



**223,175 SF MODERN INDUSTRIAL**  
WAREHOUSE / DISTRIBUTION / MANUFACTURING

**DELIVERY Q3 2023**

**LBA**Logistics 

223,175 Square Feet | Class A Cross-Dock

# REACH NEW HEIGHTS

Fulfill your San Diego supply chain and logistics solutions at San Diego's most functional and attractive new distribution project

## **Rare Opportunity**

dwindling supply of industrial land and new construction throughout San Diego, ideal site for Last Mile with immediate access to customers and highly skilled labor

## **Flexibility**

class A cross-dock building with ability to modify site and building plans to suit

## **One of One**

only project in San Diego with designs for 36' clear height, dock ratio > 2.78:10,000 SF, abundant onsite trailer parking and employee amenities

## **Customized Solutions**

design your perfect building from the ground up, enhance brand image while boosting morale and increasing efficiency



## **Affordability**

significant savings based on lower tax rates compared to Central SD and Orange County, reduced energy costs, cubic storage advantage

## **Avoid Risk**

new building means less exposure to capital expenditures and environmental concerns

## **Attract & Retain Talent**

excellent quality of life featuring a coastal vibe, myriad of recreational and leisure activities, affordable living options and close proximity to executive housing. Onsite amenities and adjacent walking/biking trails create a unique industrial work environment

## **Separate & Secure**

no neighbors or shared environment, natural terrain features and ability to fence make this a highly secure facility

# THE LOCATION

Unparalleled access to customers

## SURROUNDING AREA



POPULATION

**724,870**  
within 10 miles

**198,081**  
within 5 miles

**76,783**  
within 3 miles



2020 HOUSING  
UNITS

**267,264**  
within 10 miles

**73,408**  
within 5 miles

**19,132**  
within 3 miles



2020 MEDIAN  
HOUSEHOLD  
INCOME

**\$89,200**  
within 10 miles

**\$101,212**  
within 5 miles

**\$109,343**  
within 3 miles

Oceanside

San Marcos

78

Carlsbad

3 miles

5 miles

10 miles

15

La Costa


Encinitas

5

Solana Beach

Rancho Santa Fe

## Drive times to:

- **1 hr 36 min**  
Port of LA/Long Beach
- **40 min**  
Orange County
- **45 min**  
Riverside County
-  **San Marcos**
- **45 min**  
Downtown/Airport
- **55 min**  
Mexico Border

## San Diego quick stats:

**3.3M**

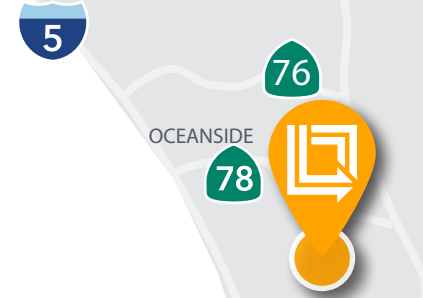
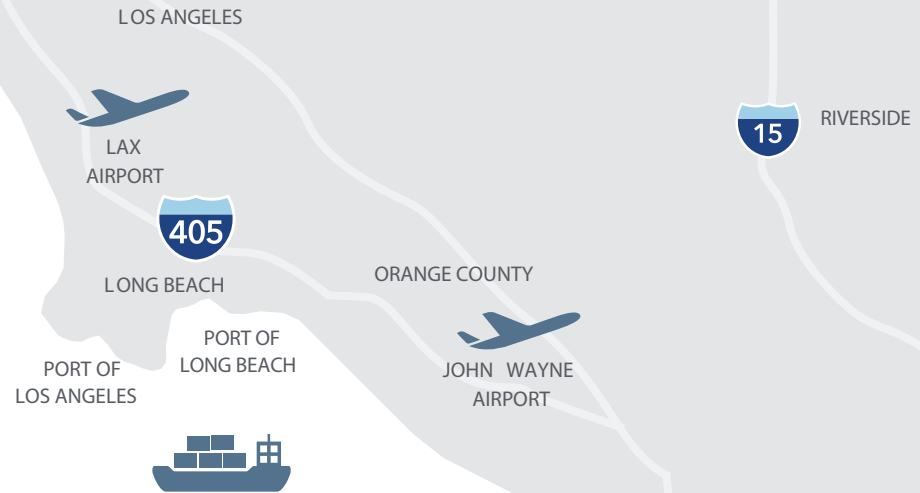
5TH MOST POPULOUS COUNTY IN US

**#2**

FASTEST GROWING ECONOMY IN CALIFORNIA

**158K**

COLLEGE STUDENTS IN SAN DIEGO INCLUDING 46K IN SAN MARCOS



# THE DEMOGRAPHICS

## NORTH COUNTY SAN DIEGO

**113,806**  
Population  
**47,505**  
Housing Units  
**\$114,706**  
Household Income

**61,986**  
Population  
**26,522**  
Housing Units  
**\$116,477**  
Household Income

**13,243**  
Population  
**6,669**  
Housing Units  
**\$113,972**  
Household Income

CARLSBAD

LA COSTA

ENCINITAS

SOLANA BEACH

SAN MARCOS

RANCHO SANTA FE

**57,750**  
Population  
**19,952**  
Housing Units  
**\$78,374**  
Household Income

**44,574**  
Population  
**17,134**  
Housing Units  
**\$136,152**  
Household Income

**3,247**  
Population  
**1,419**  
Housing Units  
**\$166,505**  
Household Income



# THE SITE

Northeast of Melrose Drive at  
Diamond Street



**Q3 2023**  
planned completion



**Secure Site**  
fully fenced (optional)



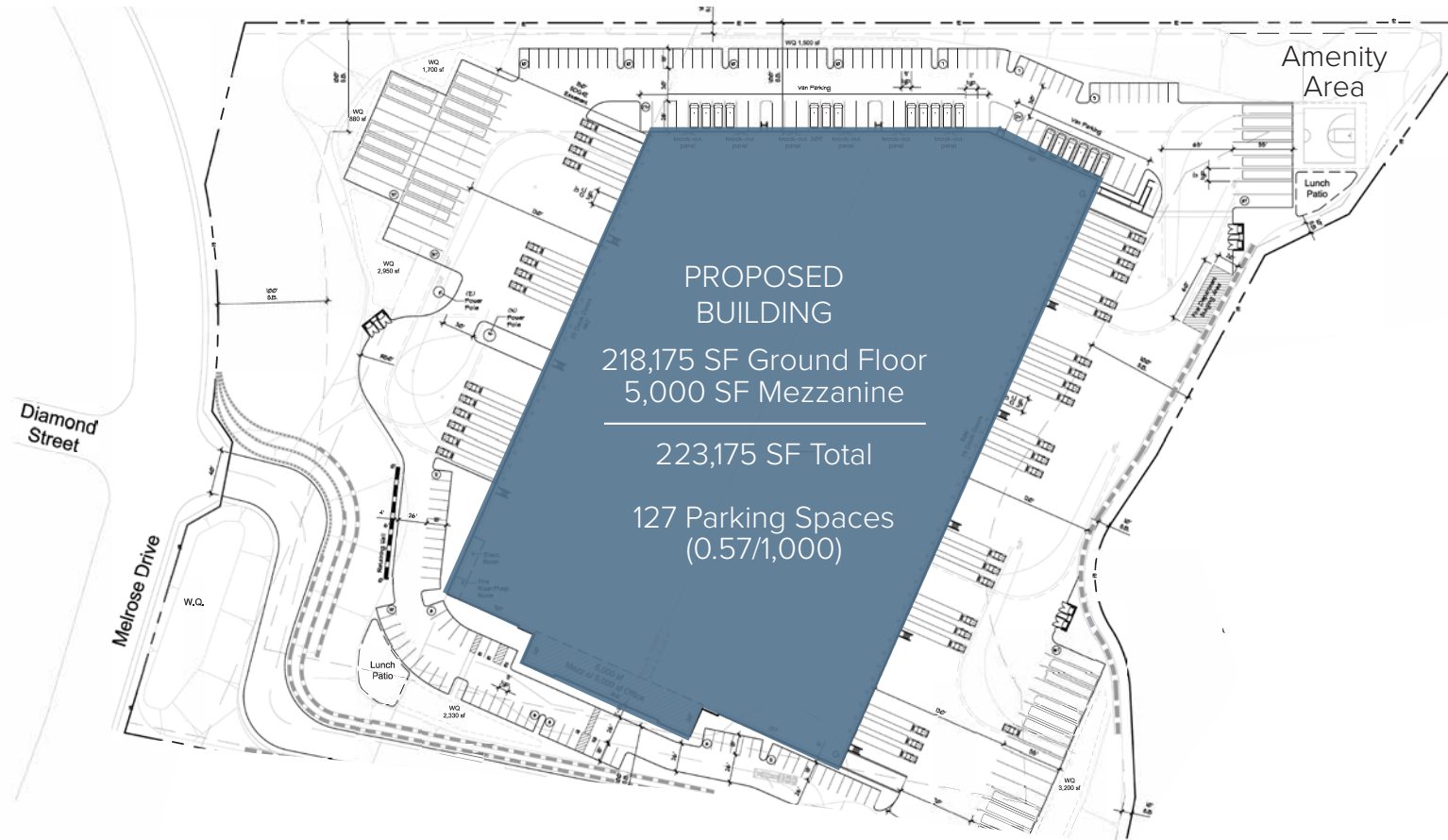
## Vehicle Parking:

127 standard vehicle stalls  
39 van parking stalls



## Truck Court Area:

130' depth, all concrete,  
48 stalls for trailer parking





**223,175**

TOTAL SPACE AVAILABLE (SQUARE FEET)



**62 DOCKS**

2.78:10,000 SF DOOR RATIO



**36' CLEAR**

HEIGHT AT FIRST COLUMN



**2 GRADE**

DOORS



**CROSS-DOCK**

INDUSTRIAL BUILDING



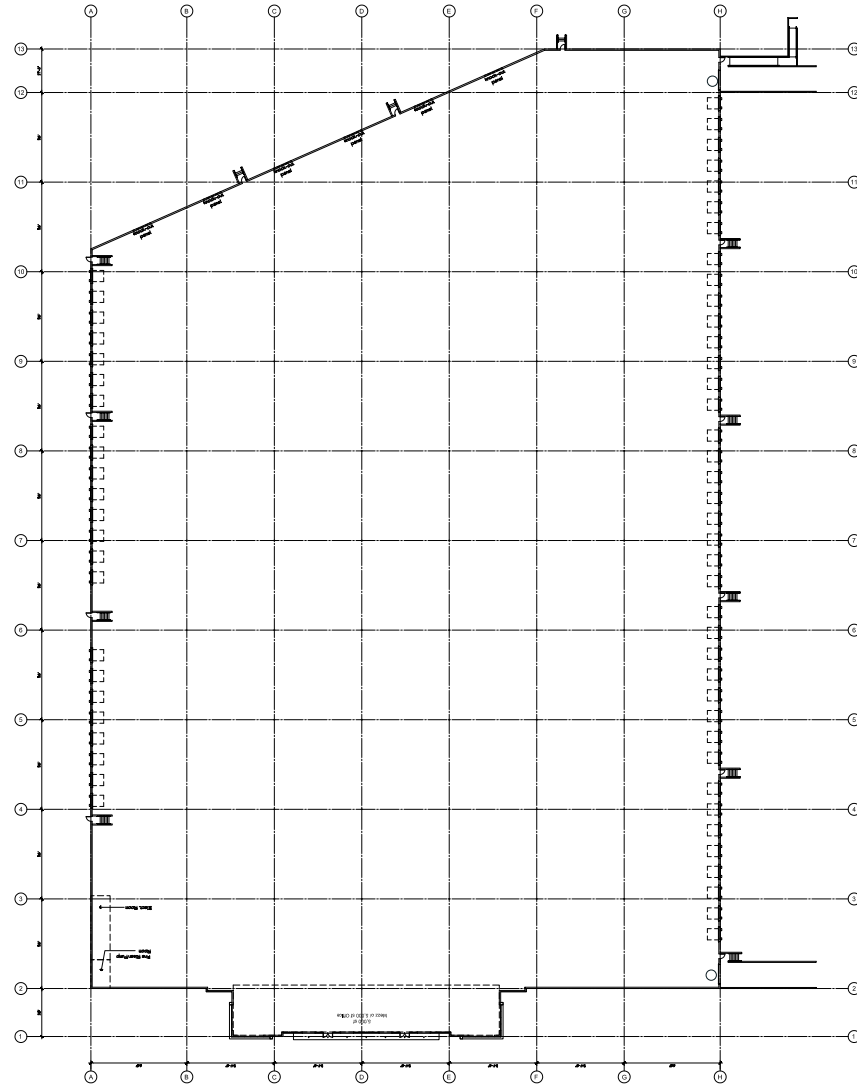
**ESFR**

SPRINKLERS



# THE PLAN

## FULL BUILDING PLAN



 DOCK DOORS     GRADE DOORS

# NORTH COUNTY

Surrounded by strong demographics, great accessibility and the largest concentration of executive housing



**826,985**  
population



**36**  
median age



**25,500+**  
businesses



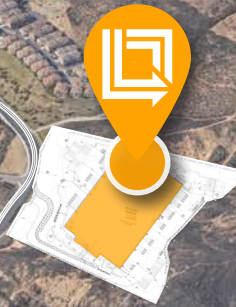
**409,100+**  
employees



**20+**  
rail stations



**40+**  
golf courses



Carlsbad

Oceanside

San Marcos

Palomar Airport Road

Melrose Drive

S Rancho Santa Fe Road

NORTH



# CORPORATE NEIGHBORS





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