

DELIVERING Q1 2024

ESCONDIDO LOGISTICS CENTER

NORTH COUNTY SAN DIEGO INDUSTRIAL OPPORTUNITY

BREAKING GROUND
Q1 2023

±147,054 SF DISTRIBUTION PROJECT / WAREHOUSE / MANUFACTURING / GMP PRODUCTION
LOTS 10-18 CITRACADO PARKWAY, ESCONDIDO, CA 92029



DEVELOPED BY:



LISTED BY:



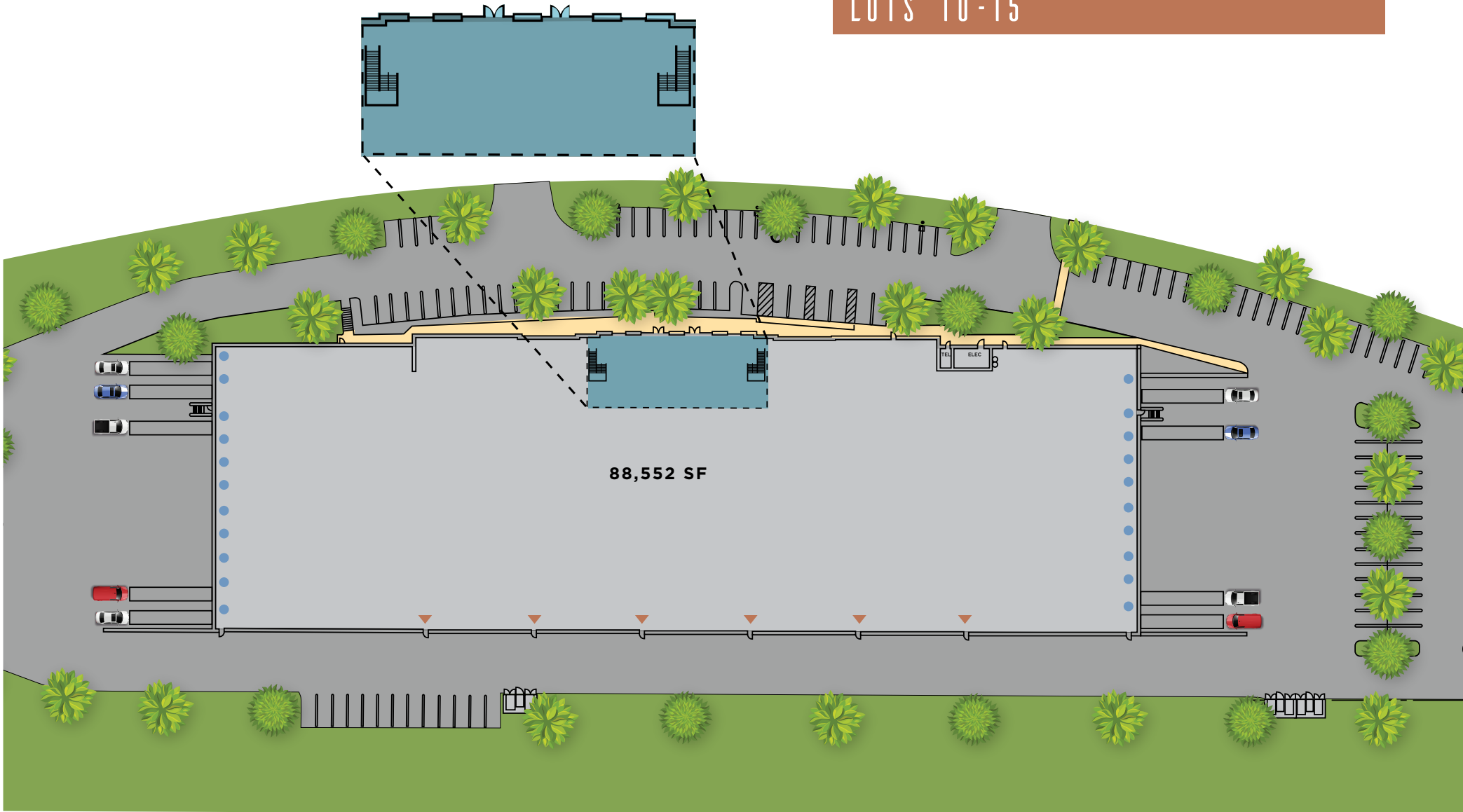


PROPERTY FEATURES

LOTS 10-15

BUILDING SIZE	88,552 SF
LOT SIZE	8.96 AC
FLOOR SIZE	84,262 SF
MEZZANINE	4,290 SF
CLEAR HEIGHT	32'
DOCK LOADING POSITIONS	21
GRADE LOADING POSITIONS	Eight 16x18 Doors
PARKING	2.3/1000 (199 Spaces)
POWER	3,000 Amps
ACCESS	Via Two Curb Cuts
ROOFTOP SOLAR	Yes

FLOOR PLAN LOTS 10-15



▲ GRADE DOORS- 6

● DOCK DOORS- 21

■ MEZZANINE



PROPERTY FEATURES

LOTS 16-18

BUILDING SIZE	58,502 SF
LOT SIZE	3.83 AC
FLOOR SIZE	55,937 SF
MEZZANINE	2,565 (designed for additional future mezz)
CLEAR HEIGHT	28'
DOCK LOADING POSITIONS	20
GRADE LOADING POSITIONS	5
PARKING	2.2/1000 (130 Spaces)
POWER	2,500 Amps
ACCESS	Via Two Curb Cuts
ROOFTOP SOLAR	Yes

FLOOR PLAN LOTS 16-18



▲ GRADE DOORS- 6

● DOCK DOORS- 21

■ MEZZANINE (DESIGNED FOR
ADDITIONAL FUTURE MEZZ)

PROPERTY FEATURES

NORTH COUNTY SAN DIEGO'S LARGEST INDUSTRIAL OPPORTUNITY

- Efficient Logistics Center with 32' Clear Heights & Cross Dock
- Offers a dynamic location adjacent to the I-15 and 78 Corridor
- Close Proximity to Orange County and the Port of Long Beach
- Elevated sites allow for great views and visibility
- Corporate Neighbors include McKenna Medical, Palomar Medical Center and Stone Brewing



NORTH SAN DIEGO'S BEST LOCATED INDUSTRIAL DISTRIBUTION SITE



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SITE PLAN LOTS 10-15



SITE PLAN LOTS 16-18



LOTS 16-18



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SAN DIEGO - ESCONDIDO, CA

155,891
POPULATION*



47,711



TOTAL HOUSEHOLDS*



37

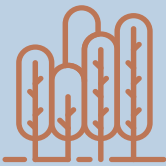
SQUARE MILES



30 miles

NORTHEAST
DOWNTOWN SAN DIEGO

15



PUBLIC PARKS



5

GOLF COURSES



3

LAKES

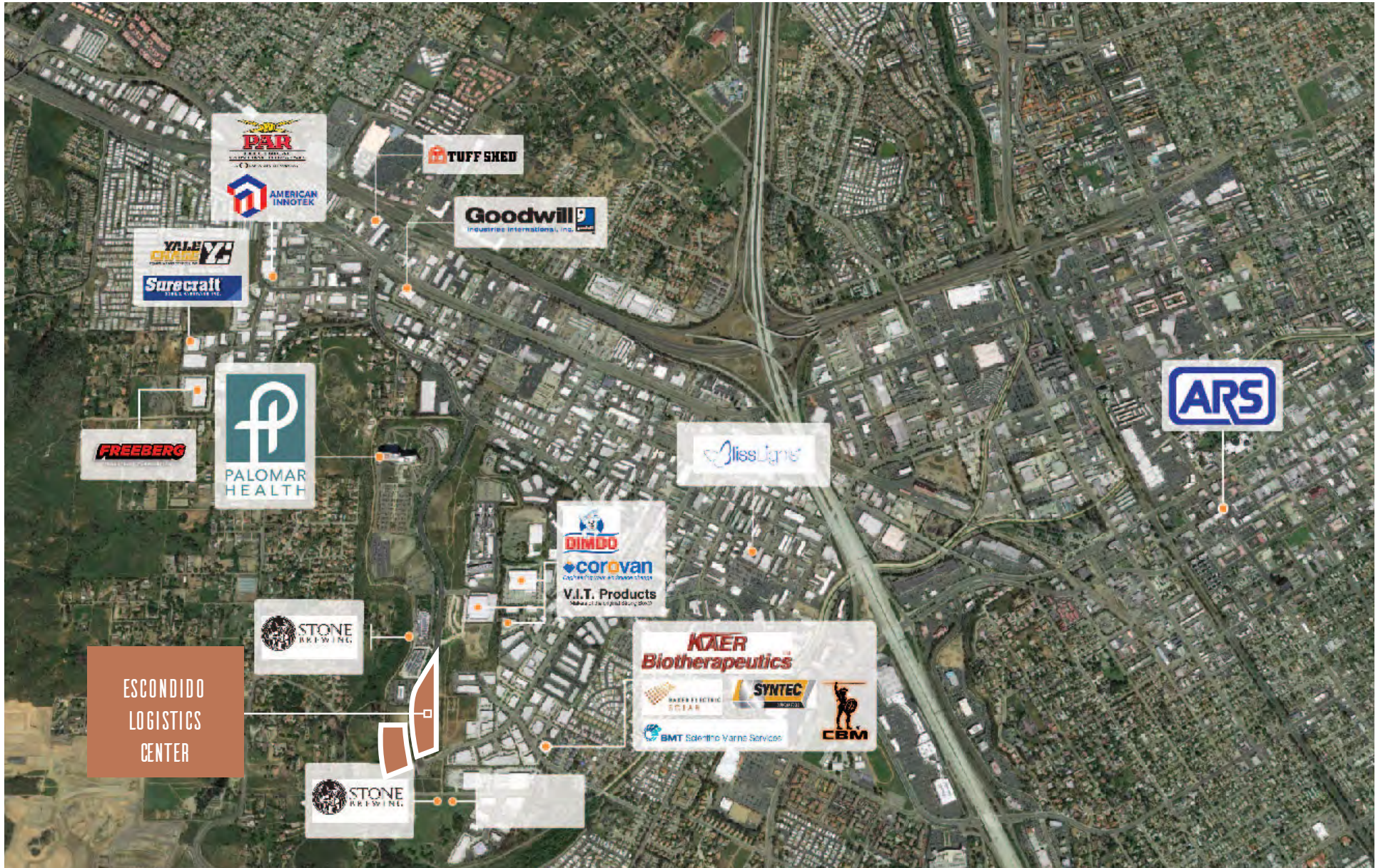
19
miles



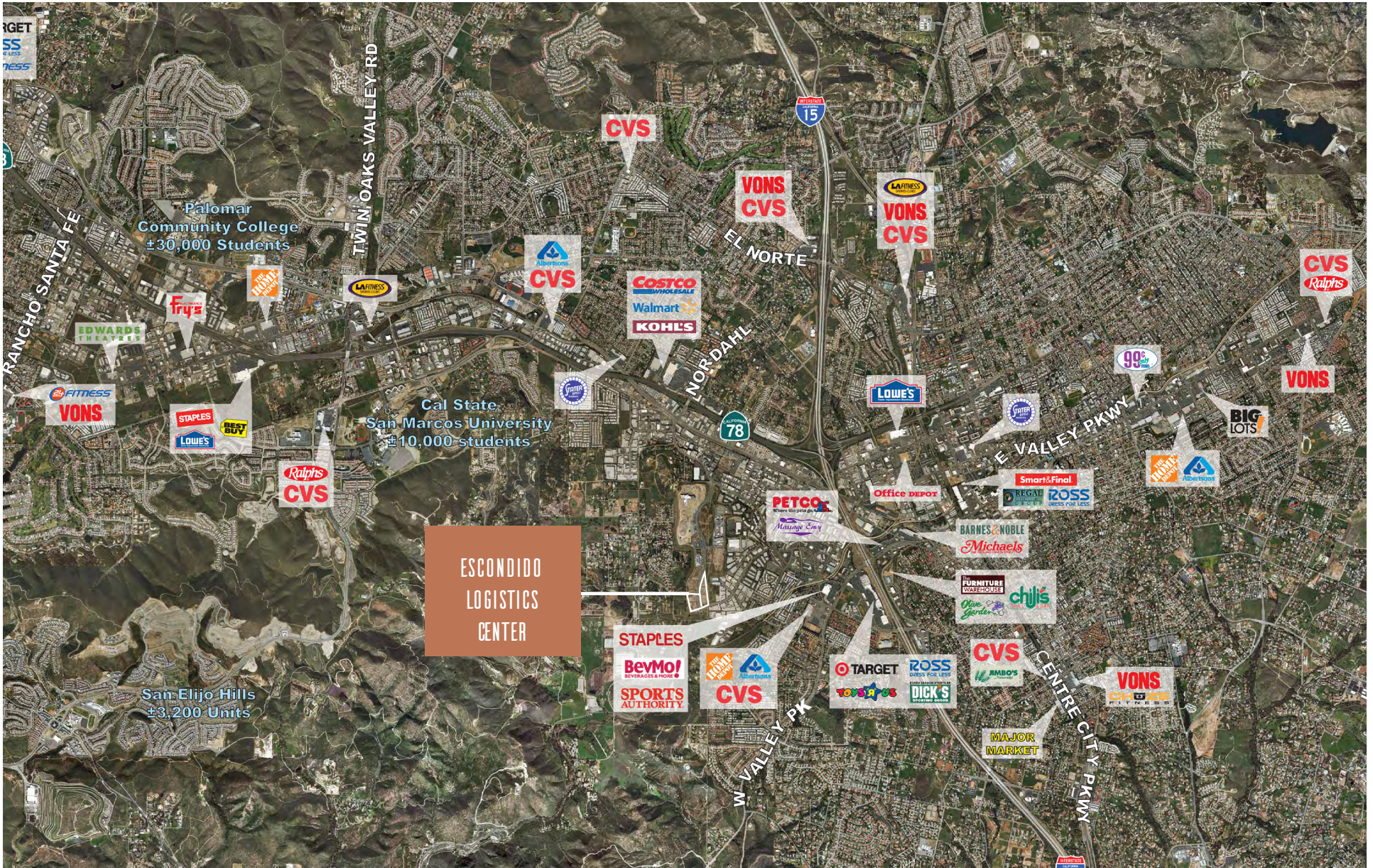
EAST OF PACIFIC OCEAN



CORPORATE NEIGHBORS



LOCAL AMENITIES



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I-15 CORRIDOR
CORPORATE NEIGHBORS

ESCONDIDO
LOGISTICS
CENTER

OCEANSIDE

VISTA

CARLSBAD

ESCONDIDO

78

INTERSTATE
5

INTER STATE
15

56

MIRA MESA

MANSCAPED

52

corovan
Engineering your workplace change

VERTIV

RF
INDUSTRIES

GENERAL ATOMICS

GRIFOLS

CYMER

NORTHROP GRUMMAN

NORTHROP GRUMMAN

amazon

HAWTHORNE CAT

petco

Jerome's Furniture hp SONY

ups

Sysco

epcpower

Cohu BILSTEIN

GENERAL ATOMICS

corovan
Engineering your workplace change

amazon

OnTrac

GENERAL ATOMICS

THE I-15 INDUSTRIAL CORRIDOR

Escondido is San Diego County's northernmost submarket located along the Interstate-15 and serves as the last gateway out of Northeast San Diego County. Interstate-15 is San Diego's main route of transportation out of the county and is home to some of the county's largest manufacturers and distributors including, Amazon, Veritiv, Petco, Northrop Grumman and General Atomics. Constrained to the East & West by mountains, extensive residential developments, and agriculture, the Interstate-15 corridor consists of narrow commercial submarkets located within proximity to the interstate. Its locational advantage and access to skilled and non-skilled labor make the I-15 corridor a highly coveted location for corporations.



ESCONDIDO

The scenic town of Escondido is often referred to as the heart of San Diego's North County, and is nestled between Southern California's Pacific coastline, and coastal mountains. Escondido directly translates to "hidden" in Spanish, which well describes how the city fits into the scenic inland valley. Escondido is located 30 miles north of the City of San Diego, and 19 miles east of the Pacific Ocean. The city has a population of 151,613, making it the second largest city in north San Diego County. Escondido serves as the gateway to inland San Diego and is the last major city along Interstate 15 prior to reaching Riverside County.

ATTRACTIONS

Located at the base of the Palomar Mountains, Escondido is home to a variety of outdoor attractions. The San Diego Safari Park, located east of Escondido, is one of San Diego County's most popular tourist destinations with over two million visitors annually. The park encompasses 1,800 acres in the San Pasqual Valley and offers over 300 species, totaling 2,600 animals from six continents. Stone Brewery is another popular destination for locals and tourists alike. It offers fine dining at its modern outdoor terrace as well as brewery tours of its more than 36 craft beers. Escondido is home to many other sites including boutique wineries, miles of hiking trails and public parks such as Palomar Mountain State Park.

Key Companies

Palomar Medical Center
Buster Biofuels
Westfield North County
Baker Electric Solar
ARS National
Stone Brewing Co.
Deanna's Gluten Free Bakery
Palomar Hospital
Motionstrand
BMT Scientific Marine Services
BlissLights
Jacked Up Brewery
Syntec Diamond Tools
KAER Biotherapeutics

Main Industries

Healthcare
Specialty Food & Beverage MFG
Precision
Manufacturing
Professional Services

SAN DIEGO SAFARI PARK

2,600 animals
2 million visitors



STONE BREWERY - TAP ROOM

36 beers
9th largest U.S. Brewery

ESCONDIDO CALIFORNIA CENTER FOR THE ARTS

270,000 annual visitors



ESCONDIDO WINERIES - VINEYARDS

18+ Vineyards

TRANSPORTATION

Two of San Diego's most utilized freeways intersect in Escondido, Interstate 15 and State Route 78. Interstate 15 serves as San Diego's major route of transportation out of the county and provides direct access to and from Downtown San Diego to Riverside County and beyond.

NORTH COUNTY SPRINTER

The major provider of public transportation in North County, the Sprinter gives residents and commuters ease of access between the various inland cities. Oceanside Transit Center, at the end of the Sprinter line, connects to Amtrak, which provides transportation to downtown San Diego, Orange County and Los Angeles.



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ARIC STARCK

Vice Chairman

760-431-4211

aric.starck@cushwake.com

CA Lic #01325461

DON TRAPANI

Director

760-431-3859

don.trapani@cushwake.com

CA Lic # 01208252

DEVELOPED BY:



LISTED BY:

