





226,644 SF Total remaining square footage on 25.9 acres within the master planned Pacific Vista Commerce Center

PODS

30k + Ability to accommodate industrial users from 30,000 SF and greater

2019

Project completed in 2019



52'x50' Column spacing for ideal racking ability



7" Slab with 4,000 lbs PSF load capacity

.915 MW (expandable) solar existing on roof top providing electricity efficiency and savings



2820

Bldg. B

LEASED

▲ Dock Loading **O** Grade Level Loading

LOS ANGELES





Port of



Los Angeles Long Beach

Port of

John Wayne Airport

ORANGE COUNTY





Equidistant to

Orange County, Riverside County and Downtown San Diego



22 mile Sprinter route connectsNorth County, 7 stations in Oceanside,2.5 million annual passengers



45 minutes to John Wayne and San Diego International Airports



90 miles (80 minutes) to I-10 / I-15 Interchange

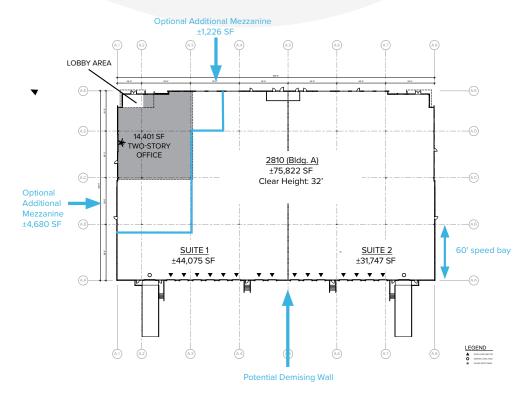


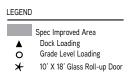
Building A | 2810

75,822 SF, EXPANDABLE TO 81,728 SF



2800, 2810 & 2820 Whiptail Loop | Carlsbad, CA 92010







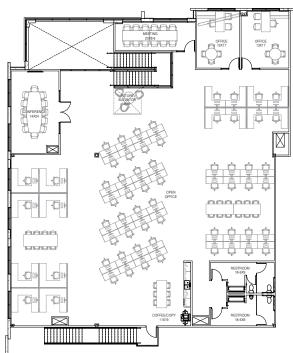
- > 15 Dock positions
- > 2 grade level doors
- > 32' minimum clear height
- > ESFR fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77/1,000 SF parking ratio
- > ±.167 MW solar rooftop installation providing reduced energy cost (expandable)
- > Potential demising options
 - \rightarrow Suite 1 ± 44,075 SF
 - → Suite 2 ±31,747 SF
- > Rate: \$0.99 \$1.20/SF NNN



FIRST FLOOR - 7,323 SF

MEZZANINE - 7,078 SF





Western views of Pacific Ocean & open space



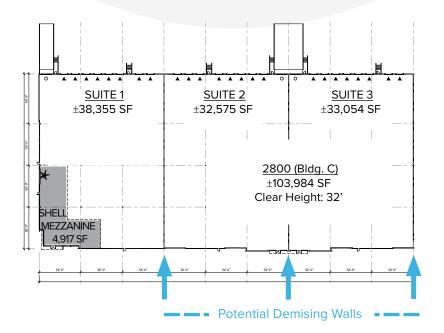


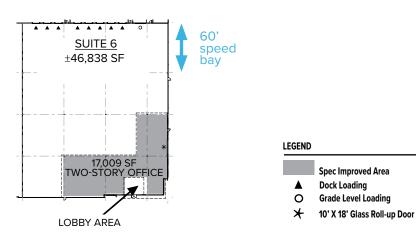
Building C | 2800

150,822 SF



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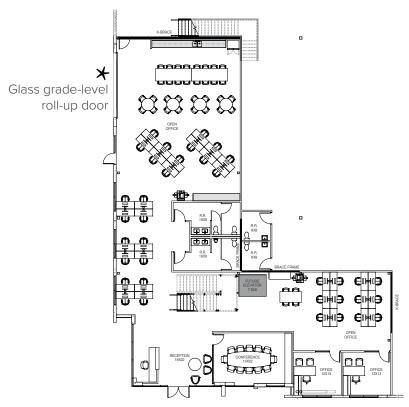


- > 48 Dock positions
- > 6 grade level
- → 32 minimum clear heigh
- > ESFR fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77/1,000 SF parking ratio
- > ±.478 MW solar rooftop installation providing reduced energy cost (expandable)
- Demising Options
 - > Suite 1 ±150,822 SF
- > Suite 2 ±32,575 SF
- → Suite 3 ±33,054 SF
- > Suite 6 ±46,838 SF
- > Rate: \$0.99 \$1.20/SF NNN

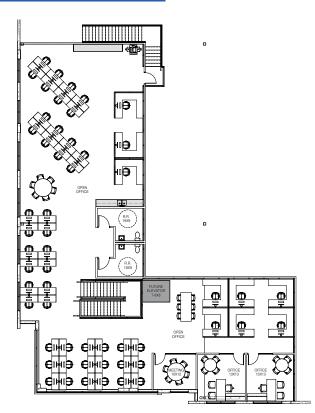


CONCEPTUAL SPEC OFFICE LAYOUTS | SUITE 1

FIRST FLOOR - 4,917 SF



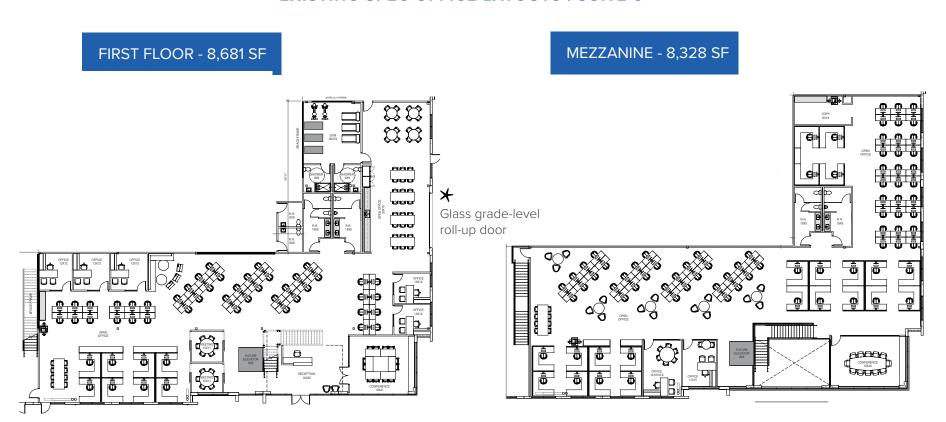
MEZZANINE - 4,917 SF



Western views of Pacific ocean & open space



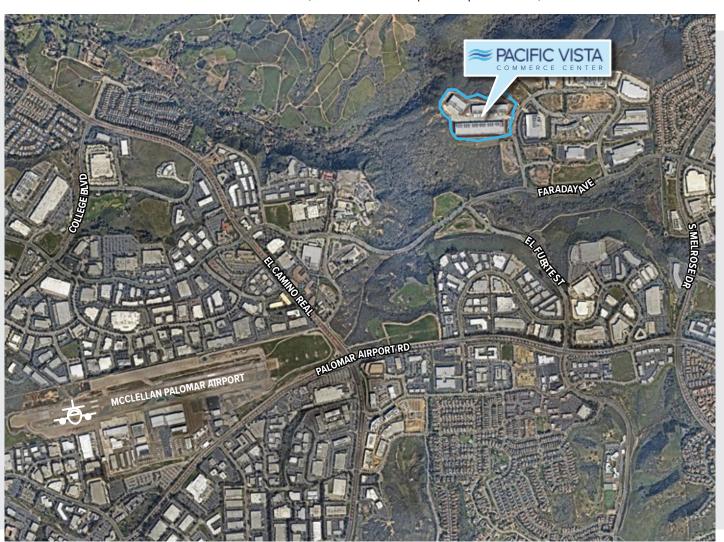
EXISTING SPEC OFFICE LAYOUTS | SUITE 6



Open space and common area views



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