

VISTA DISTRIBUTION CENTER

1205-1211 PARK CENTER DRIVE / VISTA / CALIFORNIA



±28,400 - 118,800 SF

MANUFACTURING | WAREHOUSE | DISTRIBUTION



CLASS A INDUSTRIAL BUILDING

Positioned in Vista's thriving industrial hub, 1205-1211 Park Center Drive offers ±28,400-118,800 SF of modern industrial space in Vista Distribution Center with excellent regional connectivity. Tenants benefit from quick access to Highway 78, I-5, and I-15, linking directly to San Diego, Orange County, and the Inland Empire.

Located within a designated Foreign Trade Zone (FTZ), offering potential duty deferral, reduction, or elimination on imported goods.

Learn more about FTZ benefits [here](#).

BUILDING SPECIFICATIONS

Building area:
±28,400 - 118,800 SF

Parking:
67 spaces, expandable to 81 spaces
or 1.26/1,000

Power:
4,000a/277 - 480v 3p 3w Heavy
Power

Clear height:
26' min

Dock-Level Loading:
3-19 Available

Grade-Level Loading:
0-2 Available



SITE DETAILS

±118,800

RENTABLE AREA

Total rentable building area:
±118,800 SF
1205 Park Center Drive:
±90,400 SF
1211 Park Center Drive:
±28,400 SF

277/480v

POWER

Power:
4,000a/277 - 480v 3p
3w Heavy Power

19/2

LOADING

Coated Truck Court
Total dock-level loading:
19
Total grade-level loading:
2
1205 Park Center Drive
Dock-level loading:
16
Grade-level loading:
2
1211 Park Center Drive
Dock-level loading:
3

HWY 78/I-5

ACCESS

10-15 minutes from major
thoroughfares

26'

CLEAR HEIGHT

26' minimum clear height



VISTA DISTRIBUTION CENTER SITE PLAN



PREMISES SITE PLAN

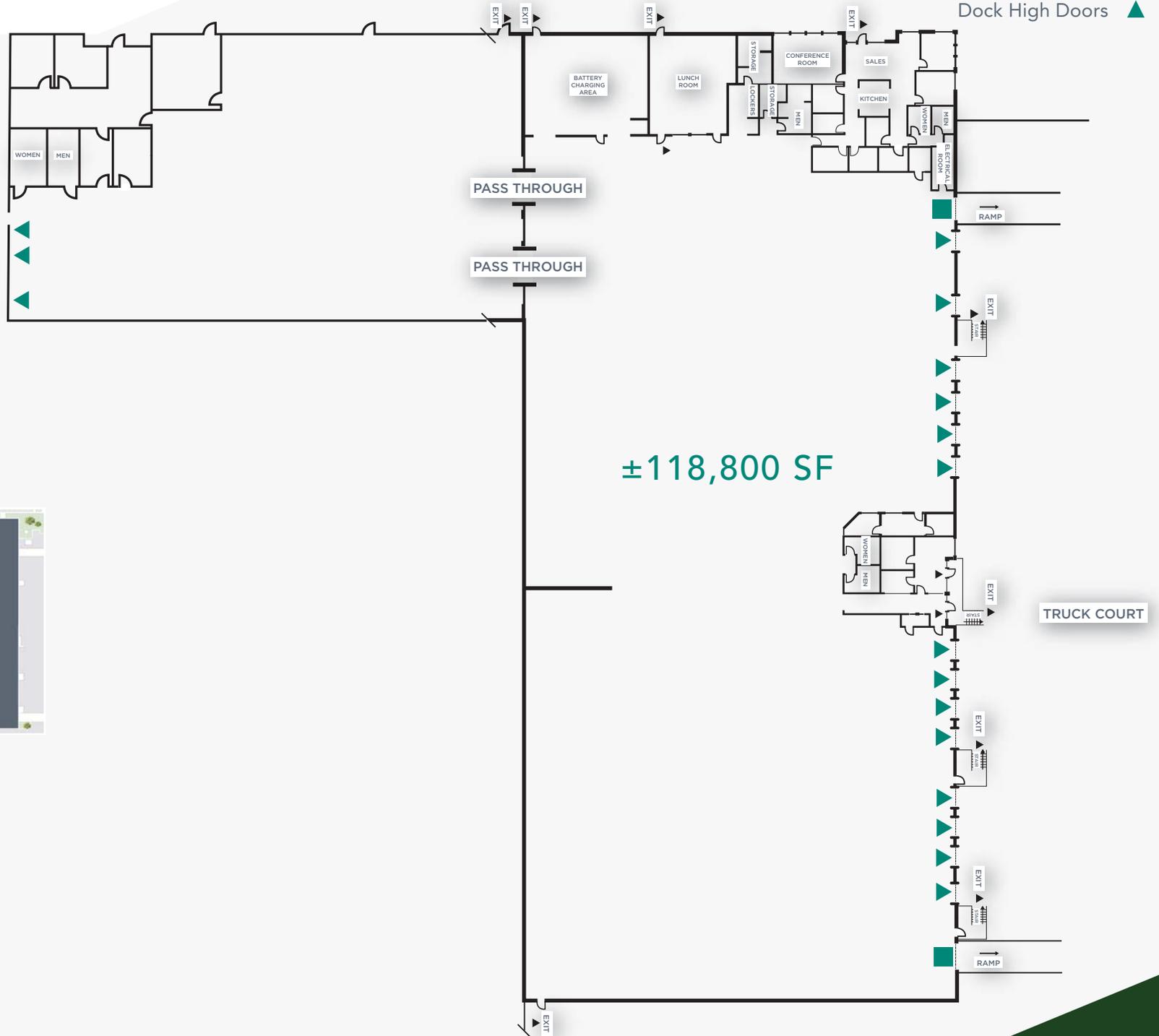
Grade-Level Loading 
Dock High Doors 



1205-1211 PARK CENTER DR. FLOOR PLAN

Grade-Level Loading ■

Dock High Doors ▲



±118,800 SF



TOTAL SIZE: ±118,800 SF

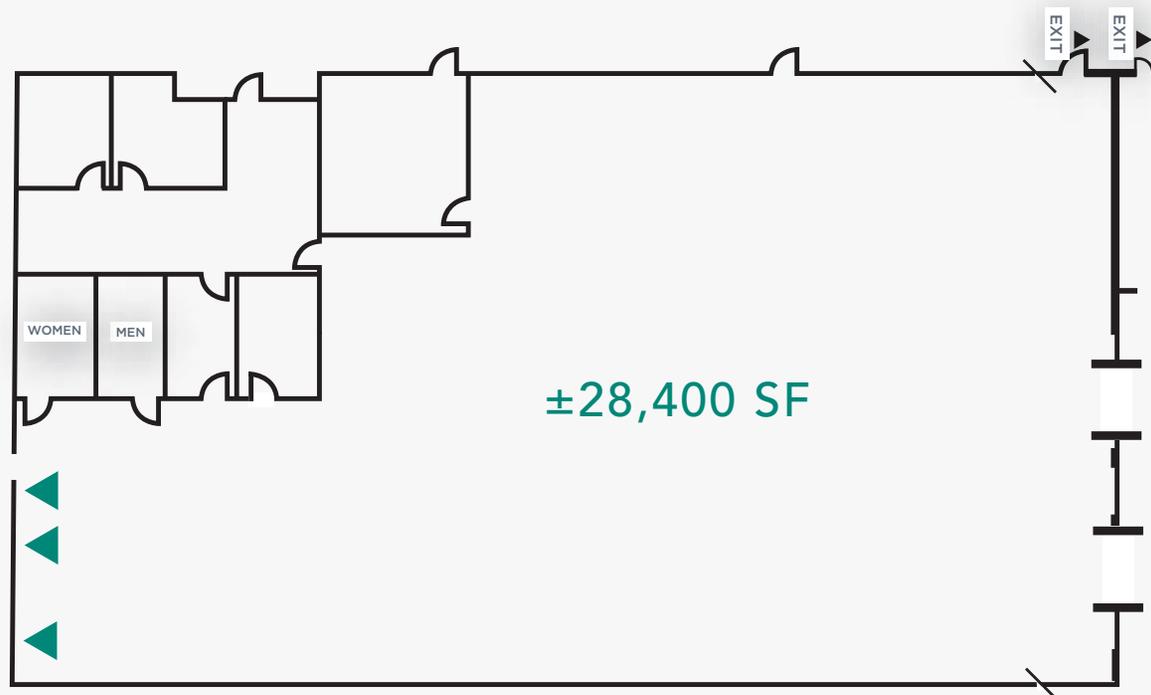
DOCK-HIGH DOORS: 19

GRADE-LEVEL DOORS: 2

1211 PARK CENTER DR. FLOOR PLAN

Grade-Level Loading ■

Dock High Doors ▲

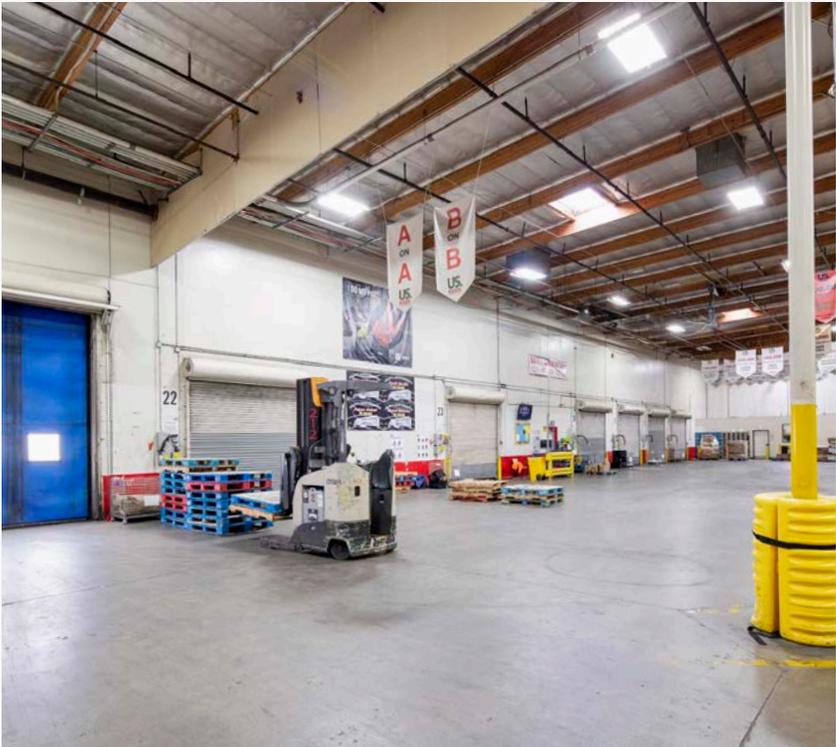
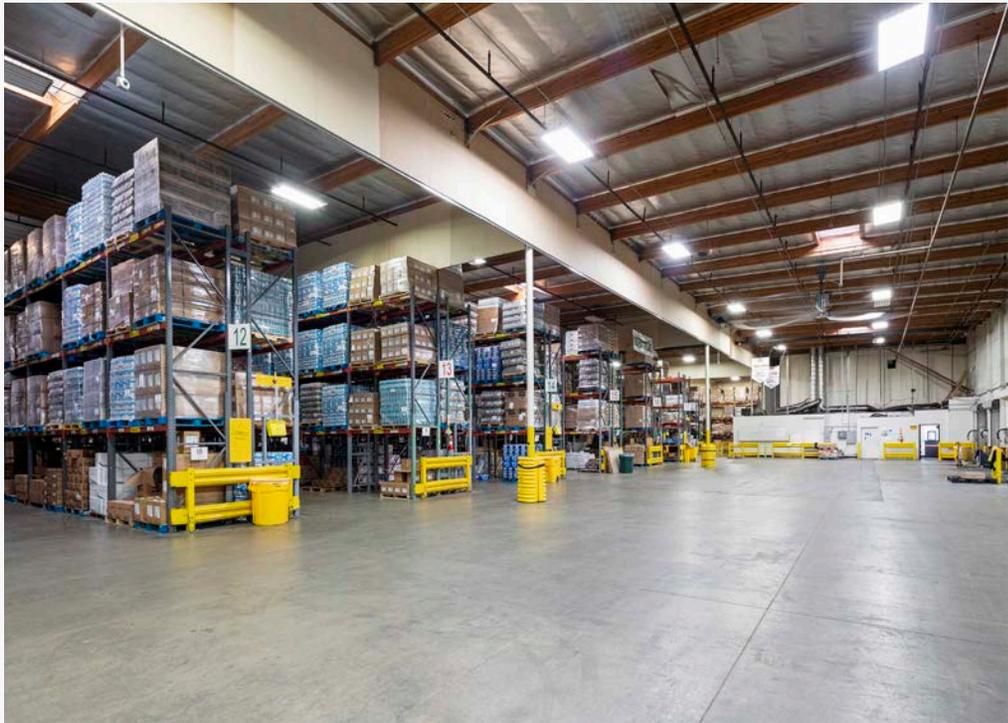
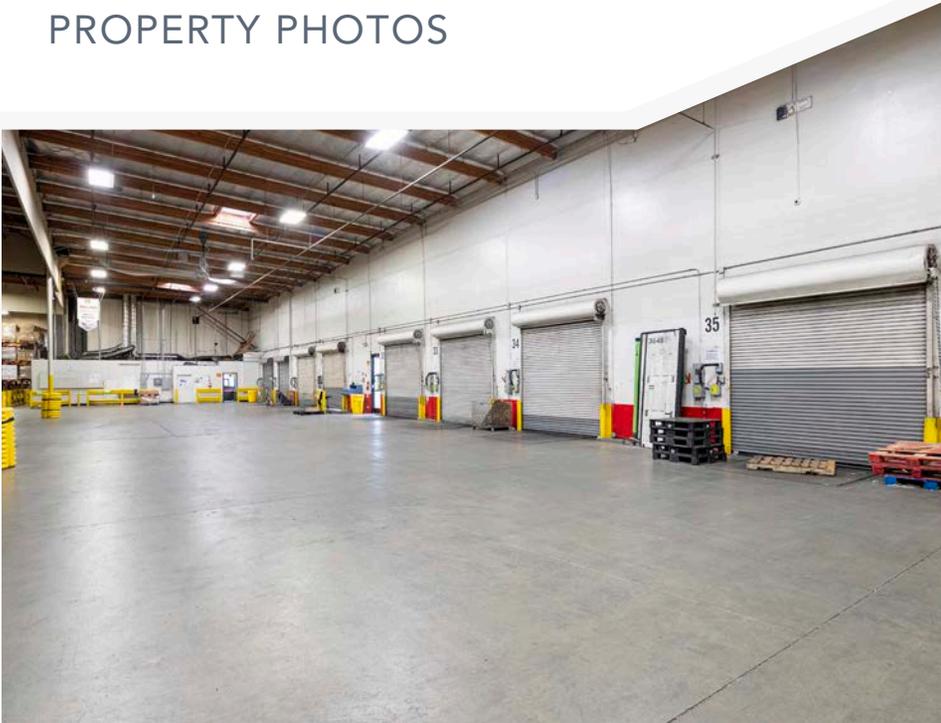


TOTAL SIZE: ±28,400 SF

DOCK-HIGH DOORS: 3

GRADE-LEVEL DOORS: 0

PROPERTY PHOTOS



CORPORATE NEIGHBORS

TOP OCCUPIERS

Natural Alternatives International
 US Foods
 Dr. Bronners
 24 Hour Fitness
 Wesco Distribution
 Captek Softgel International
 Leidos
 Accutec Packaging
 Winners Only
 Exagen
 Amazon
 Fresh Creative Foods
 Tinker Tin
 Jeld-Wen
 Datron World Communications
 Jif-Pak Manufacturing
 Applied Membranes Inc.
 Titleist
 NuFace



MAJOR INDUSTRIES

Innovation and Specialized Manufacturing
 Connected Tourism and Agriculture
 Biomedical Devices and Products
 Cleantech
 Information, Communications, and Technologies
 Education
 Distribution and Fulfillment



COLLEGES/UNIVERSITIES

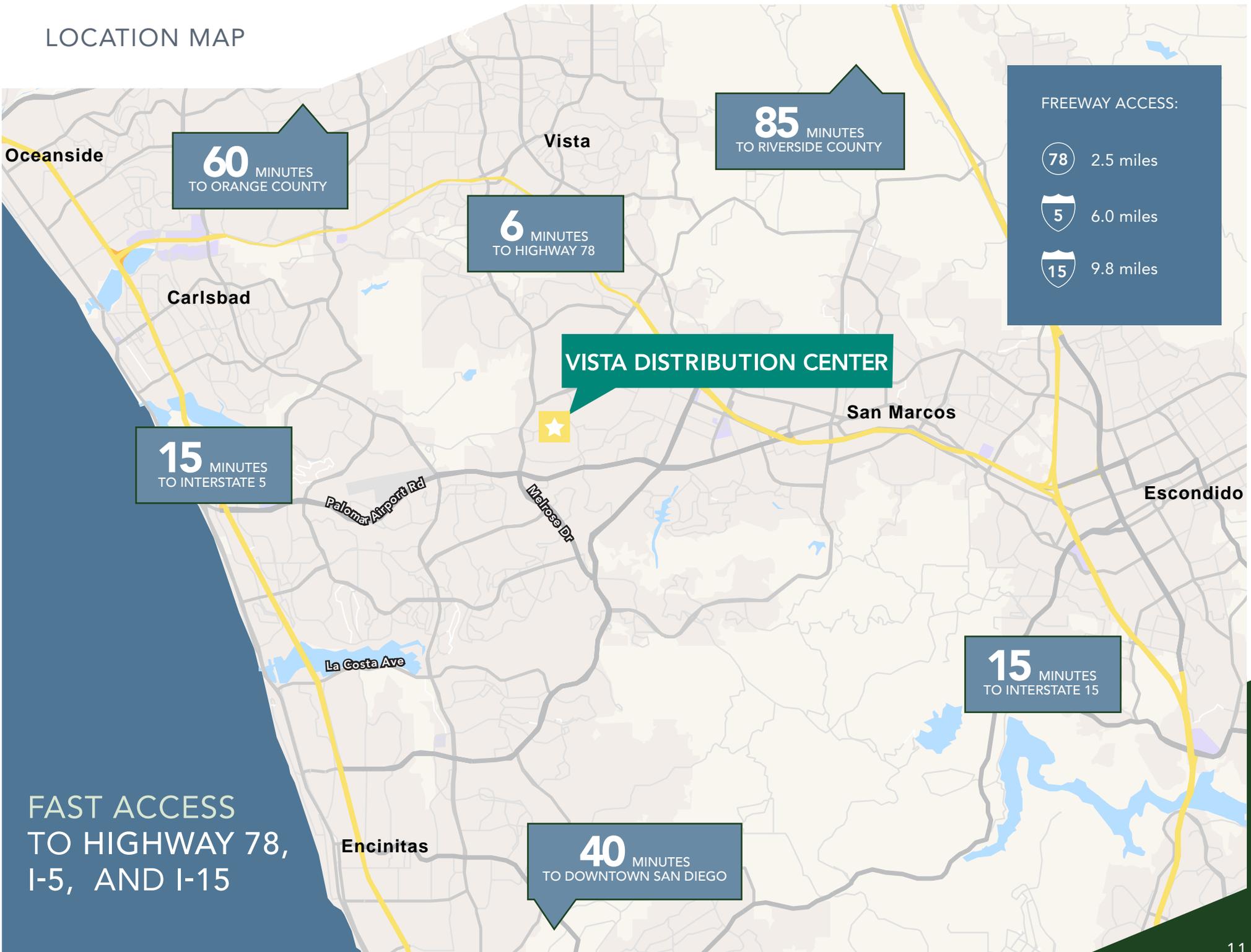
Palomar College, San Marcos
 CSU San Marcos, San Marcos
 Coleman University, San Marcos
 University of San Diego
 University of California, San Diego
 San Diego State University, San Diego
 Pima Medical Institute, San Diego
 MiraCosta College, Oceanside
 Kaplan College, Vista
 National University, Carlsbad
 University of St. Augustine



NATURAL ALTERNATIVES
 INTERNATIONAL



LOCATION MAP



FAST ACCESS
TO HIGHWAY 78,
I-5, AND I-15

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Aric Starck
aric.starck@cushwake.com
+1 (760) 431 4211

License #: 01325461

Drew Dodds
drew.dodds@cushwake.com
+1 (760) 431 3863

License #: 02021095

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2025-11-05

