

1395

ASPEN WAY

VISTA, CALIFORNIA

±81,928 SF FOR LEASE



INDUSTRIAL | FLEX | LIFE SCIENCE



PROPERTY HIGHLIGHTS



HIGH IMAGE
FREESTANDING
INDUSTRIAL FACILITY



EXISTING **CLEAN
ROOM, WET LAB** AND
PRODUCTION SPACE



APPROXIMATELY
80% HVAC
IMPROVED



HIGH IMAGE CORPORATE
OFFICE SPACE



EXCELLENT
GLASS LINE



12'+ CEILINGS
THROUGHOUT THE
OFFICE SPACE



OPEN OFFICE
FLOOR PLAN



HIGH PROFILE LOBBY
ENTRANCE



**MONUMENT AND
BUILDING TOP SIGNAGE**
AVAILABLE WITH
EXCELLENT VISIBILITY
FROM MELROSE DRIVE



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



GATED TRUCK COURT WITH DRIVE-AROUND ACCESS



SITE PLAN

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PROPERTY OVERVIEW

SQUARE FEET	81,928 SF
STORIES	SINGLE STORY
MEZZANINE	N/A (STEEL PLENUM FOR PRODUCTION & LAB EQUIPMENT)
ACRES	5.69
OFFICE	+25,648 SF
PRODUCTION/LAB	+34,000 SF
WAREHOUSE	+22,280 SF
POWER	3,000 480/277V 3,600 208/120V
PARKING	2.51/1,000
CLEAR HEIGHT	22'
DOCK-LEVEL	4
GRADE-LEVEL	3

- ▲ DOCK-LEVEL LOADING
- GRADE-LEVEL LOADING

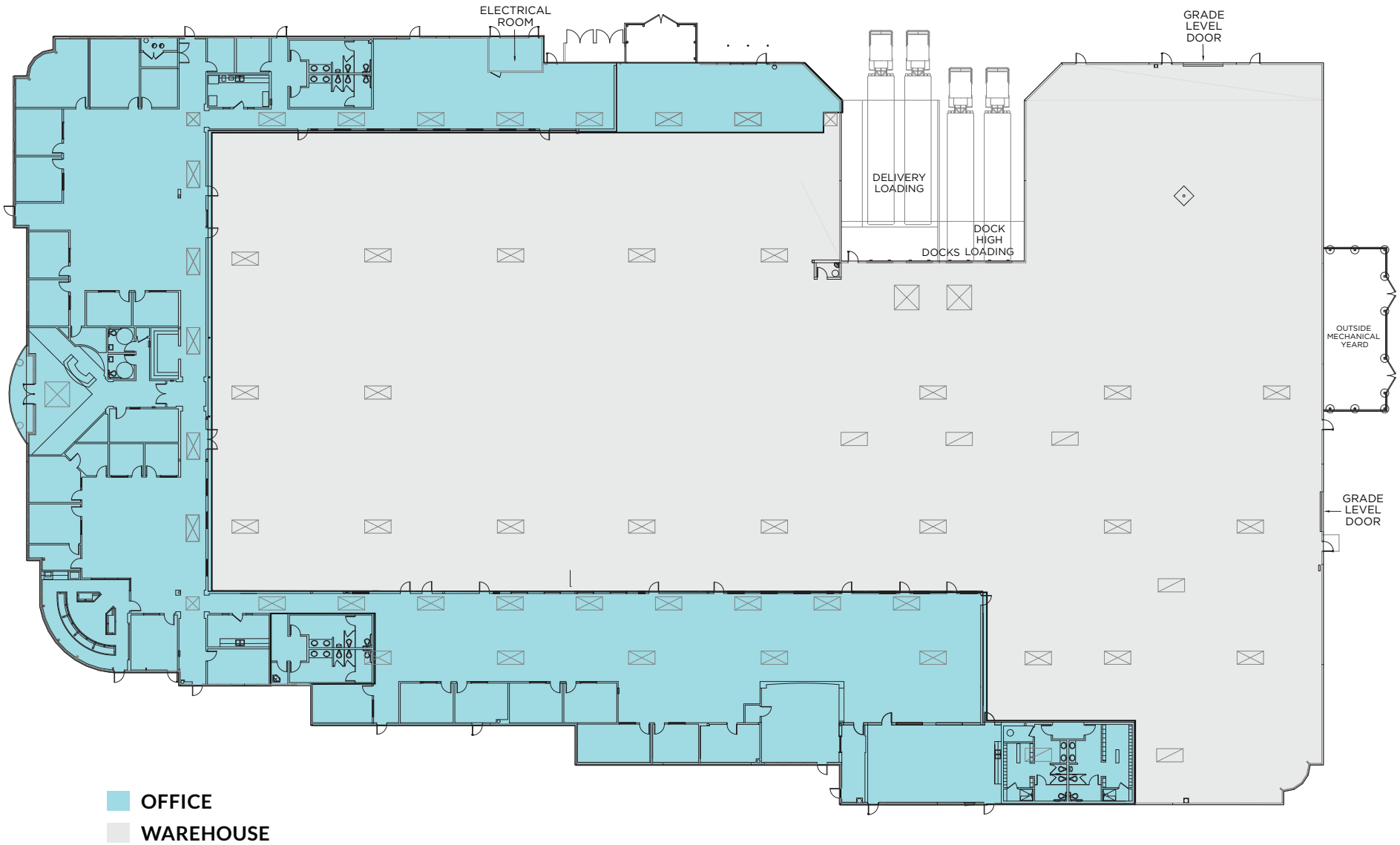


FLOOR PLAN EXISTING

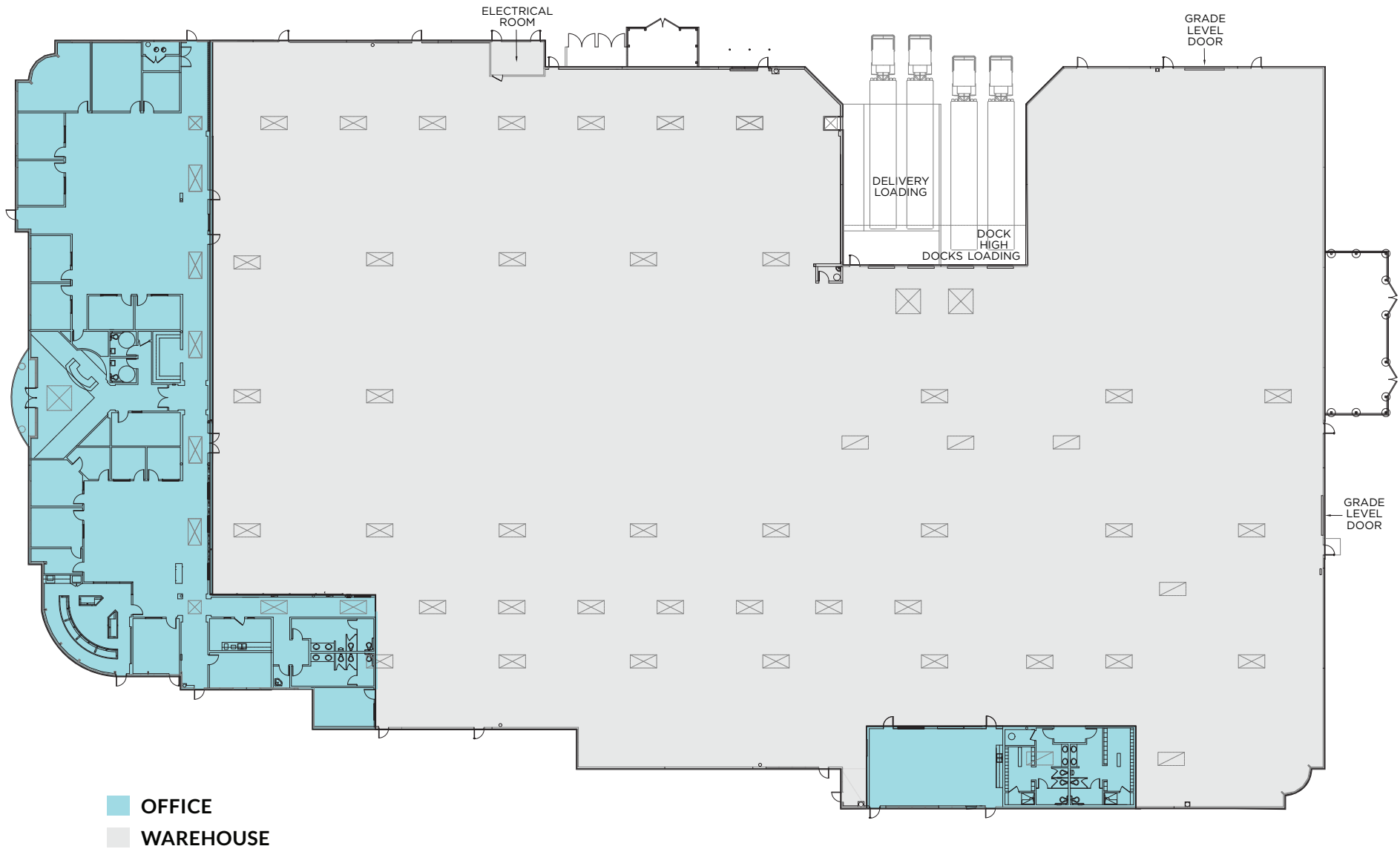
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PROPOSED INDUSTRIAL PLAN A



PROPOSED INDUSTRIAL PLAN B



EXISTING LAB & CLEAN ROOM SPACE

- Class 10,000 Clean Room
- Class 100,000 Production Area
- Nitrogen, Water, Compressed Air, and Natural Gas in Lab Areas
- 3 Existing Extra Large Fume Hoods
- 6,600 AMPS of Power //
Four Existing Transformer Locations
 - 3,000 AMPS 480/277
 - 3,600 AMPS 208/120



HVAC Production Area



- CLEAN ROOM
- PRODUCTION AREA



Lab 1



Lab 3 (Wet Lab)



HAZARDOUS MATERIALS
SHOULD BE DISCHARGED
TO THE SEWER SYSTEM.

IMMEDIATELY ANY
WASTE TO THE ENCINO WASTE
AUTHORITY AT
41 & EHS DEPARTMENT.

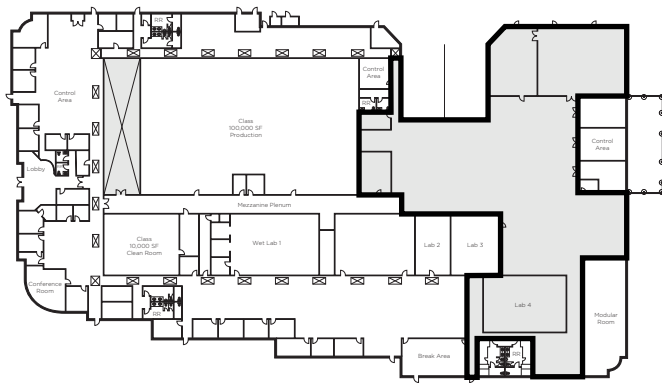
Lab 1 (Wet Lab)



IR Tester

EFFICIENT HIGH-BAY WAREHOUSE SPACE

- ESFR Sprinklers
- Insulated Warehouse
- 22' Clear Heights
- 40X40 Column Spacing
- 4 Dock-Level Loading Doors
 - Two Dock Levelers
- 2 Grade-Level Loading Doors
- Prominent corner location at the intersection of S. Melrose Drive and Aspen Way
- Easy access from Melrose Drive, Faraday Avenue, Lionshead Avenue and Palomar Airport Road



☐ WAREHOUSE



HIGH IMAGE CORPORATE OFFICE SPACE

- Atrium Style Sky Lights
- Expansive Open Office
- 12'+ Ceiling Height
- Excellent Glass Line
- Modern Finishes
- Ability to achieve full clear height throughout the office and lab



■ OFFICE



CLASS A INDUSTRIAL

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ASPEN WAY

FREEWAY ACCESS

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VISTA MARKET

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



**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.

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ASPEN WAY

VISTA, CALIFORNIA

ARIC STARCK
Vice Chairman
+1 760 431 4211
aric.starck@cushwake.com
LIC# 01325461

DREW DODDS
Senior Associate
+1 760 431 3863
drew.dodds@cushwake.com
LIC# 02021095

1000 Aviara Parkway, Suite 100,
Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com



VIEW SITE SPECIFIC
COVID-19
PREVENTION PLAN



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