



223,175 SF MODERN INDUSTRIAL
WAREHOUSE / DISTRIBUTION / MANUFACTURING

DELIVERY Q3 2023

LBALogistics 

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

Solana Beach

Rancho Santa Fe

5

Drive times to:

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

San Diego quick stats:

3.3M

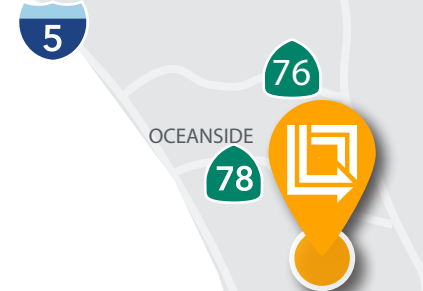
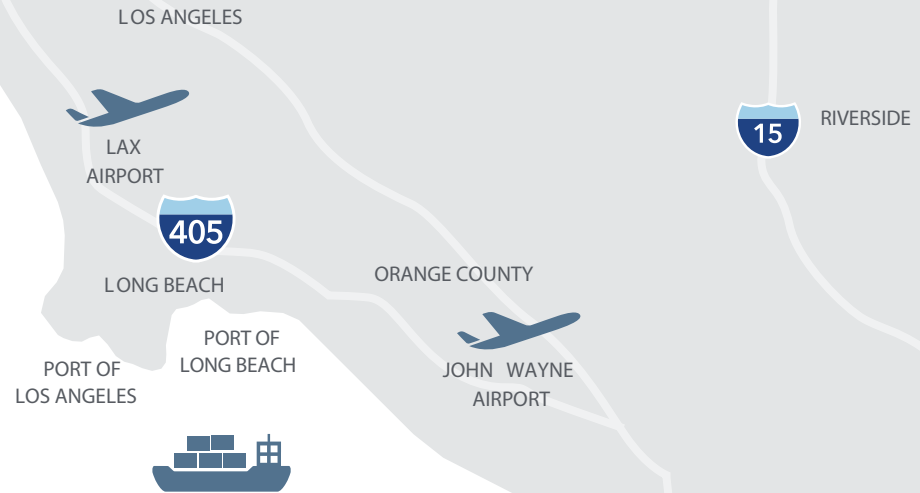
5TH MOST POPULOUS COUNTY IN US

#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)



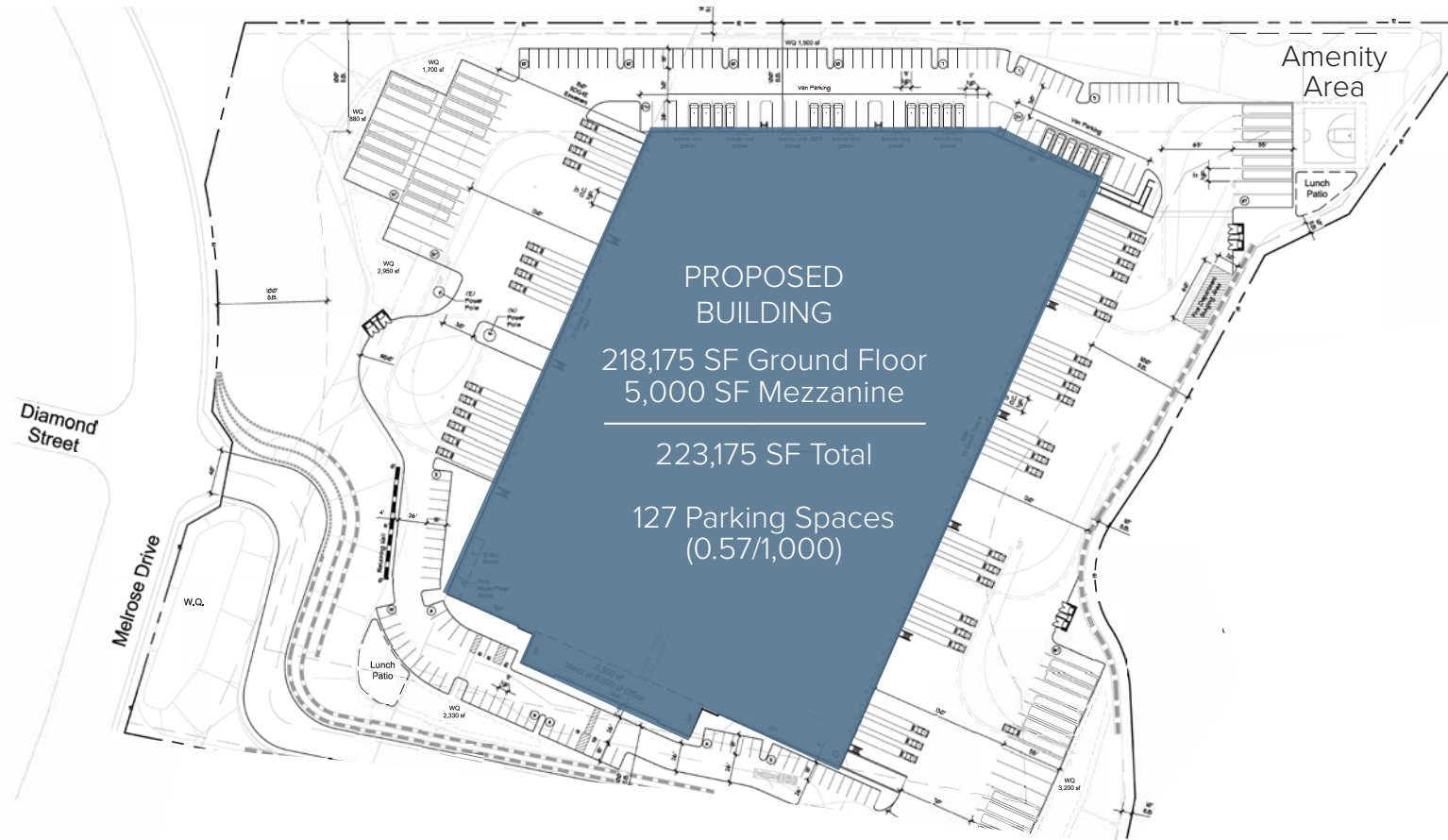
Vehicle Parking:

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

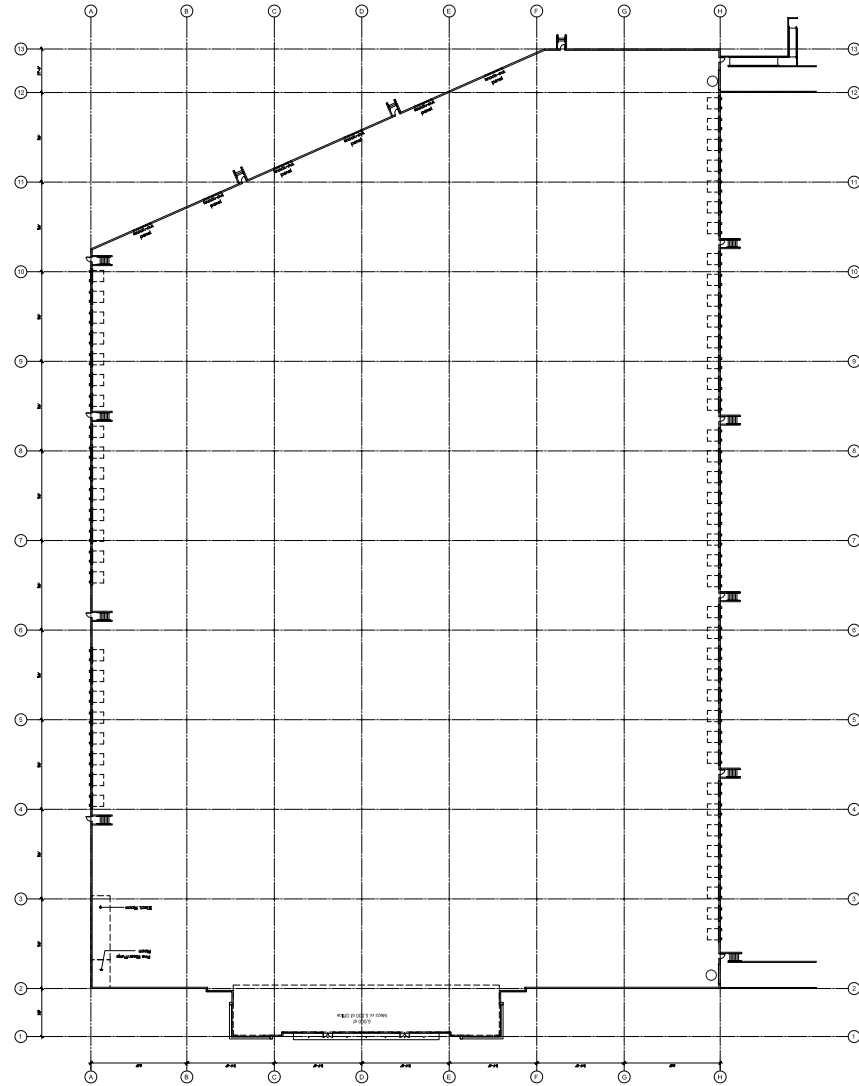


ESFR

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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