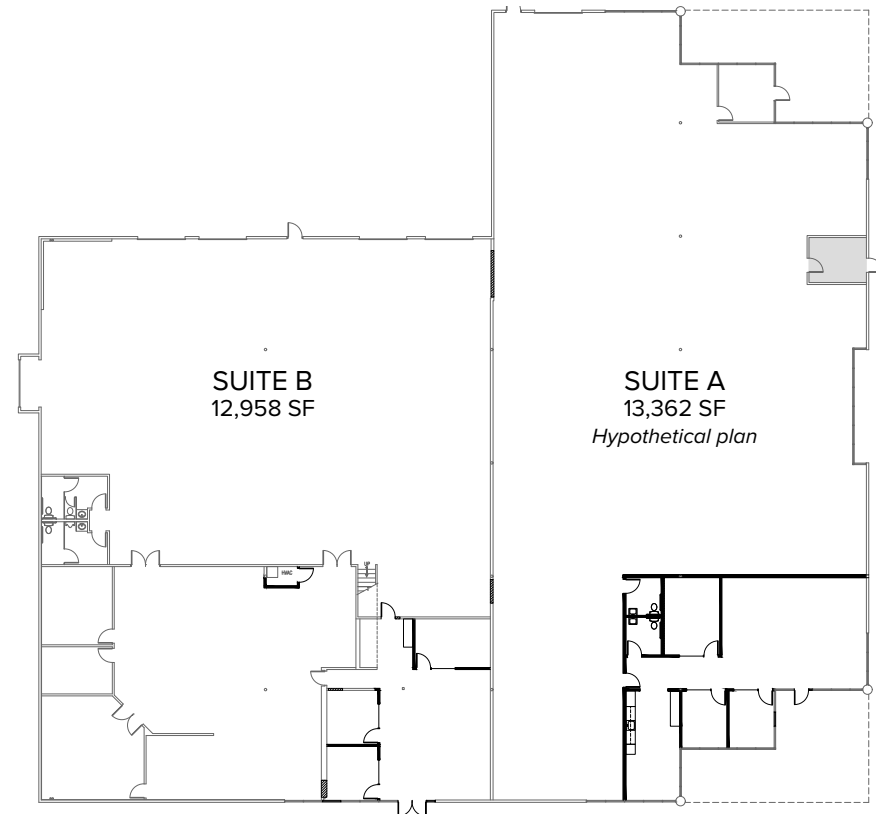
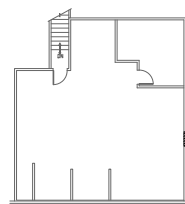
# FLOOR & SITE PLAN



Three 10' x 10' **grade-level** truck doors  
Two **dock-high** doors



**Signage** opportunity off Business Park Drive





PROPERTY  
PHOTOS





# THE 78 CORRIDOR

**12 mins**

Palomar Health  
Center

**10 mins**

North  
City

**8 mins**

Historic Downtown  
Vista

**14 mins**

Carlsbad  
Village

**15 mins**

Downtown  
Oceanside

From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the 78 Corridor, creative leaders are gathering to continue this momentum of innovation and success. A growing interest in walkable and live-work-play urban experiences are breathing new life into downtowns creating urban hubs for innovative people and entrepreneurs to gather.



of DPR Construction

# THE 78 CORRIDOR

## Healthcare

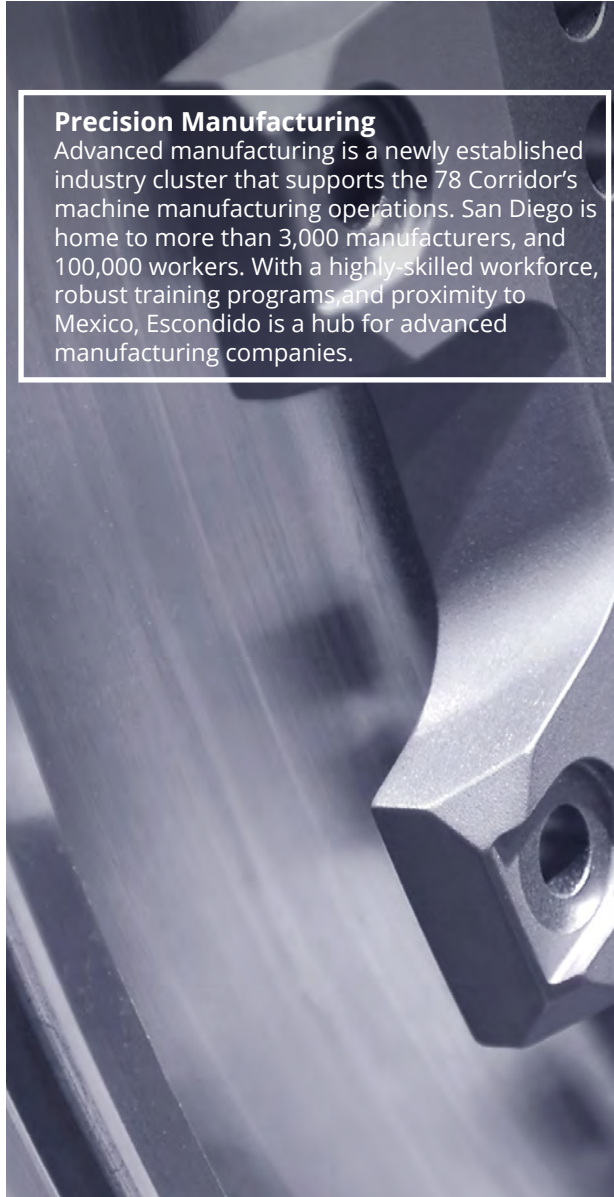
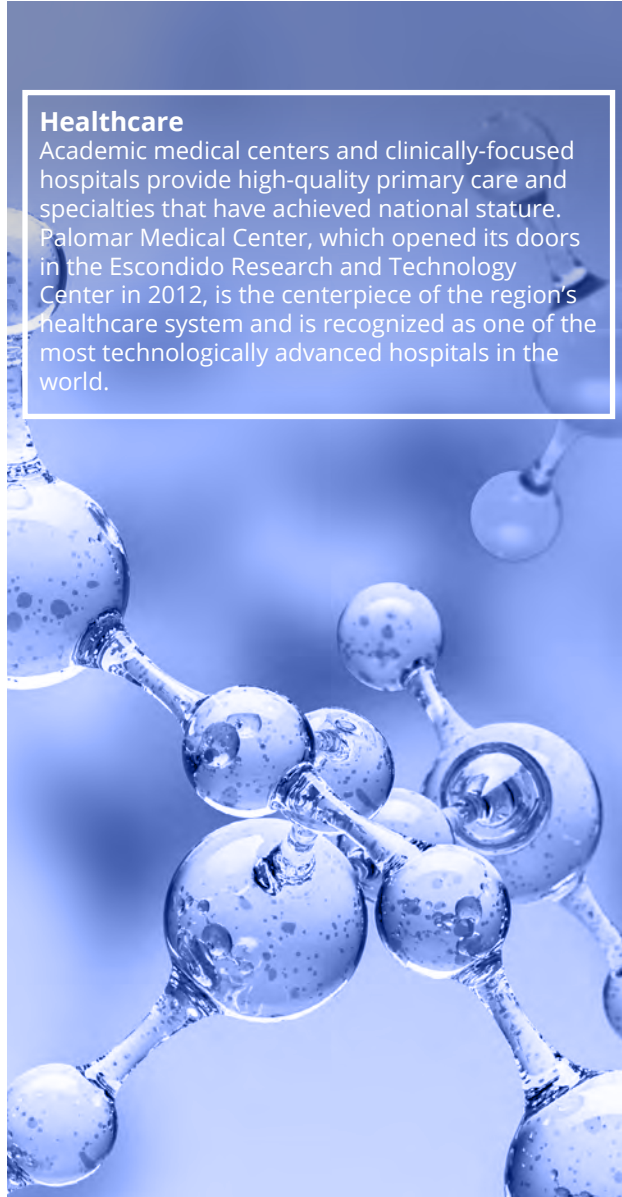
Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

## Precision Manufacturing

Advanced manufacturing is a newly established industry cluster that supports the 78 Corridor's machine manufacturing operations. San Diego is home to more than 3,000 manufacturers, and 100,000 workers. With a highly-skilled workforce, robust training programs, and proximity to Mexico, Escondido is a hub for advanced manufacturing companies.

## Craft Brewing

Situated along what is known as the "Hops Highway," the craft beer industry boosts economic prosperity in the region and has a significant impact on employment, production, and revenue totaling over 500 million dollars in 2017. The CSUSM craft brewers confidence index remains high in 2019, signaling optimism in continued growth for craft beer. Specialty food and other beverage manufacturers continue to meet demand for more diverse products.





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