



2 3 4 0
cousteau court

For Sale or Lease | Vista | 134,299 SF





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cousteau court

view property tour video



property features

total size:	134,299 SF
office size:	27,300 SF (20%)
lot size:	8.99 Acres (391,604 SF)
grade level doors:	4 (12' x 14')
dock high doors:	8 (8' x 10') 6 with dock levelers (expandable to 18 dock levelers)
clear height:	26' - 28'
power:	1,600a, 277/480v-3p
fire sprinklers:	ESFR
column spacing:	40' x 56'
parking:	1.90/1,000 SF (254 spaces)
solar:	350 kW SunPower E20 Panels
natural gas:	yes
zoning:	Research Light Industrial (RLI)
lease rate:	Contact Broker
NNN's:	±\$0.24/SF
availability:	Contact Broker
asking price:	Submit Offer

highlights



Large Truck Court
excellent turning radius



Freestanding Industrial Building
high end corporate image



Energy Efficient
solatube lighting & solar panels



West Vista Location
nearby proximity to carlsbad



Heavy Power
1,600a, 277/480v-3p



Excellent Loading Access
8 dock high & 4 grade level doors
ability to expand to 18 dock high doors



High Bay Distribution
26' - 28' clear height



High End Improvements
recently upgraded office



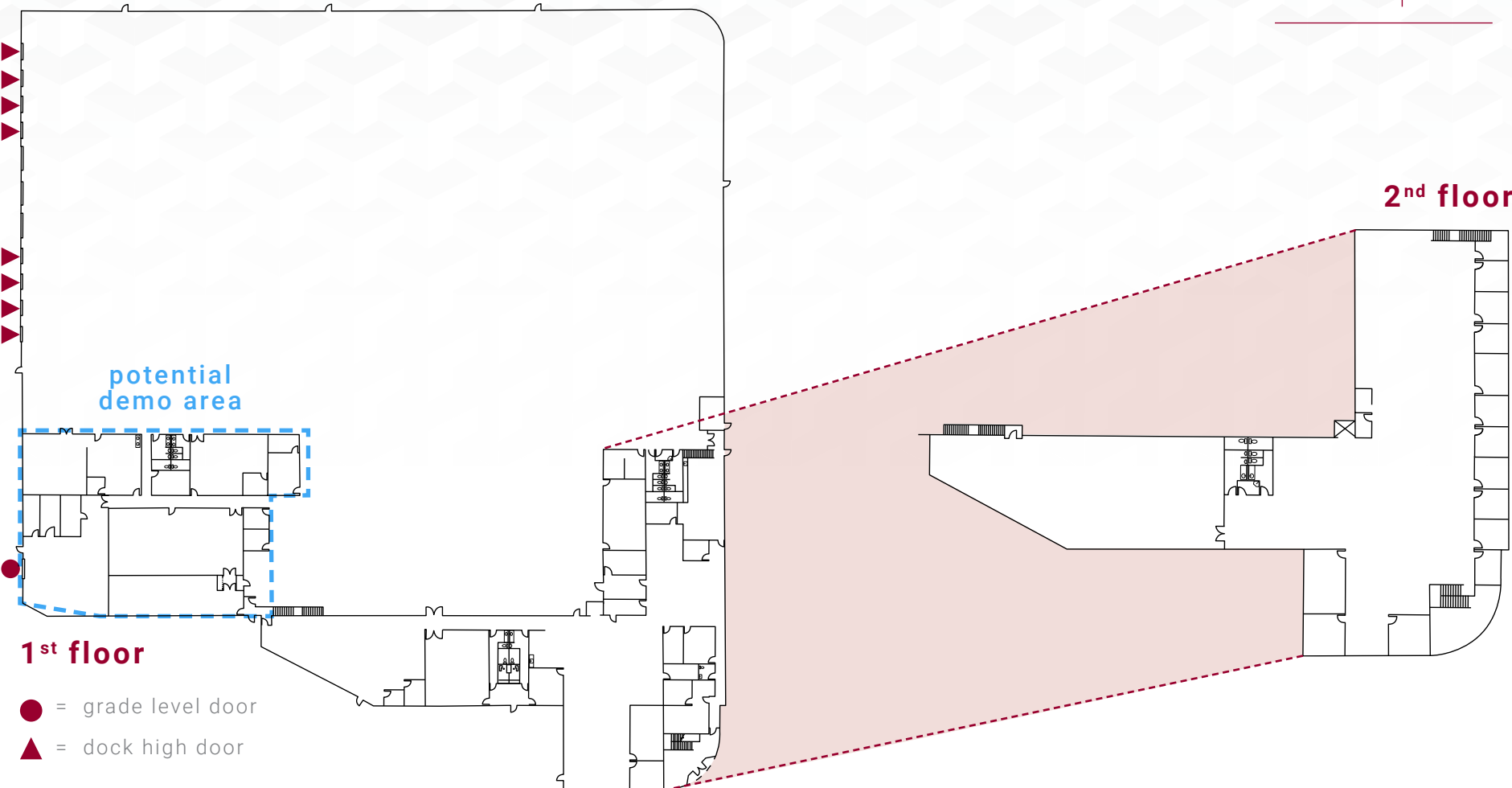
Elevator Served
easy accessibility between floors

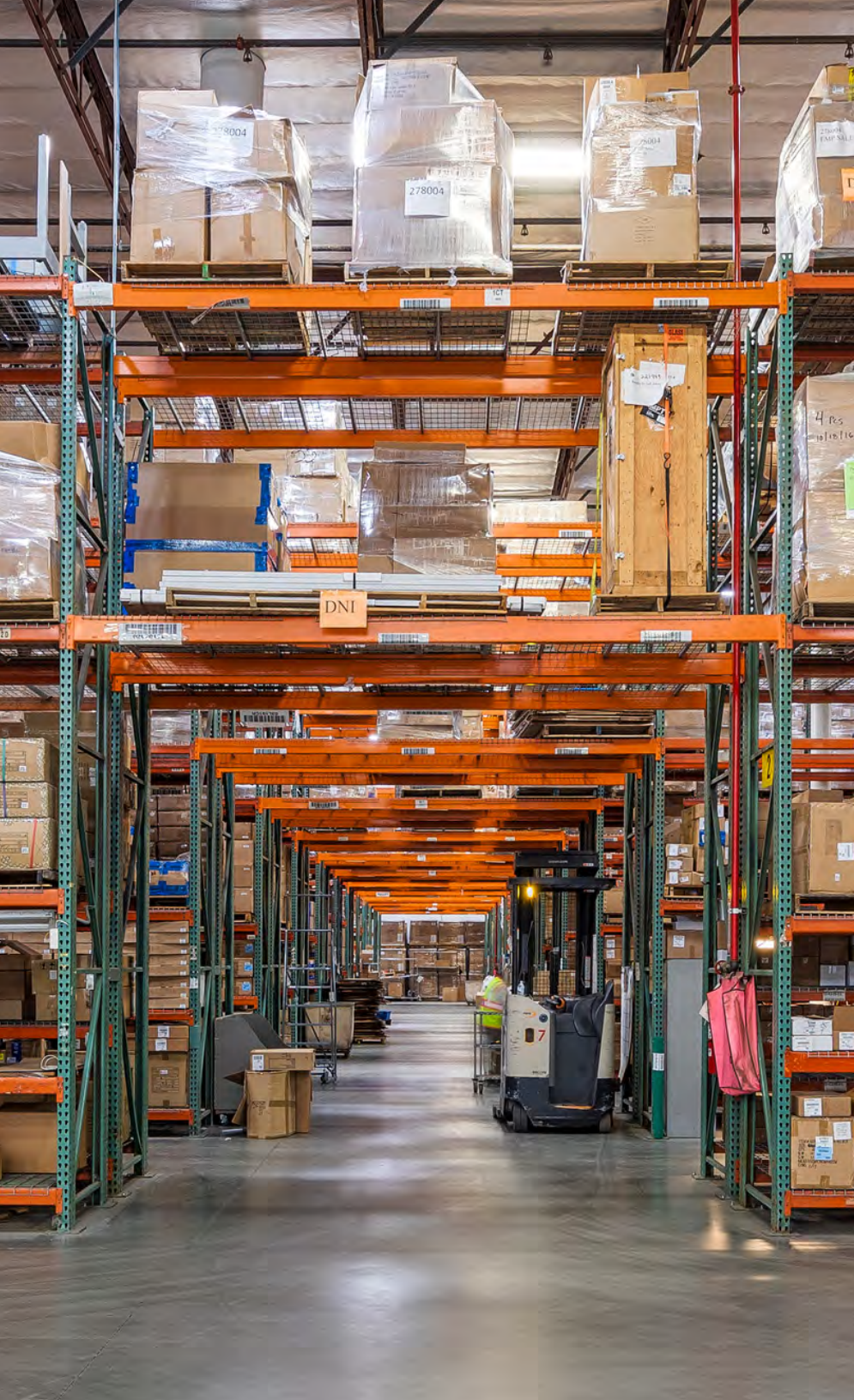




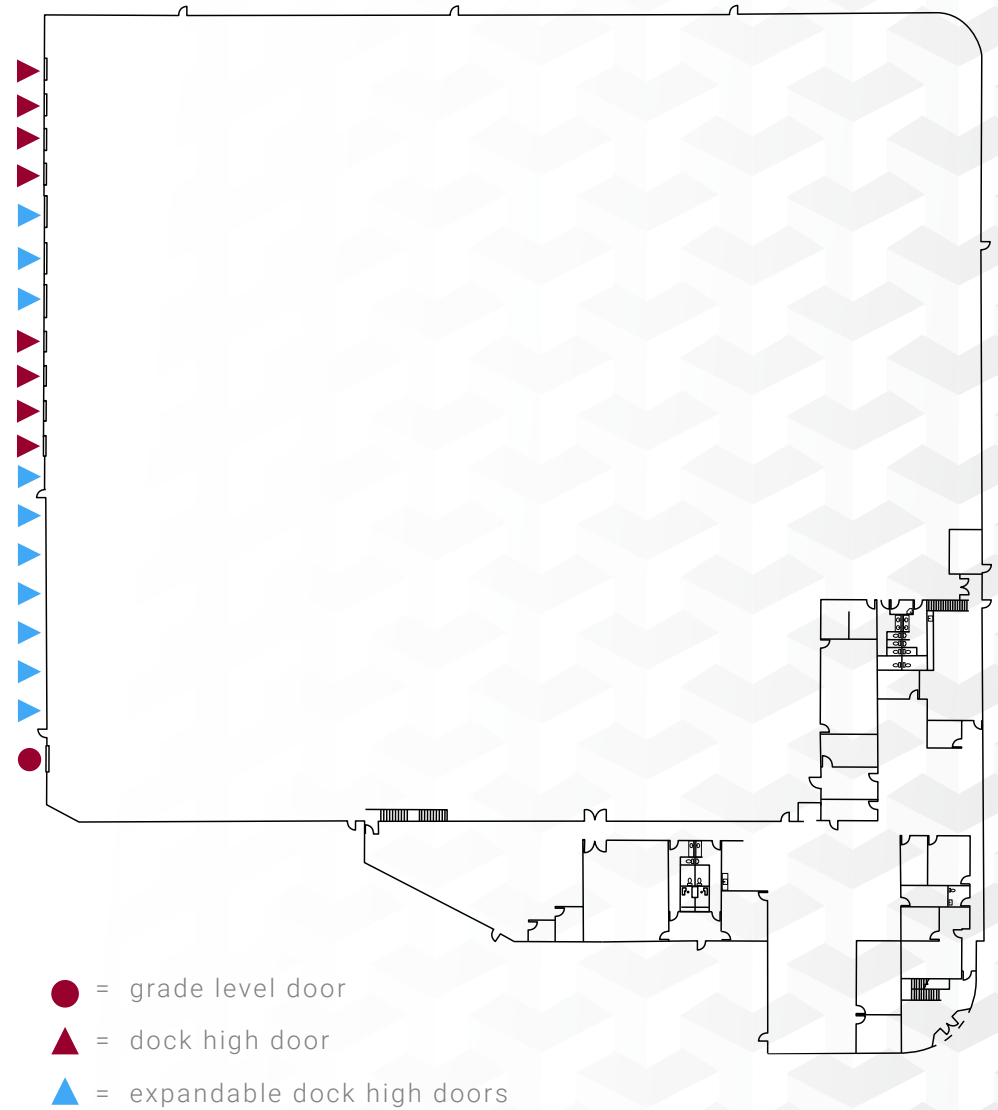
E-COMMERCE
MANUFACTURE
DISTRIBUTE
WAREHOUSE
HEADQUARTERS







conceptual floor plan





COUSTEAU COURT

- = grade level door
- ▲ = dock high door



dock & grade loading



diving pool



elevator served

PACIFIC OCEAN



corporate neighbors

carlsbad

MCCLELLAN PALOMAR AIRPORT

PALOMAR AIRPORT RD

EL FUERTE ST

FARADAY ST

S. MELROSE DR

S. MELROSE DR

PARK CENTER DR

2340 cousteau court

vista



nearby retail & amenities

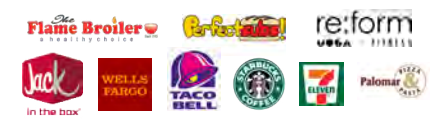
1 the island at carlsbad



2 palomar commons



5 vista palomar park



6 grand plaza



2340 cousteau court

1

2

3

4

5

6

3 the square @ bressi ranch



4 bressi ranch village center



LEO CARILLO RANCH

ST. MARK GOLF CLUB

LAKE SAN MARCOS

Vista



population

103,381



corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

48,000+

california's craft
beer capital

18
Breweries



1
Meadery



2
Wineries



most craft breweries per
capita of any california city

vista's local
industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology



breweries



- 1. Mother Earth
- 2. Belching Beaver
- 3. Aztec
- 4. Black Plague
- 5. Prohibition
- 6. Booze Bros
- 7. Pub 980
- 8. Bear Roots
- 9. Eppig
- 10. Dog Leg

attractions



- 1. Oceanside Pier & Harbor
- 2. Carlsbad State Beach
- 3. Carlsbad Campground
- 4. Cinepolis Theatres
- 5. Legoland
- 6. Carlsbad Flower Fields & Premium Outlets
- 7. Leucadia State Beach
- 8. McClellan-Palomar Airport
- 9. Lake San Marcos
- 10. Aviara Golf Club
- 11. La Costa Resort and Golf
- 12. Bressi Ranch



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