

VISTA DISTRIBUTION CENTER

1225 PARK CENTER DRIVE / SUITE C / VISTA / CALIFORNIA

±15,360 SF

MANUFACTURING | WAREHOUSE | DISTRIBUTION



SITE DETAILS

15,360

277/480v

1/1

HWY 78/I-5

18'

RENTABLE AREA

Rentable building area:
15,360 SF

Office area:
±3,000 SF

POWER

Power:
277/480v or 250 amps

LOADING

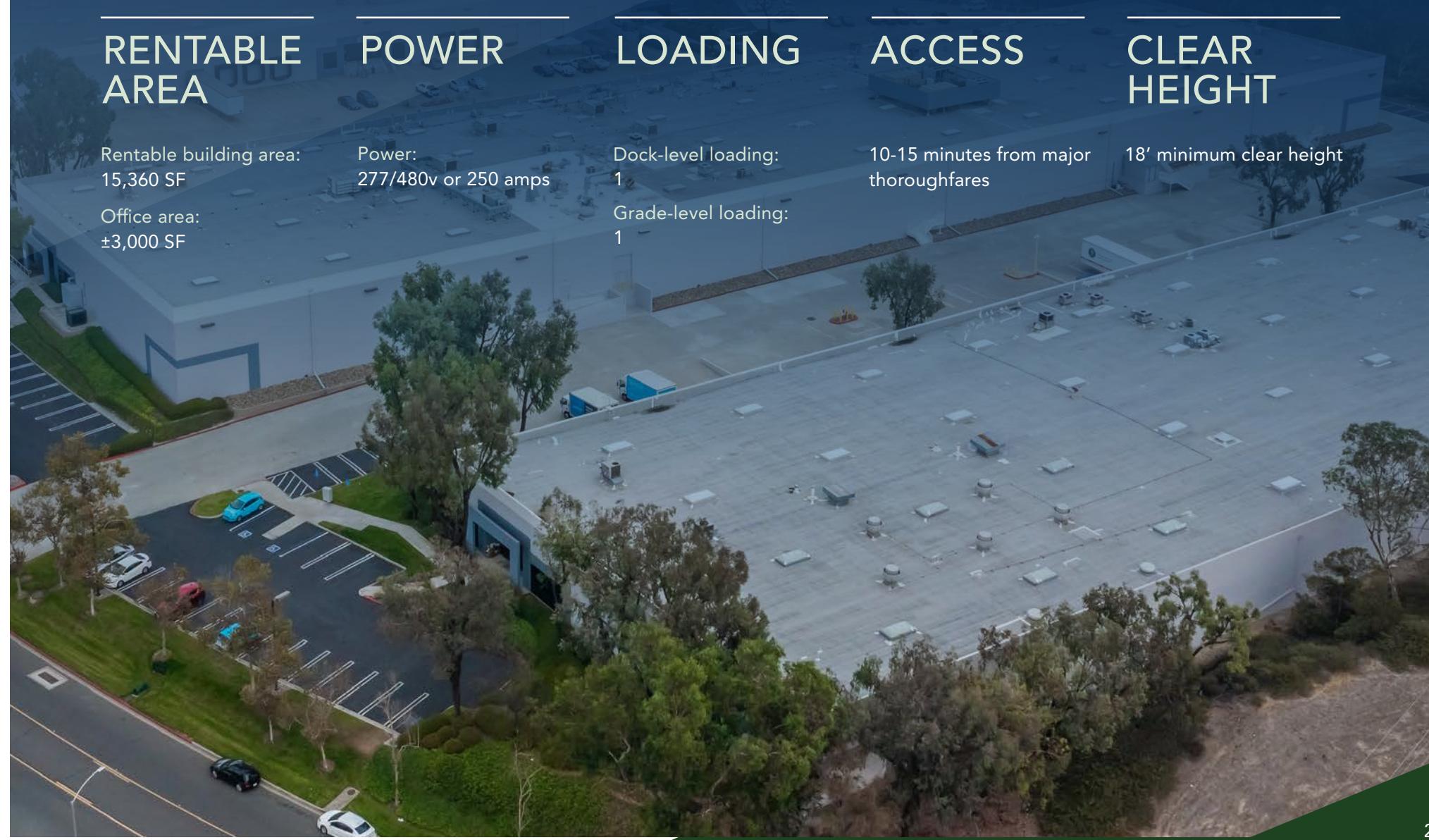
Dock-level loading:
1
Grade-level loading:
1

ACCESS

10-15 minutes from major
thoroughfares

CLEAR HEIGHT

18' minimum clear height



SITE PLAN

MANUFACTURING WAREHOUSE DISTRIBUTION

Grade-Level Loading ■

Dock High Doors ▲

PARK CENTER DRIVE

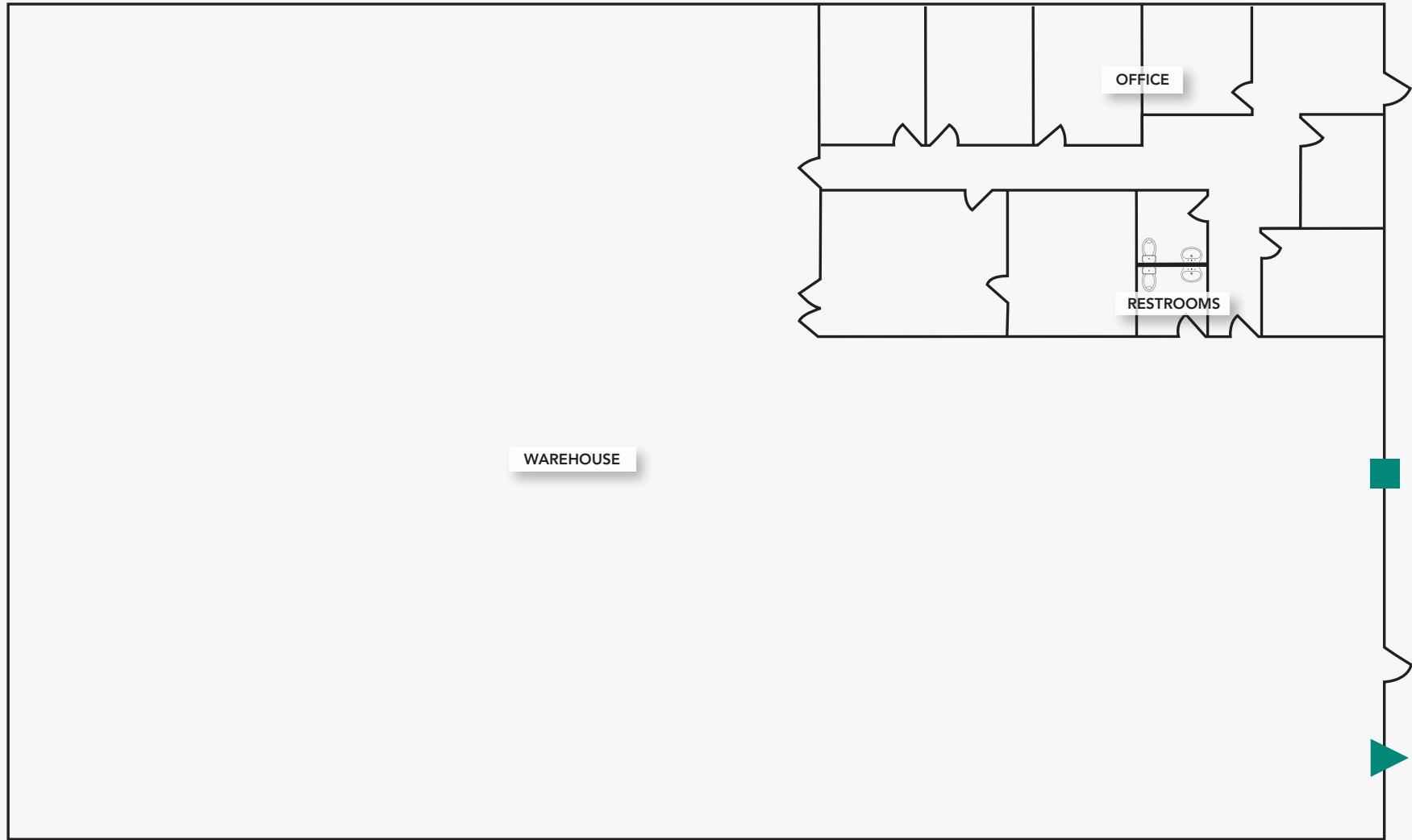
LEASED

SUITE C

LEASED

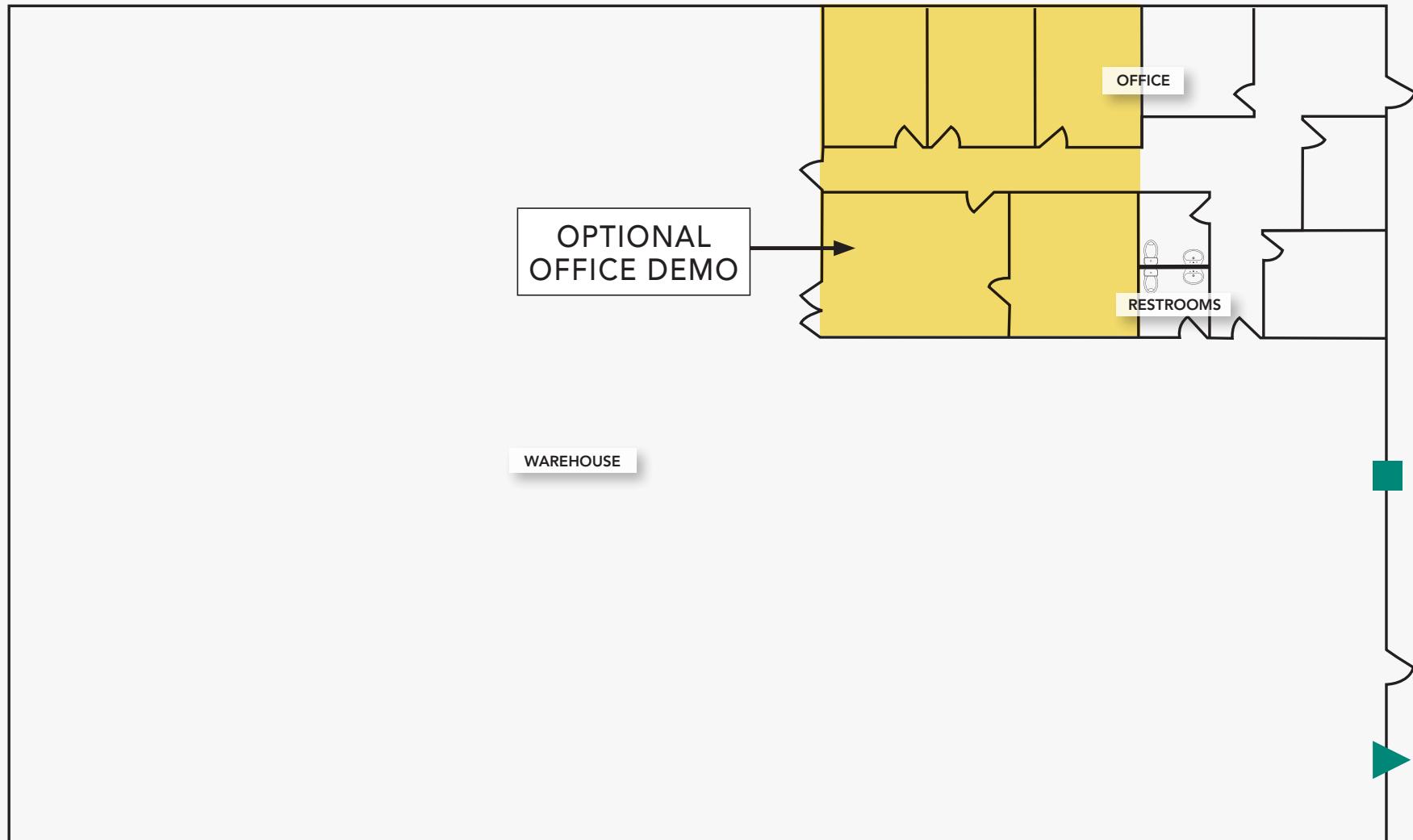
FLOOR PLAN

Grade-Level Loading ■
Dock High Doors ▲



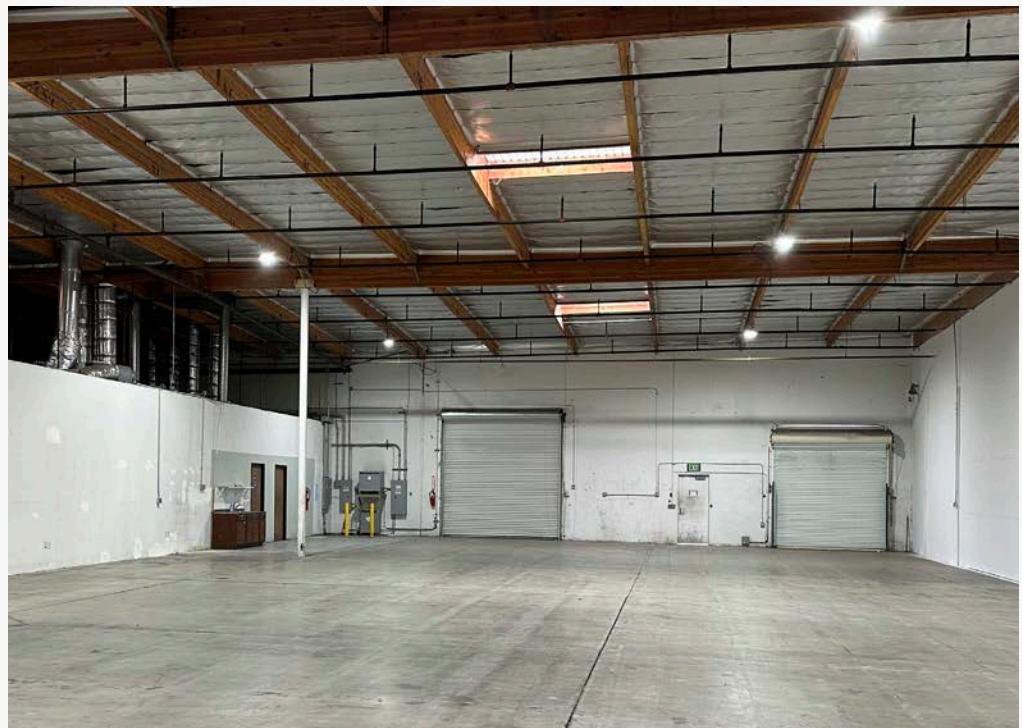
LOW-FINISH CONCEPT PLAN

Grade-Level Loading ■
Dock High Doors ▲
Demo/Return to Full Clear □
Height Warehouse ▲



PRE-DEMO OFFICE: $\pm 3,000$ SF (20%)
POST-DEMO OFFICE: $\pm 1,500$ SF (10%)

PROPERTY PHOTOS



CORPORATE NEIGHBORS

TOP OCCUPIERS

Natural Alternatives International
 US Foods
 Dr. Bronners
 24 Hour Fitness
 Wesco Distribution
 Captek Softgel International
 Leidos
 Accutek 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

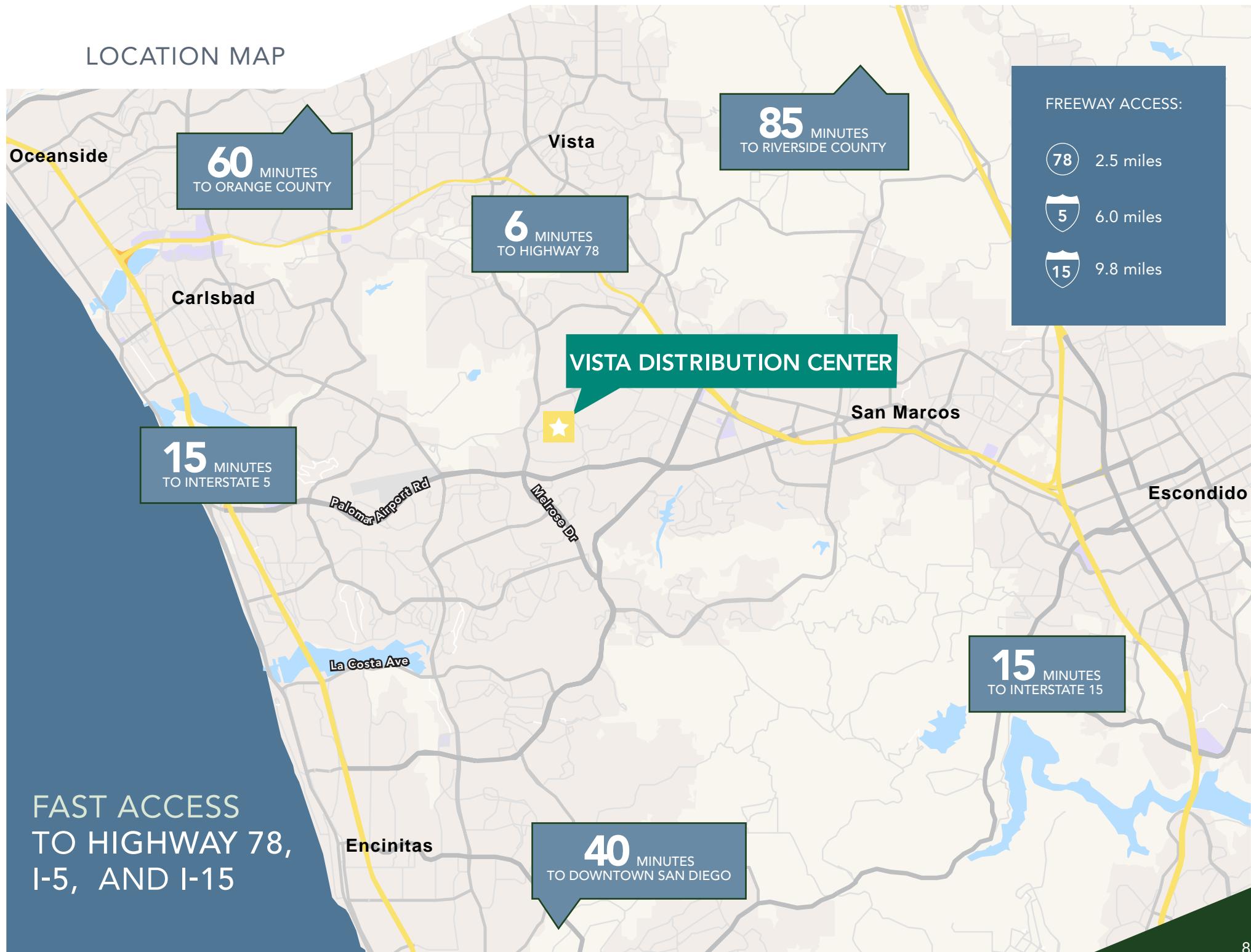
Palomar College, San Marcos
 CSU San Marcos, San Marcos
 Coleman University, San Marcos
 University of San Diego
 University of California, San Diego
 San Diego State University, San Diego
 Pima Medical Institute, San Diego
 MiraCosta College, Oceanside
 Kaplan College, Vista
 National University, Carlsbad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



NATURAL ALTERNATIVES
 INTERNATIONAL



LOCATION MAP



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2025-11-06

