



2 3 4 0

cousteau court

For Lease | Vista | 134,299 SF



2340
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') <i>6 with dock levelers</i> |
| 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: | \$1.10/SF NNN |
| NNN's: | ±\$0.24/SF |
| availability: | Contact Broker |

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



High Bay Distribution
26' - 28' clear height



High End Improvements
recently upgraded office



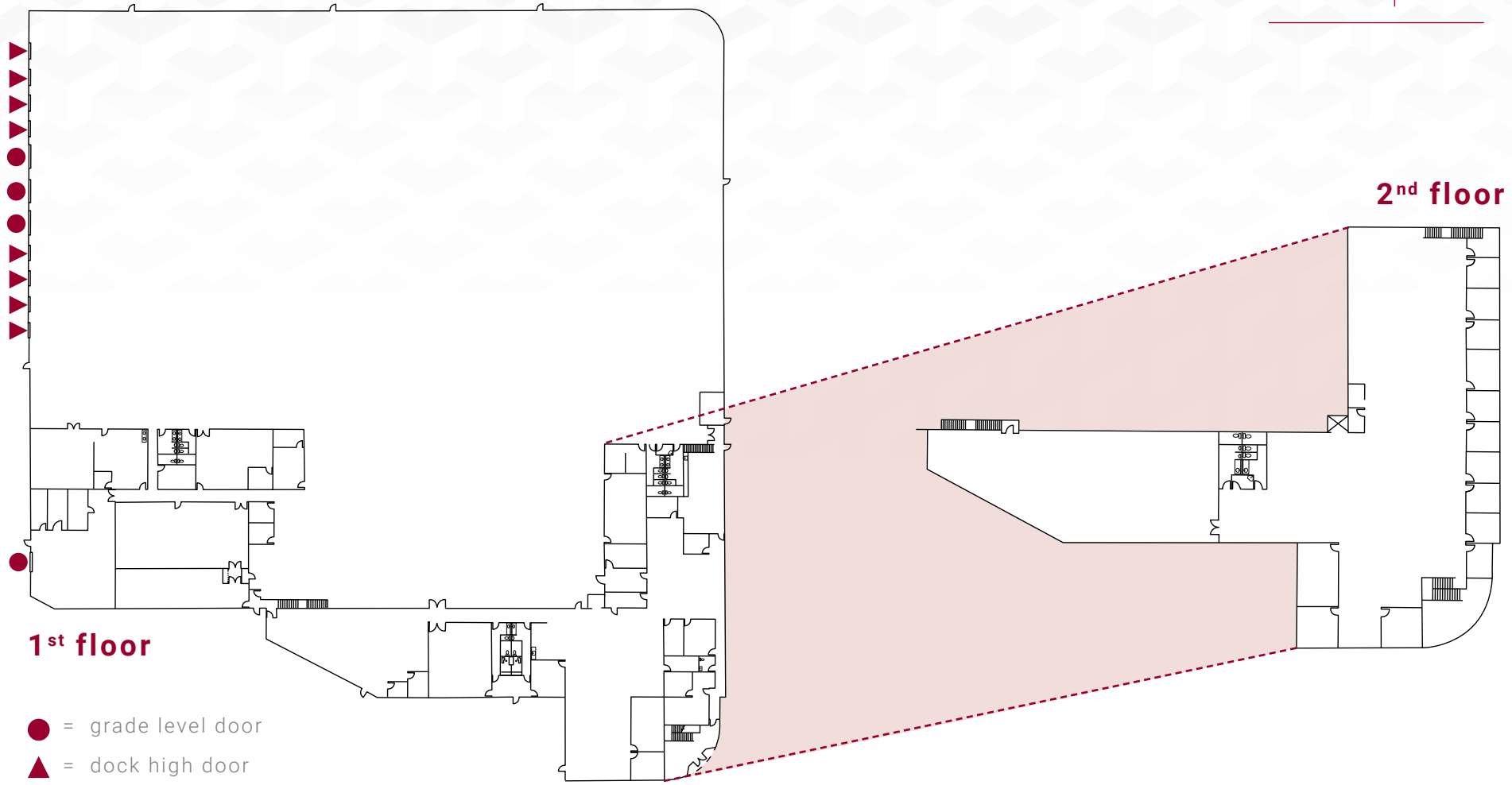
Elevator Served
easy accessibility between floors





E-COMMERCE
MANUFACTURE
DISTRIBUTE
WAREHOUSE
HEADQUARTERS



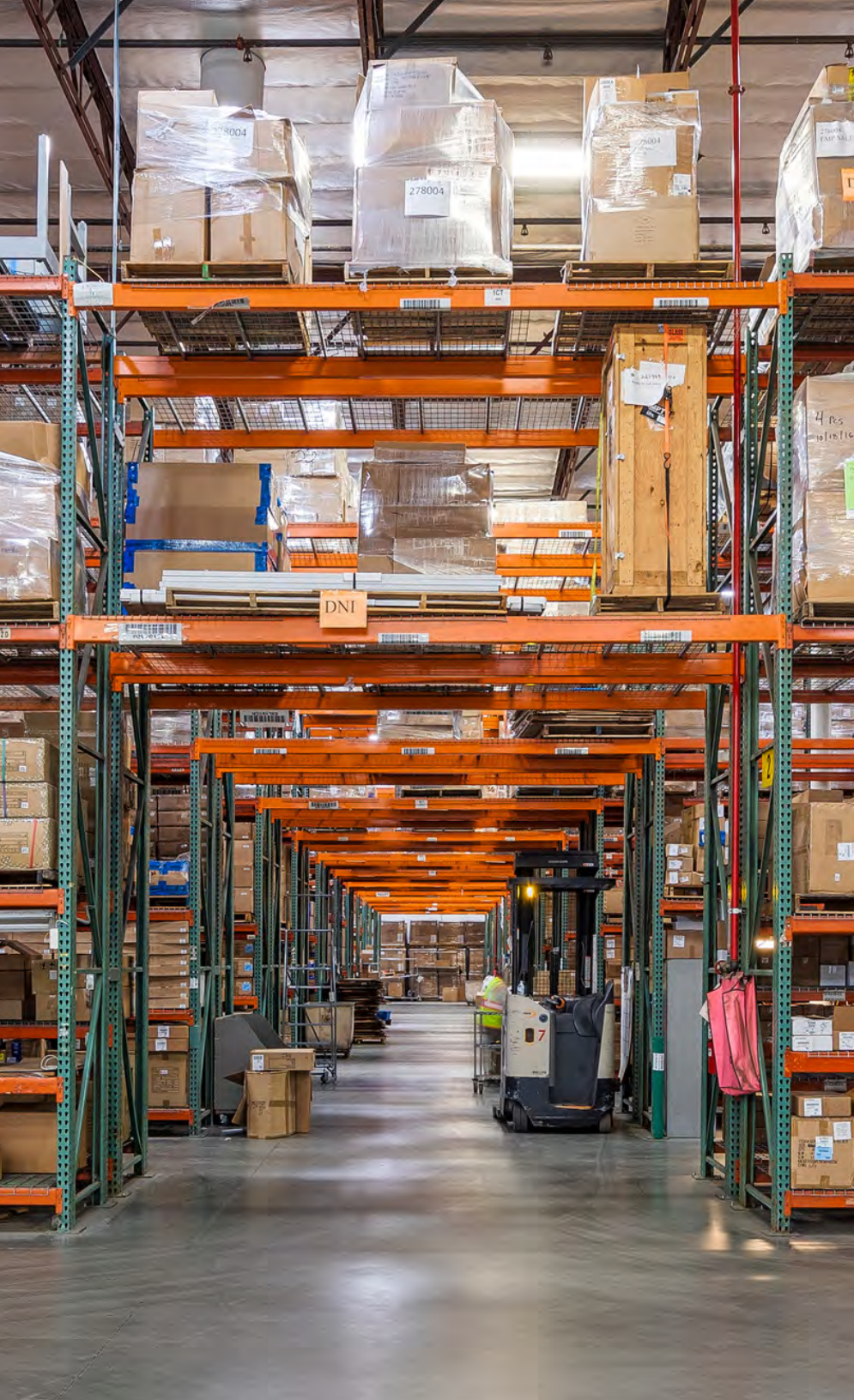


1st floor

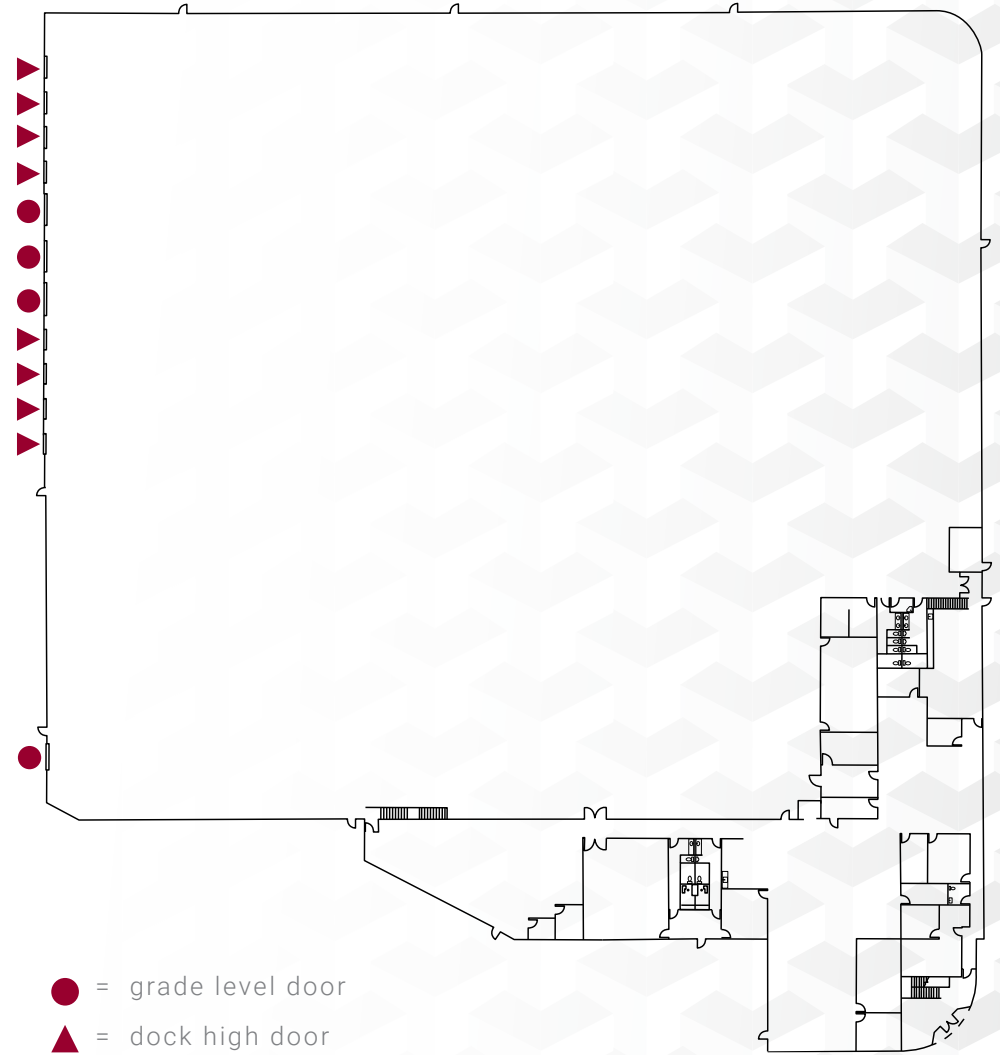
2nd floor

- = grade level door
- ▲ = dock high door





conceptual floor plan





COUSTEAU COURT

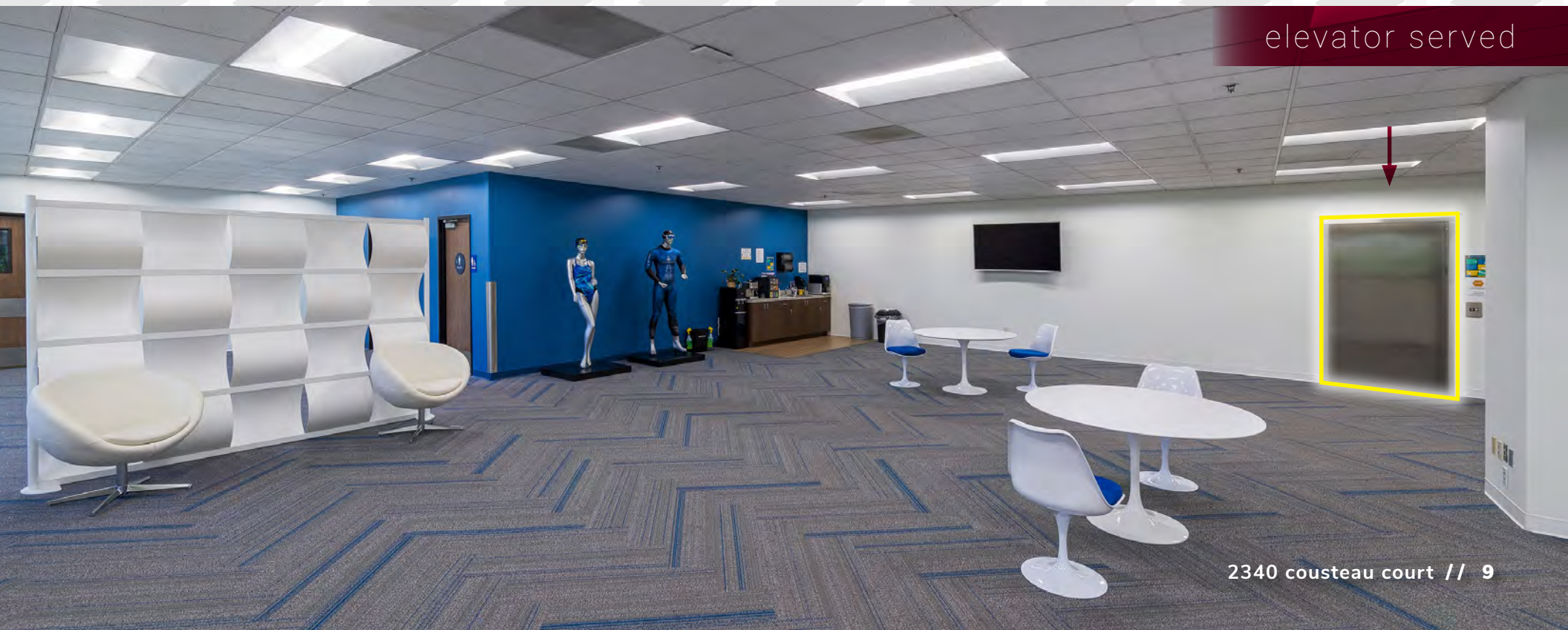
- = grade level door
- ▲ = dock high door



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

vista

2340 cousteau court



- Callaway
- Abbott
- FedEx
- BECKMAN COULTER
- amazon
- PROVIDIEN
- ACUSHNET COMPANY
- glanbia
- syneract
- Merck
- LOWE'S
- NIXON
- PODS
- Titleist
- OPTUMRx
- San Diego Hat Company
- IONIS PHARMACEUTICALS
- HME
- CISCO
- FLUX POWER
- FLUIDRA
- ShipCalm
- UNITE
- McGain
- TEMPO COMMUNICATIONS
- HYATT PLACE
- AMRON INTERNATIONAL
- Gourmet Culinary
- THE HOME DEPOT
- SOLATUBE
- DDH ENTERPRISE, INC.
- WINNERS ONLY
- Leica
- DR. BRONNER'S ALL-ONE!
- WatkinsWellness

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



ST. MARK GOLF CLUB

LAKE SAN MARCOS

LEO CARILLO RANCH

nearby retail & amenities

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. Latitude 33
- 8. Bear Roots
- 9. Wavelength
- 10. Indian Joe

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



2 3 4 0
cousteau court



2 3 4 0

cousteau court



Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall
(760) 448-1369
jrubendall@lee-associates.com
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Any of the foregoing information will need to be separately verified by Buyer.

Vista Demographics Source: www.datausa.io; Photo Source for 'Vista' page: Wikimedia Commons