

1395

ASPEN WAY

VISTA, CALIFORNIA

±81,928 SF
FOR LEASE

FREESTANDING INDUSTRIAL,
MANUFACTURING, DIST, OR R&D

 CUSHMAN &
WAKEFIELD

PROPERTY



HIGHLIGHTS

1395
ASPEN WAY
VISTA, CALIFORNIA



**RARE LOW-FINISH
OPPORTUNITY**
SINGLE STORY/NO MEZZ



**GATED TRUCK COURT
& DRIVE-AROUND ACCESS**



**EFFICIENT HIGH-BAY
WAREHOUSE**
22' CLEAR HEIGHTS



FREESTANDING SITE
IDEAL FOR CORP HQ



**DOCK & GRADE
LEVEL LOADING**
4 DOCK/ 2 GRADE



HIGH IMAGE
EXTERIOR & LOBBY



PROMINENT CORNER LOCATION AT THE INTERSECTION OF
S. MELROSE DRIVE & ASPEN WAY



SITE PLAN

FREESTANDING INDUSTRIAL | MANUFACTURING | DIST | R&D

1395
ASPEN WAY
VISTA, CALIFORNIA

- ▲ DOCK-HIGH LOADING
- GRADE-LEVEL LOADING

PROPERTY OVERVIEW

SQUARE FEET:	81,928 SF
STORIES:	SINGLE STORY
ACRES:	5.69
POWER:	3,000 480/277V
COLUMN SPACING:	40X40 TYPICAL
PARKING:	2.51/1,000 (±200 STALLS)
CLEAR HEIGHT:	22'
DOCK-HIGH:	4
GRADE-LEVEL:	3

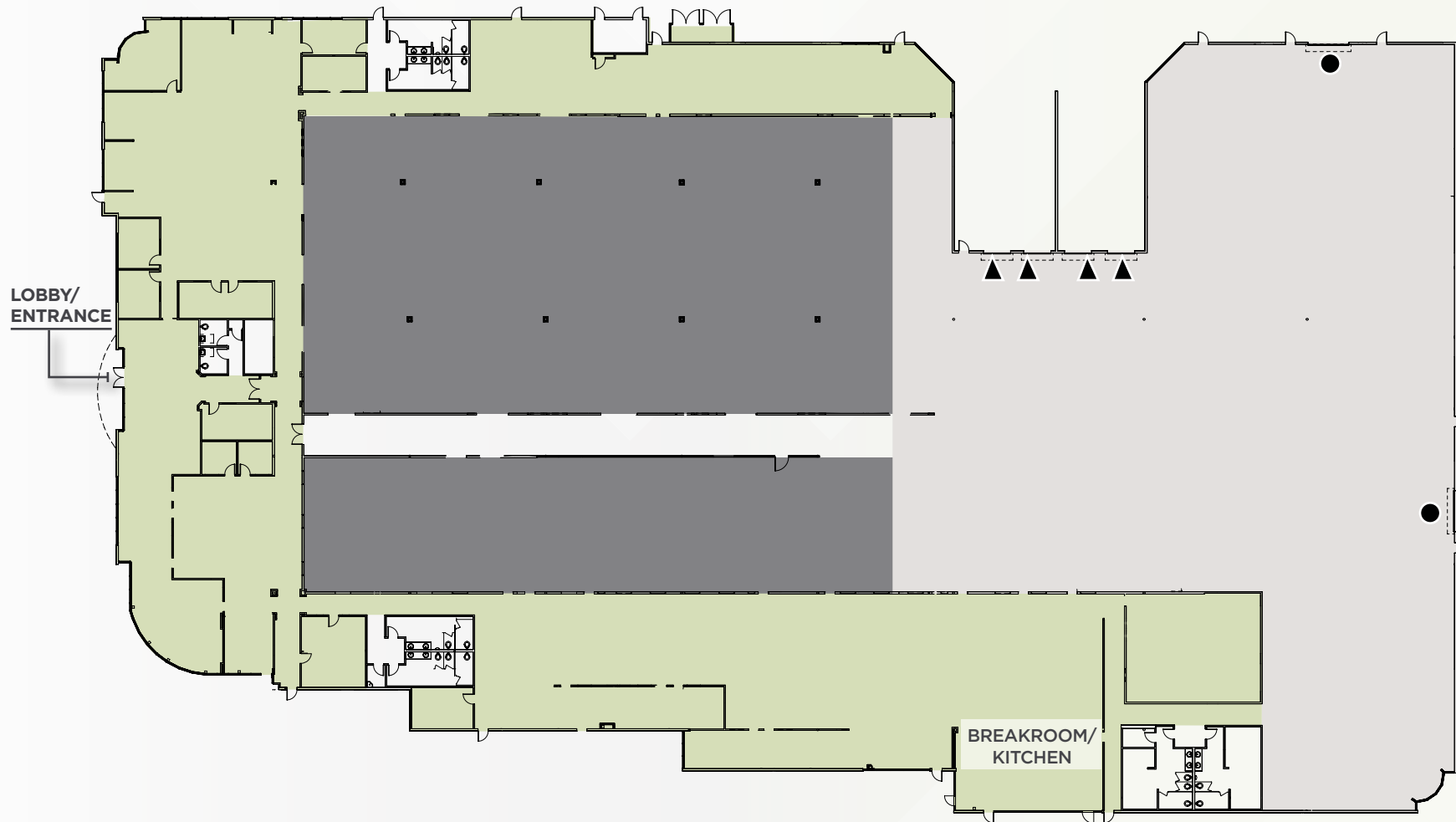


FLOOR PLAN **EXISTING** // // // //

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■ OFFICE

■ PRODUCTION

■ WAREHOUSE

▲ DOCK-HIGH LOADING

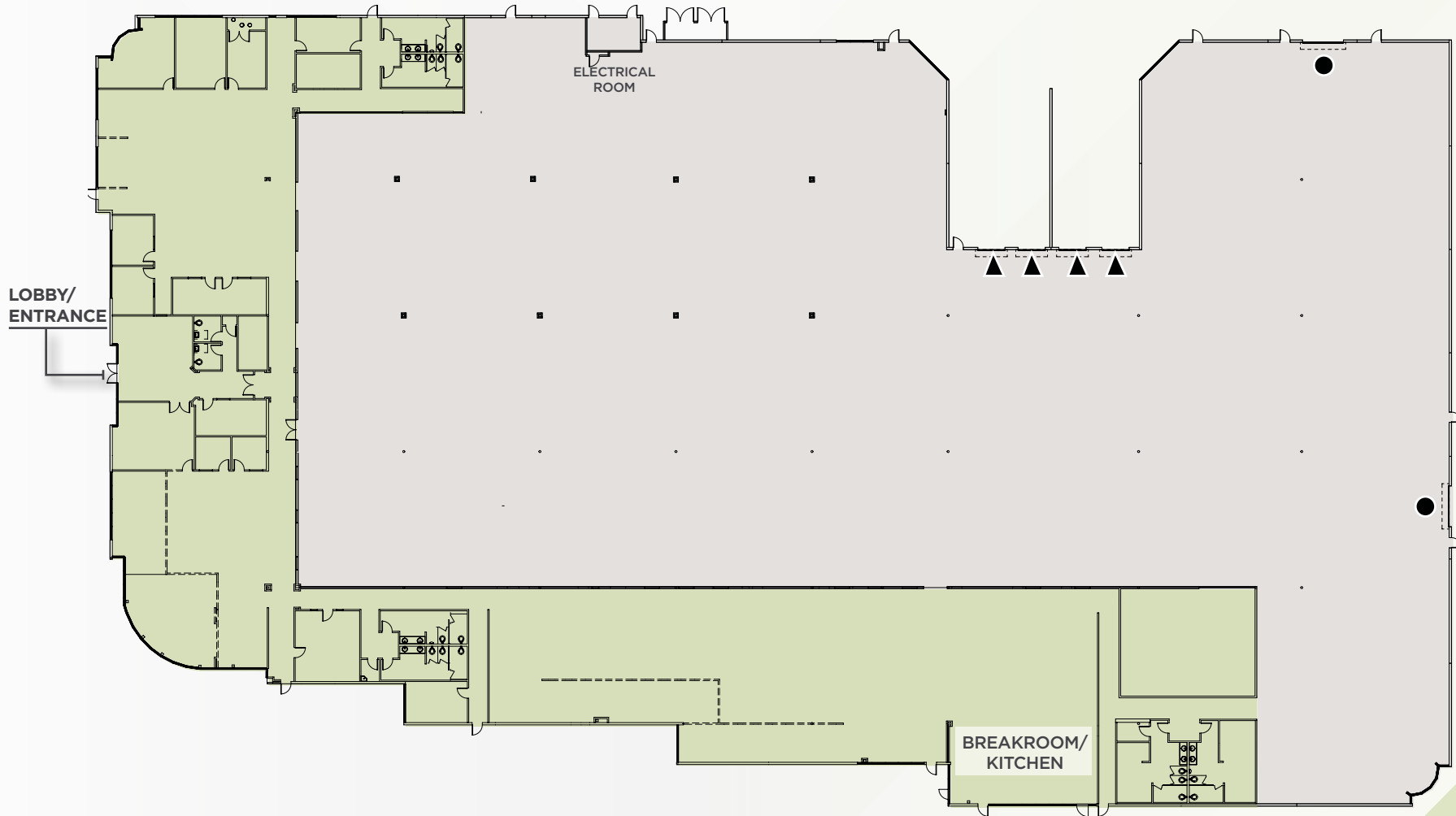
● GRADE-LEVEL LOADING

PROPOSED INDUSTRIAL PLAN A

FREESTANDING INDUSTRIAL | MANUFACTURING | DIST | R&D

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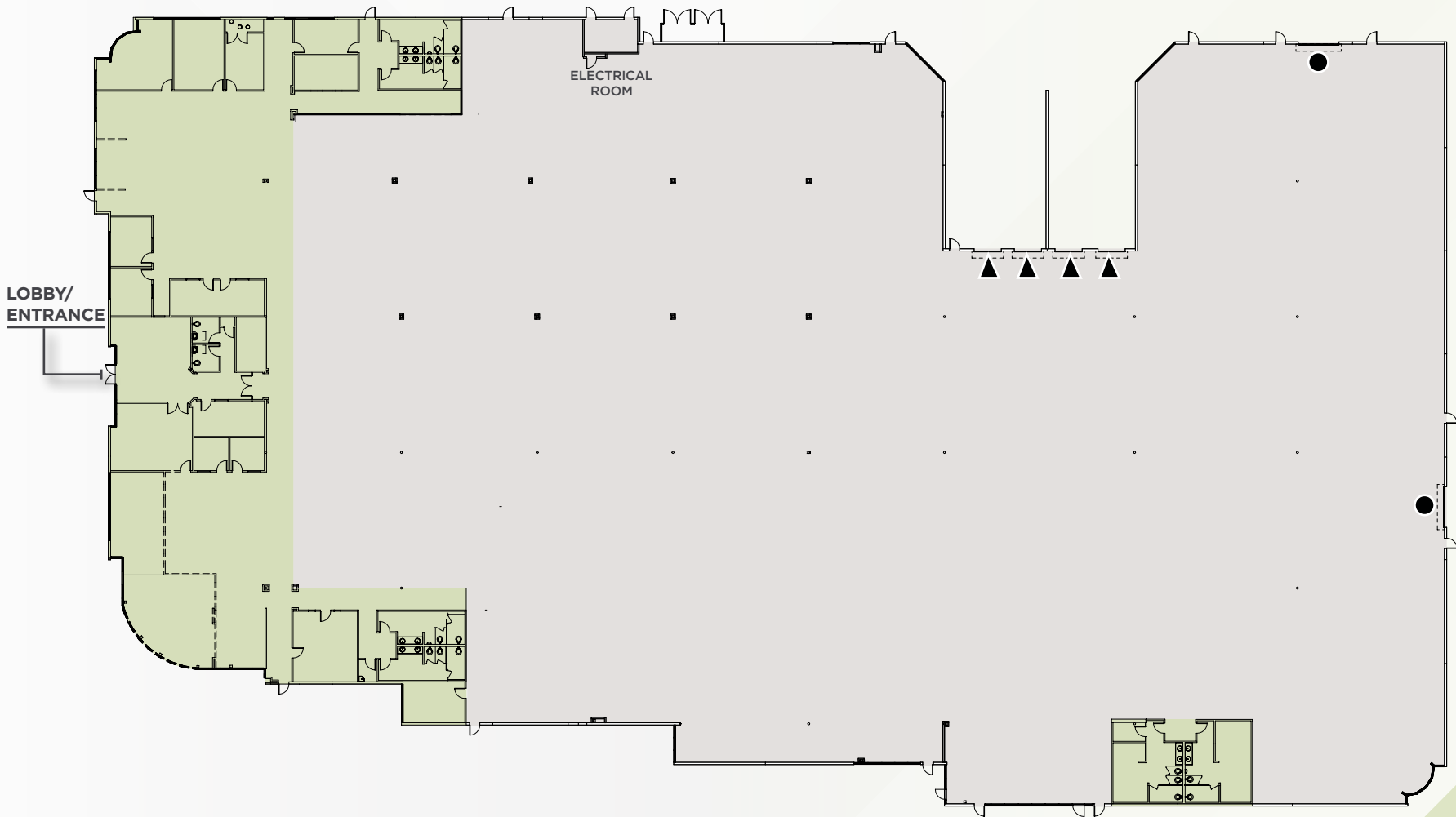


- OFFICE
- WAREHOUSE
- ▲ DOCK-HIGH LOADING
- GRADE-LEVEL LOADING

PROPOSED INDUSTRIAL PLAN B

FREESTANDING INDUSTRIAL | MANUFACTURING | DIST | R&D

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ASPEN WAY
VISTA, CALIFORNIA



- OFFICE
- WAREHOUSE
- ▲ DOCK-HIGH LOADING
- GRADE-LEVEL LOADING

CLASS A INDUSTRIAL

FREESTANDING INDUSTRIAL | MANUFACTURING | DIST | R&D

1395
ASPEN WAY
VISTA, CALIFORNIA



1395
ASPEN WAY

8 Minutes to
Interstate Five

5 Minutes to
78 Freeway



FREEWAY ACCESS

FREESTANDING INDUSTRIAL | MANUFACTURING | DIST | R&D

1395

ASPEN WAY
VISTA, CALIFORNIA



OCEANSIDE

ORANGE COUNTY 35 MINS

RIVERSIDE COUNTY 55 MINS

VISTA

5 MINS

10 MINS

CARLSBAD

78

SAN MARCOS

ESCONDIDO

DOWNTOWN SAN DIEGO 35 MINS

PROMINENT HARD CORNER LOCATION,
ON THE BORDER OF CARLSBAD & VISTA.



VISTA MARKET

1395
ASPEN WAY
VISTA, CALIFORNIA



**LOCATED JUST SEVEN MILES
INLAND FROM THE PACIFIC OCEAN
IN NORTHERN SAN DIEGO COUNTY**

The City of Vista has a perfect mild Mediterranean climate. Residents enjoy a wide range of year-round outdoor activities in a setting of gentle rolling hills and pleasant rural surroundings. Vista is approximately 19 square miles with a population of 101,797. The City has gained popularity as the craft beer capital of the United States and boasts a diverse local economy that includes medical device manufacturing, nutraceuticals, defense related, precision manufacturing and action sports companies.

**POPULATION
101,797**

**7 MILES TO THE
PACIFIC OCEAN**

19 SQUARE MILES

CRAFT BEER CAPITAL

**3.6% UNEMPLOYMENT
RATE**

**800+
COMPANIES**

INDUSTRIES

- Information & Communication Technology
- Action Sports
- Medical Device Manufacturing
- Nutraceutical Manufacturing
- Precision Manufacturing and Defense
- Life Science

1395

ASPEN WAY

VISTA, CALIFORNIA



TEAM CONTACTS

81,928 SF
TOTAL PROJECT SIZE

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