

2271
COSMOS
COURT

**RARE INDUSTRIAL OFFERING / VALUE-ADD
LEASE-UP OR REDEVELOPMENT OPPORTUNITY**



85,165 SF

SAN DIEGO, CA

EXECUTIVE SUMMARY

2271 COSMOS COURT represents the rare opportunity to purchase an 85,165 square foot industrial lease-up opportunity. 2271 presents the ideal value-add opportunity as one San Diego's largest industrial lease-up opportunities, with heavy power, six dock-high loading doors, three grade-level loading doors and drive around access. **MULTIPLE FEASIBLE LEASE-UP STRATEGIES EXIST FOR 2271 PROVIDING AN INVESTOR WITH FLEXIBILITY IN CAPTURING THE ROBUST INDUSTRIAL MARKET DEMAND** at a value well below replacement cost, located in an in-fill market.



FLEXIBLE INDUSTRIAL LEASE-UP STRATEGIES

1-MANUFACTURING

2-R & D

3-LIFE SCIENCE GMP



AT A GLANCE



RARE INDUSTRIAL VALUE ADD OPPORTUNITY, 2271 provides one of the largest lease-up opportunities in the county.



EXCELLENT GMP LIFE SCIENCE FACILITY, 2271 as a GMP candidate meets all the key requirements including clear height, a freestanding presence and location that GMP tenants seek in identifying facilities.



VERSATILE VALUE-ADD OPPORTUNITY, existing improvements and site configuration allow for the ability to execute a manufacturing, R&D, or Life Science GMP lease-up.



HIGH IMAGE INDUSTRIAL FACILITY, the site features a high image exterior, large outdoor amenitized entrance, excellent glass line and a prominent two-story lobby.



PEERLESS WITHIN THE COMPETITIVE SET, with six dock-high loading doors, three grade-level loading positions, 24' clear heights and efficient drive around access, 2271 offers industrial efficiencies not seen within the limited industrial competitive set.



ROBUST INDUSTRIAL MARKET DYNAMICS, San Diego currently boast a 2.0% vacancy rate decreasing 10 basis points since Q1 2022, with vacancy remaining sub 5% since 2015. Furthermore, the Southern Californian vacancy rate for industrial is 1.1%.



RECORD TENANT DEMAND, Tenant Requirements currently exceed available supply by 3.5X, providing for future rent growth and continuing decline in vacancy.



LIFE SCIENCE TREND, San Diego-Carlsbad has become the epicenter for global Life Science Manufacturing demand, known as Life Science GMP. This trend has been exasperated as a result of venture capital, Covid-19 and geopolitics; tenants seek to locate in San Diego to benefit from the regions large industrial base, skilled and educated biotech labor force and existing dense Life Science industry cluster.

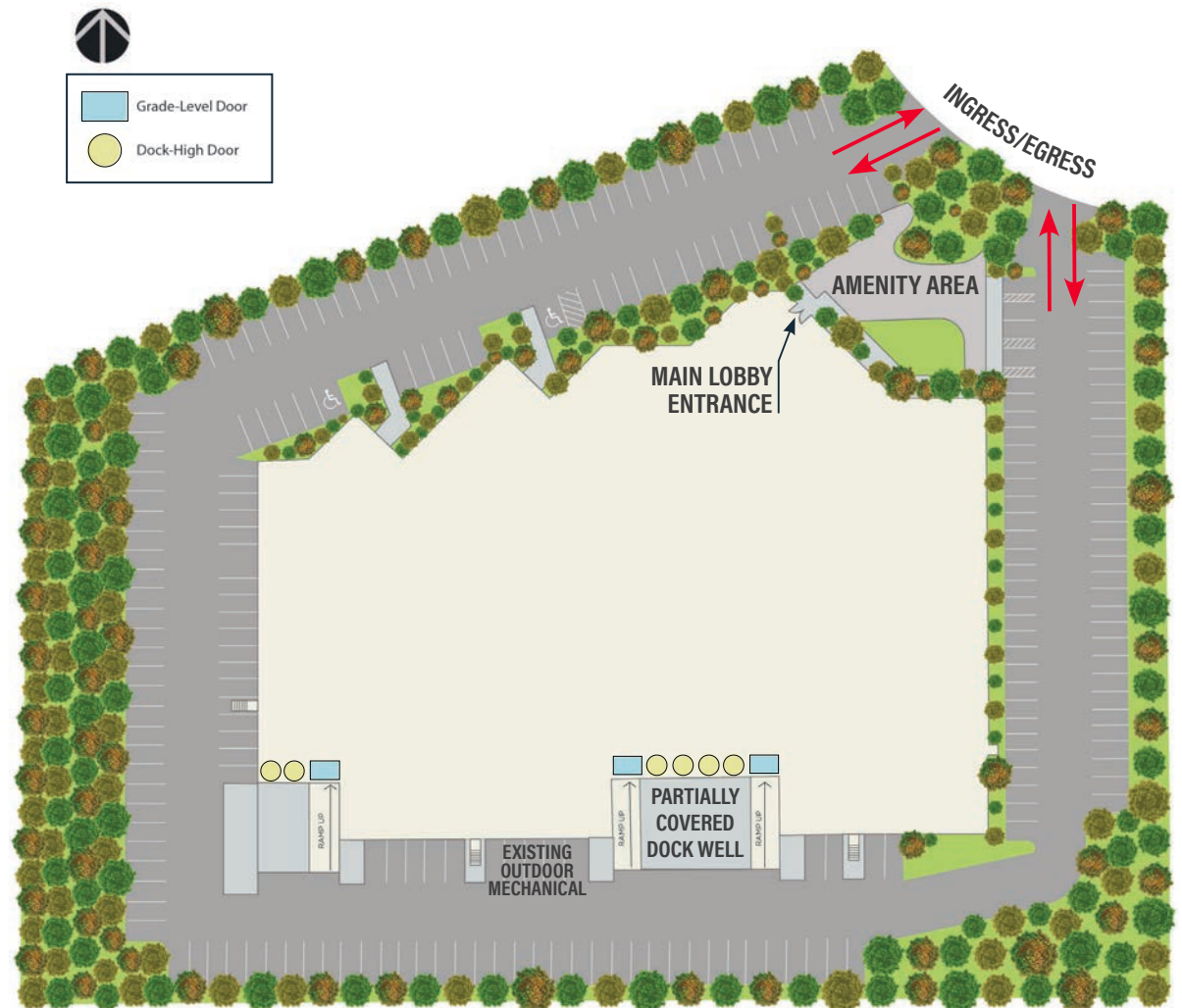


WESTERN CARLSBAD LOCATION, this rare lease-up provides a prized western Carlsbad location with proximity to the Interstate 5 and Pacific Coast.

PROPERTY OVERVIEW

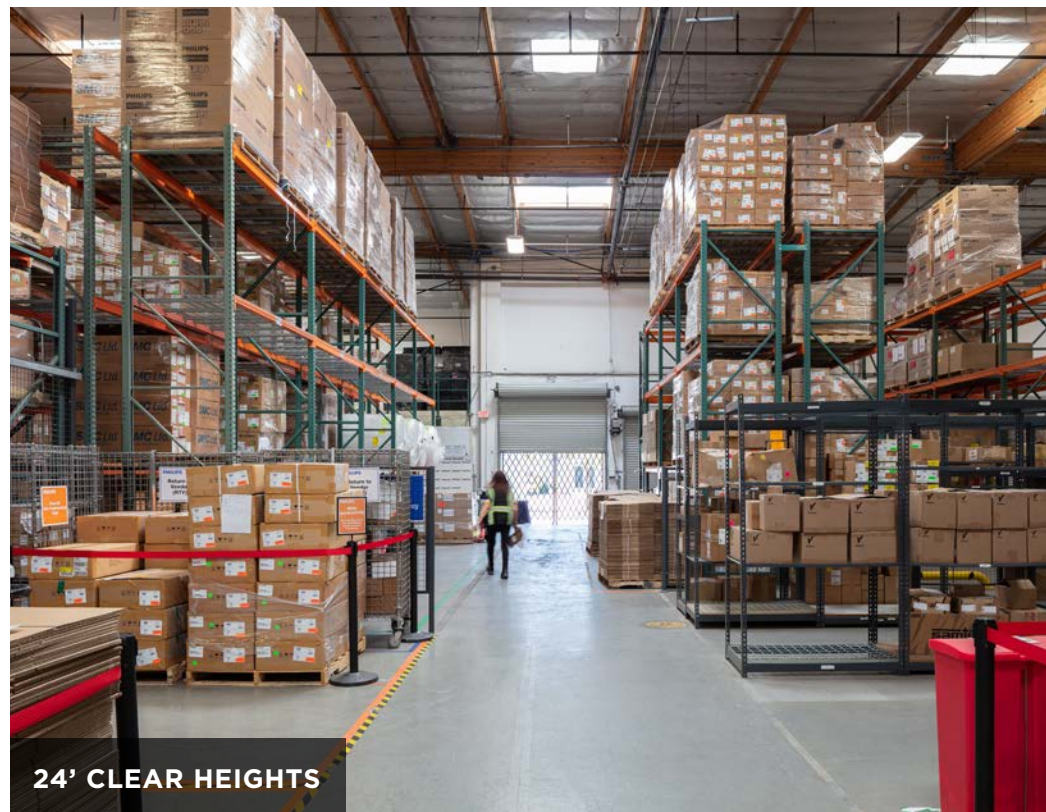
PROPERTY ADDRESS	2271 Cosmos Court
SUBMARKET	Carlsbad
YEAR BUILT	1987
APN	213-050-41-00
RENTABLE BUILDING AREA	85,165 SF
FLOORS	2 (Mezzanine)
SITE AREA	4.03 Acres
PARKING	2.26
POWER	1,600A 277/480V
CLEAR HEIGHT	24'
DOCK-LEVEL LOADING	6
GRADE-LEVEL LOADING	3
ZONING	P-M (OFFICE, INDUSTRIAL, R&D, LIFE SCIENCES)

SITE PLAN





6 DOCK HIGH DOORS



24' CLEAR HEIGHTS

INTERIOR OFFICE PHOTOS



TENANT AMENITY AREA



OFFICE



NORTH SAN DIEGO CORPORATE OCCUPIERS

WESTERN
CARLSBAD
LOCATION



2271
COSMOS
COURT

AMENITIES MAP



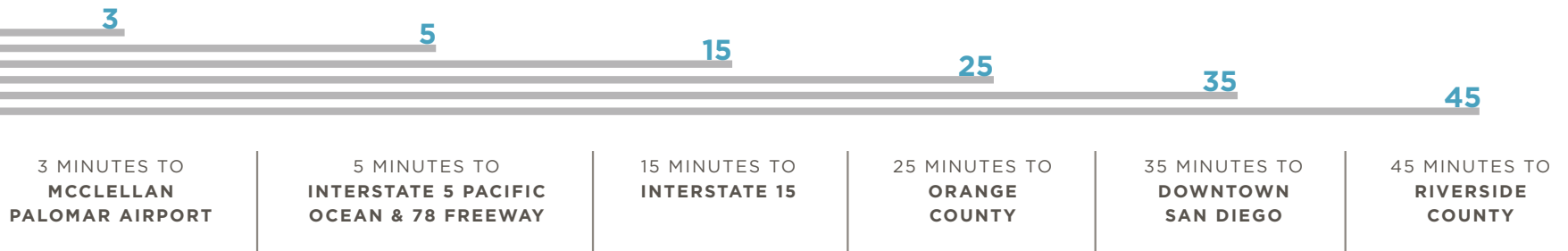
Carlsbad Outlets
 Costco Shopping Center
 Grand Pacific Palisades Resort
 Legoland California Resort
 The Crossings at Carlsbad
 Residence Inn by Marriott
 McClellan-Palomar Airport
 Homewood Suites Hampton Inn

Lowe's Shopping Center
 Staples Shopping Center
 Holiday Inn
 Bressi Ranch Village Center
 Hyatt Place
 Park Hyatt Aviara Resort
 La Costa Resort & Spa
 Home Depot Shopping Center

The Flower Fields
 Ponto Beach
 Tamarack Beach
 South Carlsbad State Beach
 Batiquitos Lagoon
 Carlsbad Village
 Target
 Walmart

Palomar College
 California State San Marcos
 Tri City Medical
 Palomar Medical
 Costco
 Restaurant Row
 North City

DRIVE TIMES



INDUSTRIAL OVERVIEW SAN DIEGO

2.0%
VACANCY

3.37MM SF
OF VACANCY

167,184,144
SQUARE FEET

7.3MM SF
OF TENANT REQUIREMENTS

NATION'S **LARGEST**
DEFENSE CLUSTER

5+ YEARS OF



5% VACANCY

NATION'S **3RD LARGEST** LIFE SCIENCE SECTOR

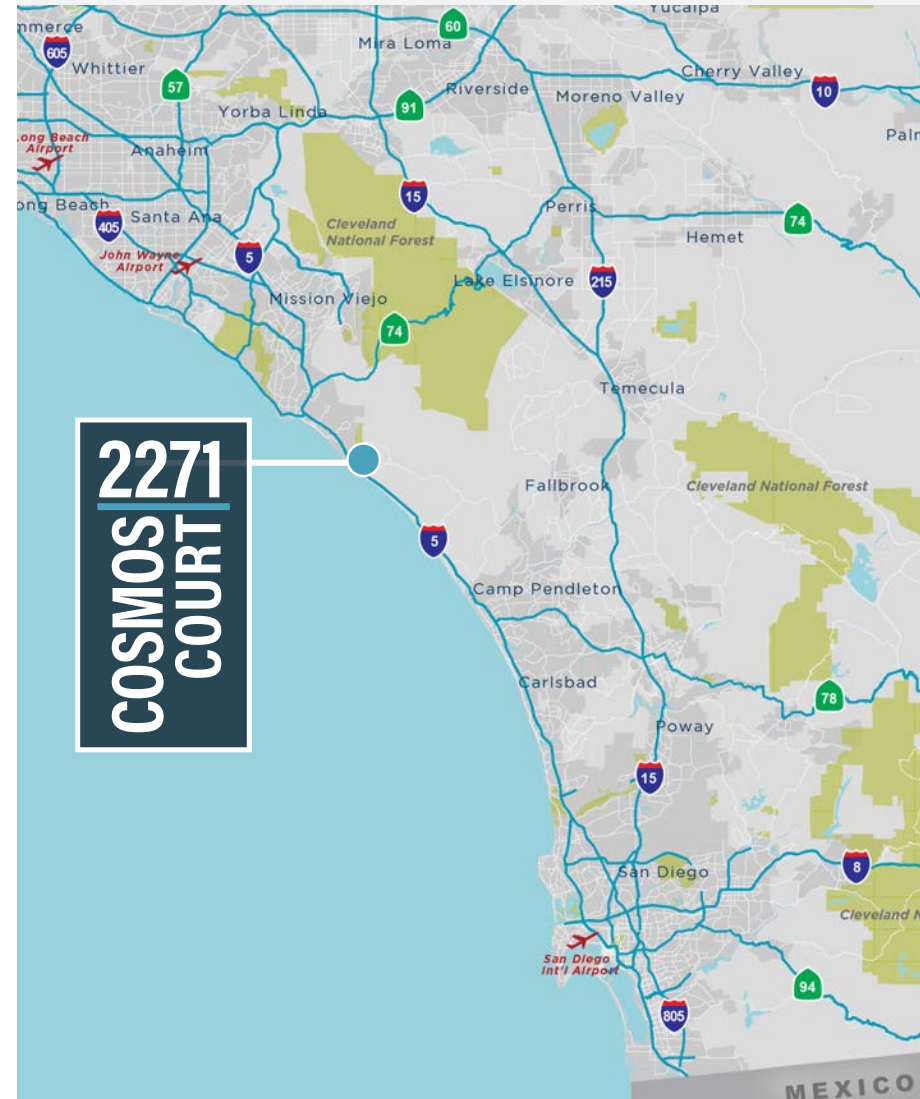
HIGHLY EDUCATED WORKFORCE

10 UNIVERSITIES / **14** RESEARCH INSTITUTES

MAJOR DEMAND DRIVERS

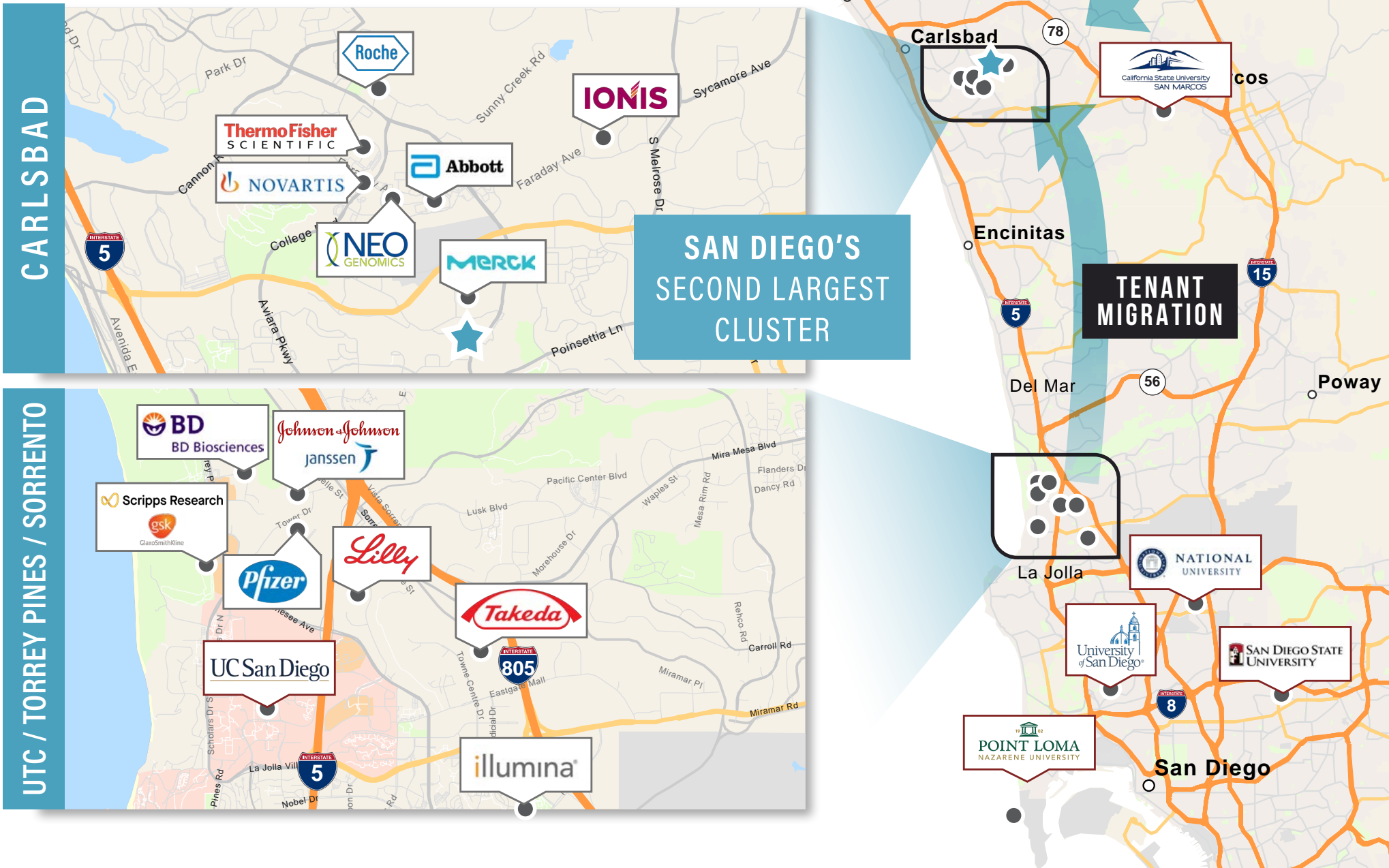
- LIFE SCIENCE
- MEDICAL DEVICE
- DEFENSE
- ACTION SPORTS
- TECHNOLOGY
- CLEAN TECH
- GOLF
- ECOMMERCE

THE SAN DIEGO INDUSTRIAL MARKET SPANS FROM THE U.S. MEXICO BORDER TO CAMP PENDLETON WITH ACCESS TO THE GREATER SOUTHWESTERN REGION VIA I-15, I-5, I-8 AND THE BNSF RAIL LINES.



LIFE SCIENCE OVERVIEW SAN DIEGO

SAN DIEGO



CARLSBAD

UTC / TORREY PINES / SORRENTO

SAN DIEGO'S
SECOND LARGEST
CLUSTER

TENANT
MIGRATION

LIFE SCIENCE OVERVIEW SAN DIEGO

SAN DIEGO — CARLSBAD

LIFE SCIENCE IS THE MAJOR DRIVER OF INNOVATION IN THE SAN DIEGO REGION, EMPLOYING MORE THAN 37,000, WITH 1,225 COMPANIES AND 80 RESEARCH INSTITUTES. THE MICROCLIMATE OF INNOVATION IN SAN DIEGO IS FUELED BY NEARLY 7,000 ANNUAL STEM GRADUATES, 10+ UNIVERSITIES AND EXCEPTIONAL HISTORICAL FLOW OF VENTURE CAPITAL. IN 2018, SAN DIEGO RECEIVED \$2.8 BILLION IN LIFE SCIENCE VENTURE FUNDING. CENTRAL SAN DIEGO AND CARLSBAD ARE THE TWO LARGEST CLUSTERS OF LIFE SCIENCE COMPANIES AND INSTITUTES IN THE REGION.

#3

SAN DIEGO - CARLSBAD IS THE NATION'S 3RD LARGEST BIOTECH HUB

12K

LIFE SCIENCE COMPANIES

37.8K

LIFE SCIENCE EMPLOYEES

\$33.6B

ECONOMIC IMPACT IN SAN DIEGO COUNTY

STEM

(SCIENCE, TECHNOLOGY, ENGINEERING AND MATHEMATICS)

GRADUATES

7,000

ANNUAL GRADUATES

UC San Diego

SAN DIEGO STATE UNIVERSITY

POINT LOMA NAZARENE UNIVERSITY

California State University SAN MARCOS

NATIONAL UNIVERSITY

University of San Diego

LIFE SCIENCE OVERVIEW SAN DIEGO

CARLSBAD TOP EMPLOYERS

- | | |
|--|--|
| 1) LEGOLAND California - Hospitality/Tourism | 11) Park Hyatt Aviara - Hospitality/Tourism |
| 2) ViaSat - ICT | 12) Genoptix - Life Science |
| 3) Callaway Golf - Action Sports | 13) Zimmer Dental - Life Science |
| 4) Thermo Fisher Scientific - Life Science | 14) Alphatec Spine - Life Science |
| 5) Carlsbad Unified School District - Government | 15) Nordson ASYMTEK - Life Science |
| 6) Omni La Costa Resort & Spa - Hospitality/Tourism | 16) Nortek Security Control - ICT |
| 7) TaylorMade Golf - Action Sports | 17) Costco Wholesale - Retail |
| 8) Gemological Institute of America - Education | 18) NTN Buzztime - ICT |
| 9) City of Carlsbad - Government | 19) Legend 3D - ICT |
| 10) OptumRx - Life Science | 20) GreatCall/Jitterbug - ICT |



HOSPITALITY/
TOURISM



ICT
INFORMATION,
COMMUNICATIONS
TECH



ACTION
SPORTS

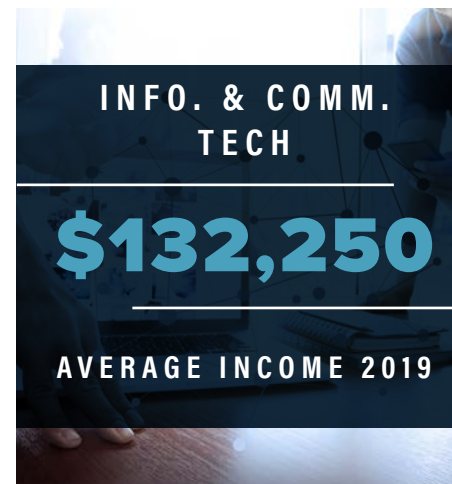
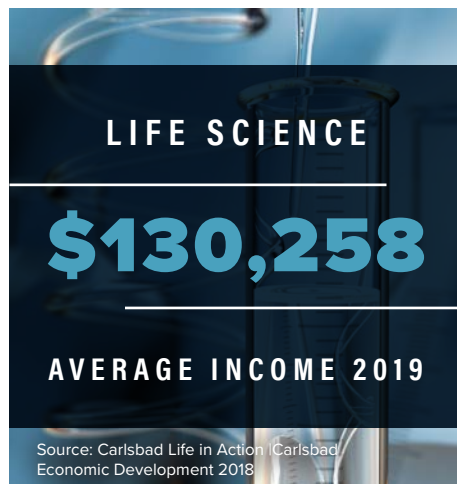


LIFE
SCIENCE



GOVERNMENT/
EDUCATION

KEY INDUSTRIES





2271 COSMOS COURT

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