

# VISTA DISTRIBUTION CENTER

1225 PARK CENTER DRIVE / SUITE C / VISTA / CALIFORNIA

±15,360 SF

MANUFACTURING | WAREHOUSE | DISTRIBUTION





## SITE DETAILS

15,360

### RENTABLE AREA

Rentable building area:  
15,360 SF

Office area:  
±3,000 SF

277/480v

### POWER

Power:  
277/480v or 250 amps

1/1

### LOADING

Dock-level loading:  
1

Grade-level loading:  
1

HWY 78/I-5

### ACCESS

10-15 minutes from major  
thoroughfares

18'

### CLEAR HEIGHT

18' minimum clear height

# SITE PLAN

## MANUFACTURING WAREHOUSE DISTRIBUTION

Grade-Level Loading



Dock High Doors





PARK CENTER DRIVE

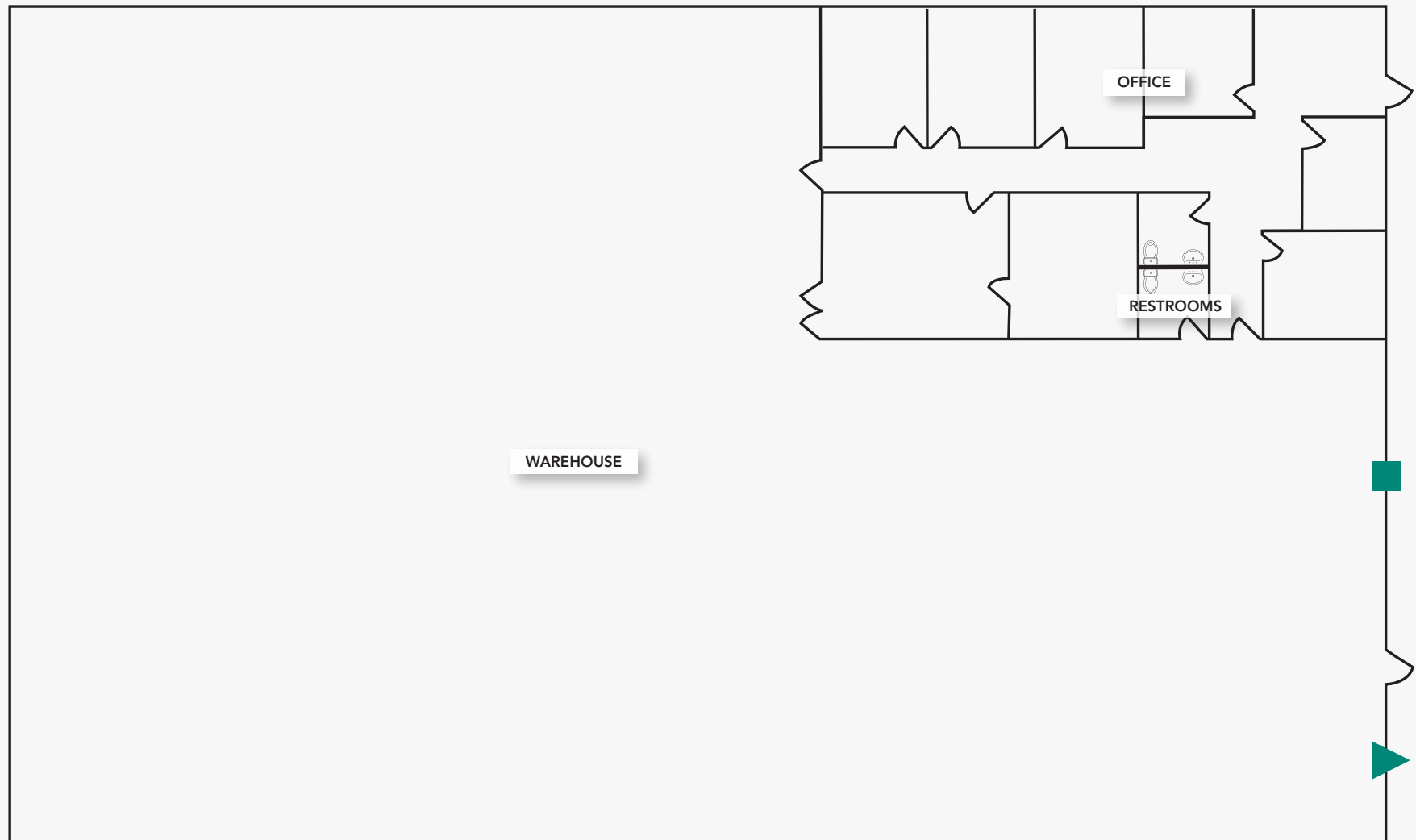
LEASED

SUITE C

LEASED

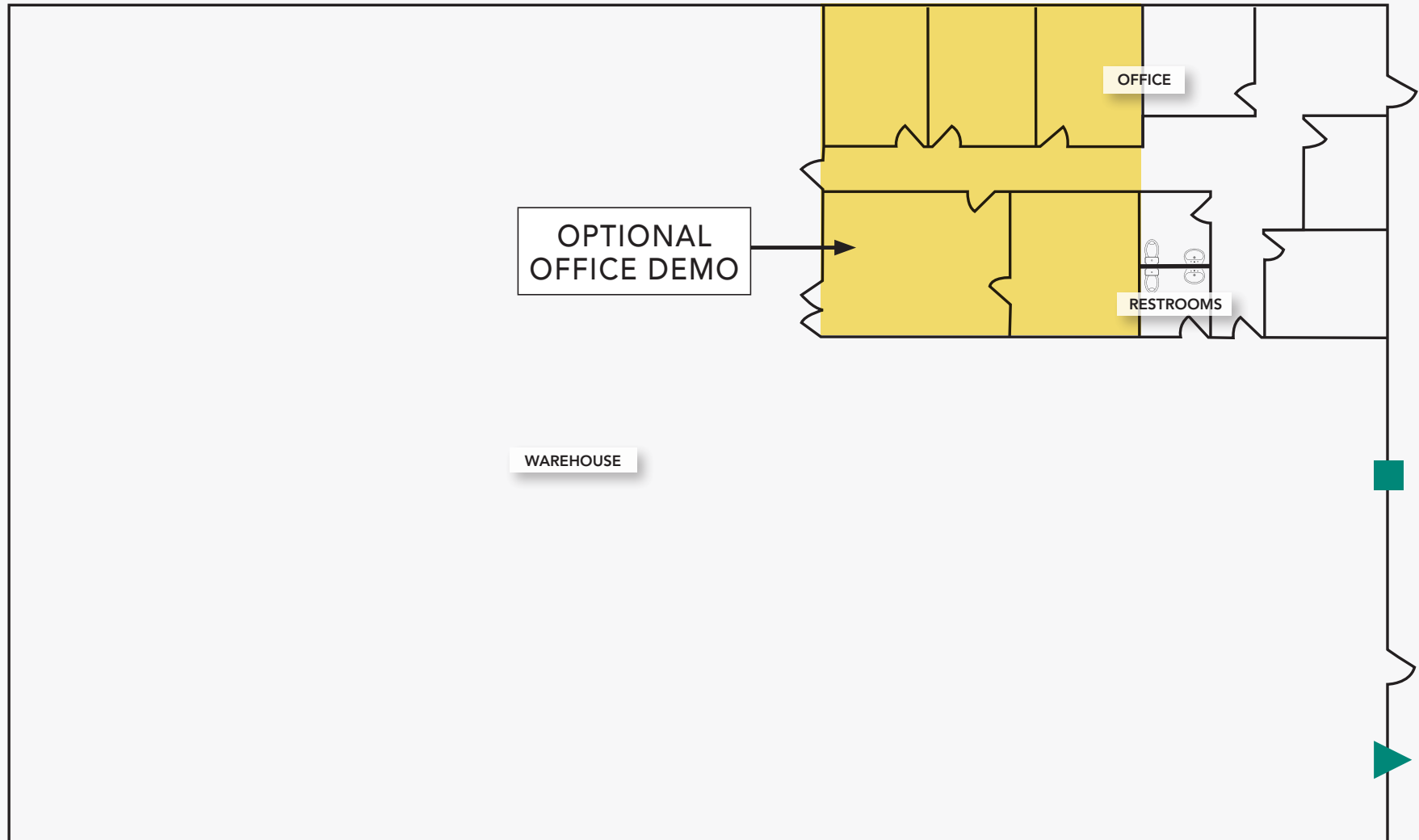
# FLOOR PLAN

Grade-Level Loading   
Dock High Doors 



# LOW-FINISH CONCEPT PLAN

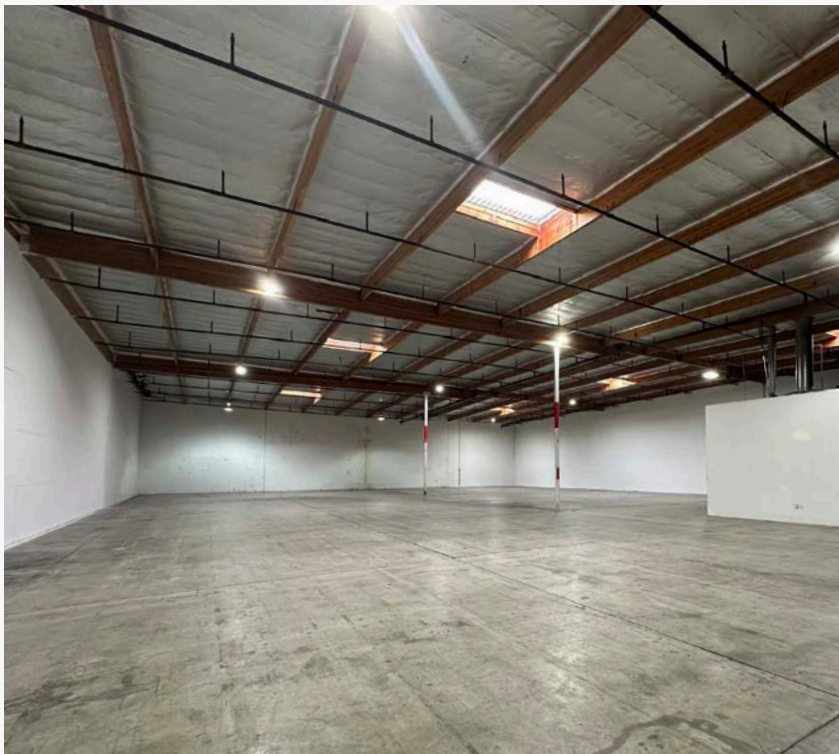
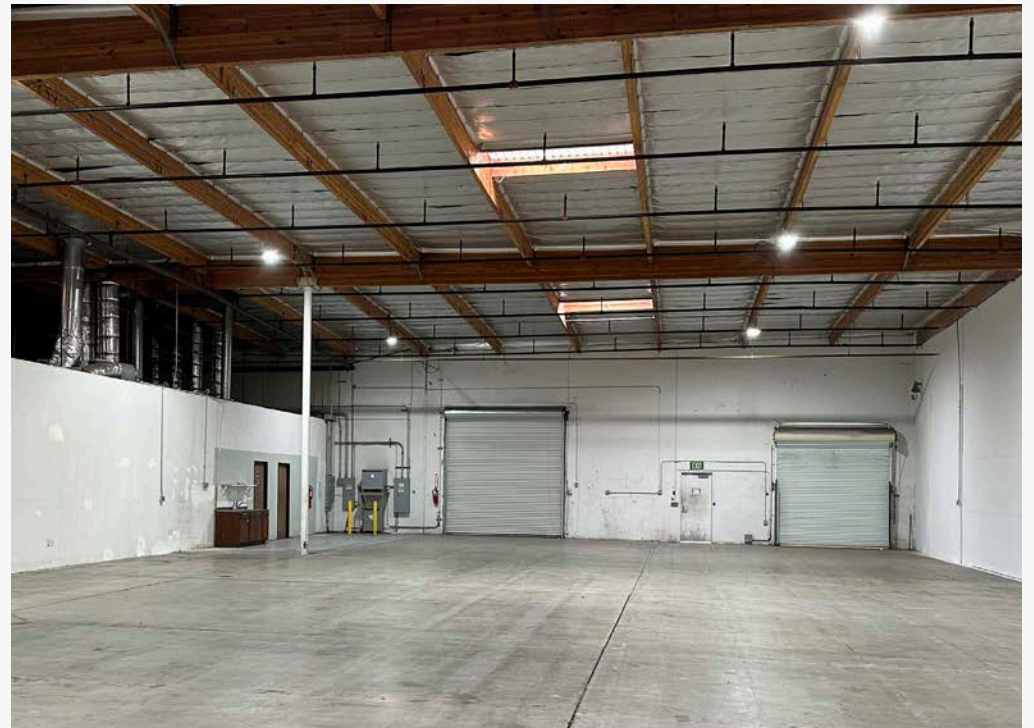
- Grade-Level Loading ■
- Dock High Doors ▲
- Demo/Return to Full Clear Height Warehouse ■



PRE-DEMO OFFICE: ±3,000 SF (20%)  
POST-DEMO OFFICE: ±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

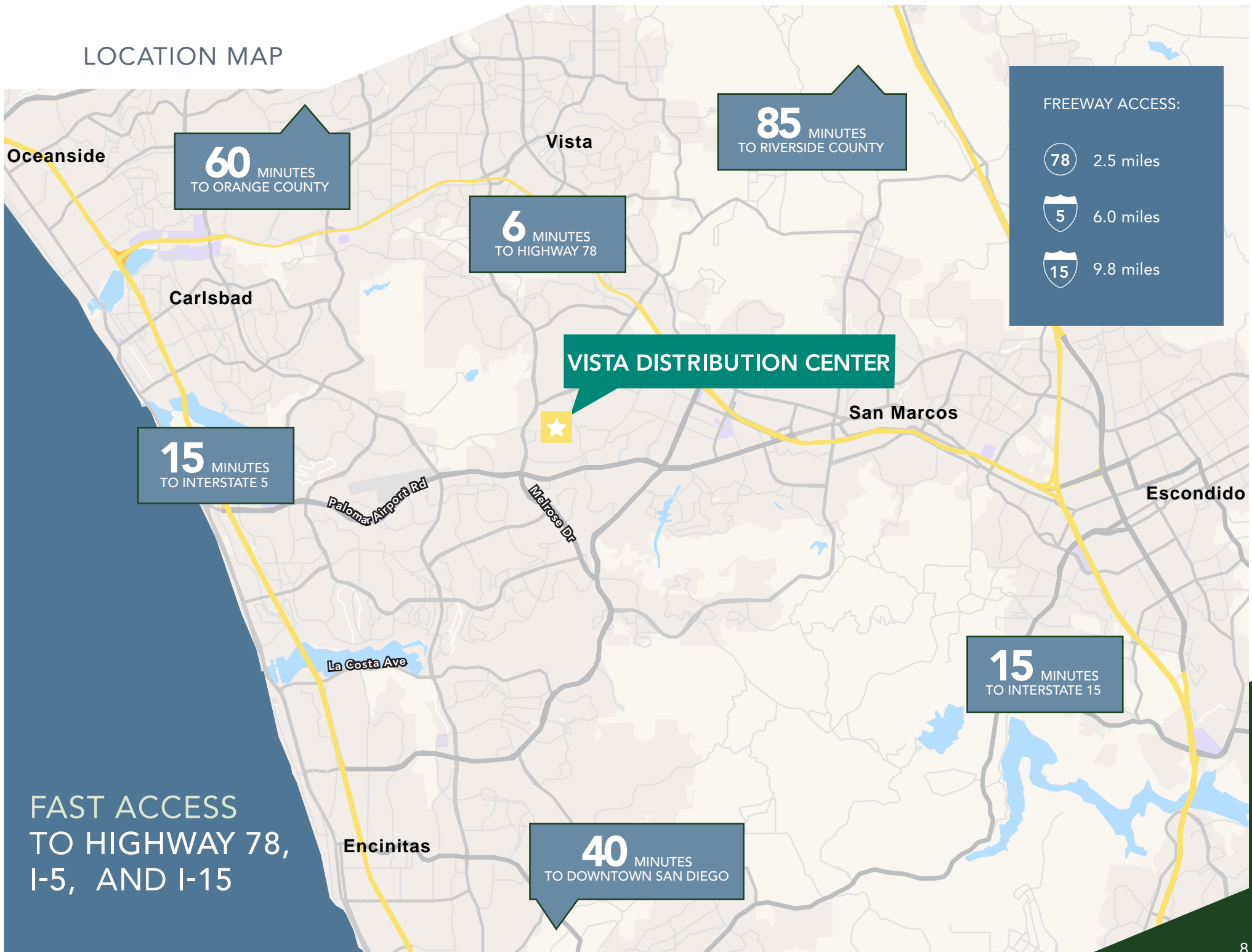


NATURAL ALTERNATIVES  
INTERNATIONAL





## LOCATION MAP





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