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THIBODO ROAD
Vista, CA



FOR LEASE

Shadow Ridge Business Park

75,149 SF Freestanding Industrial / Manufacturing Facility



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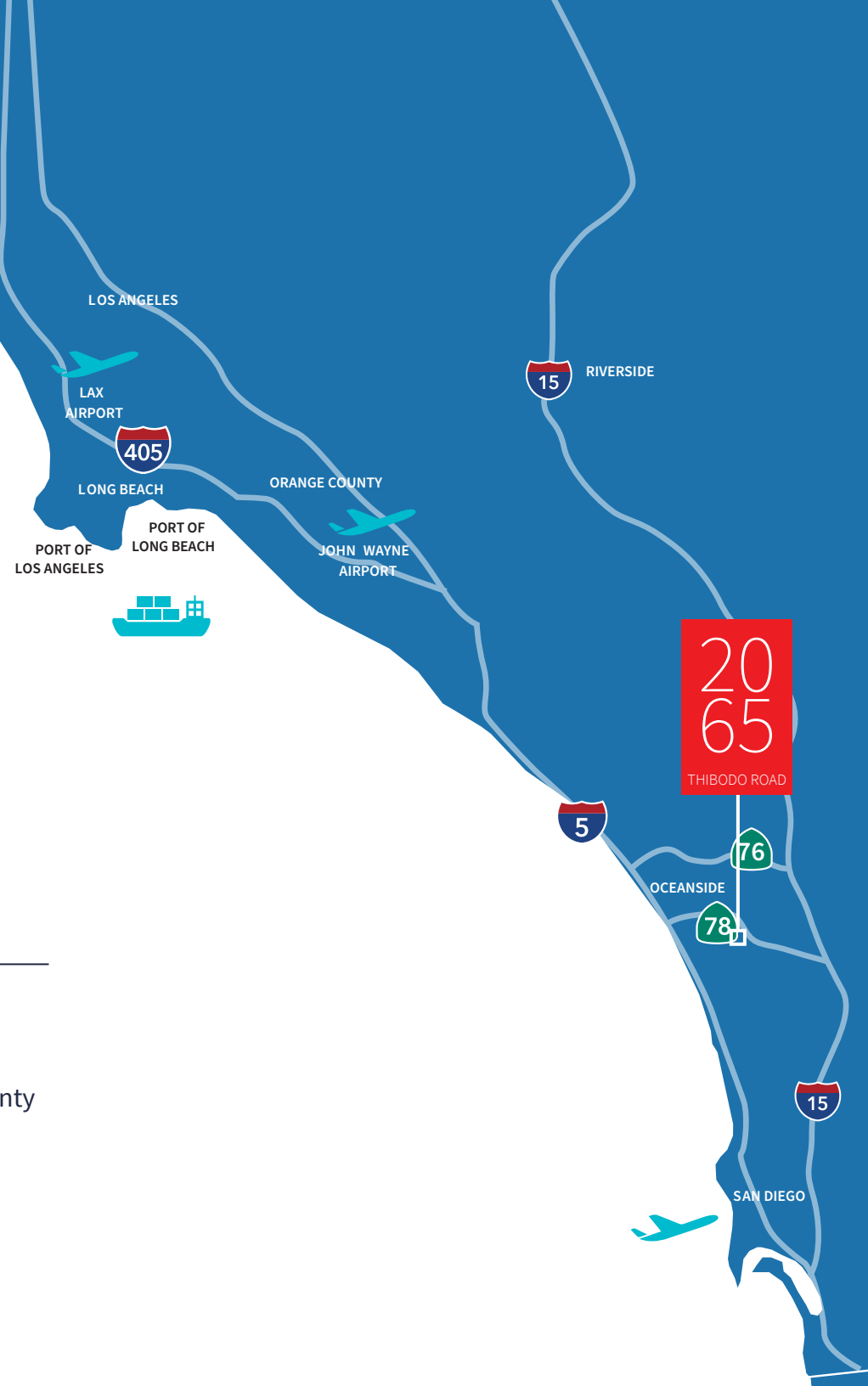
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PROPERTY FEATURES

- Freestanding manufacturing building
- Heavy power - 8,000 Amps, 3-Phase
- Excellent location, great access to 78 freeway
- Fully sprinklered
- Fenced, secure parking available
- Available Q4, 2021 - potentially sooner

LOCATION

- Great access to Highway 78
- Close proximity to retail amenities
- North County San Diego location with close proximity to Orange County



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Building Features

75,149 SF Freestanding Industrial
Building for Lease



Freestanding manufacturing
facility



Heavy Power - 8,000
Amps/ 3-Phase



Excellent location -
immediate access to 78
freeway & retail amenities



Single tenant building-
excellent corporate identity



28' clear height



75,149 SF building on
4.13 acre lot



2008 construction



Fire sprinklers - 857 GPM
over 2,500 SF



Fenced, secure parking lot



Former Build to Suite for BAE



5 grade level doors



Available Q4 2021 -
potentially sooner



Zoned C-3 in business-
friendly City of Vista



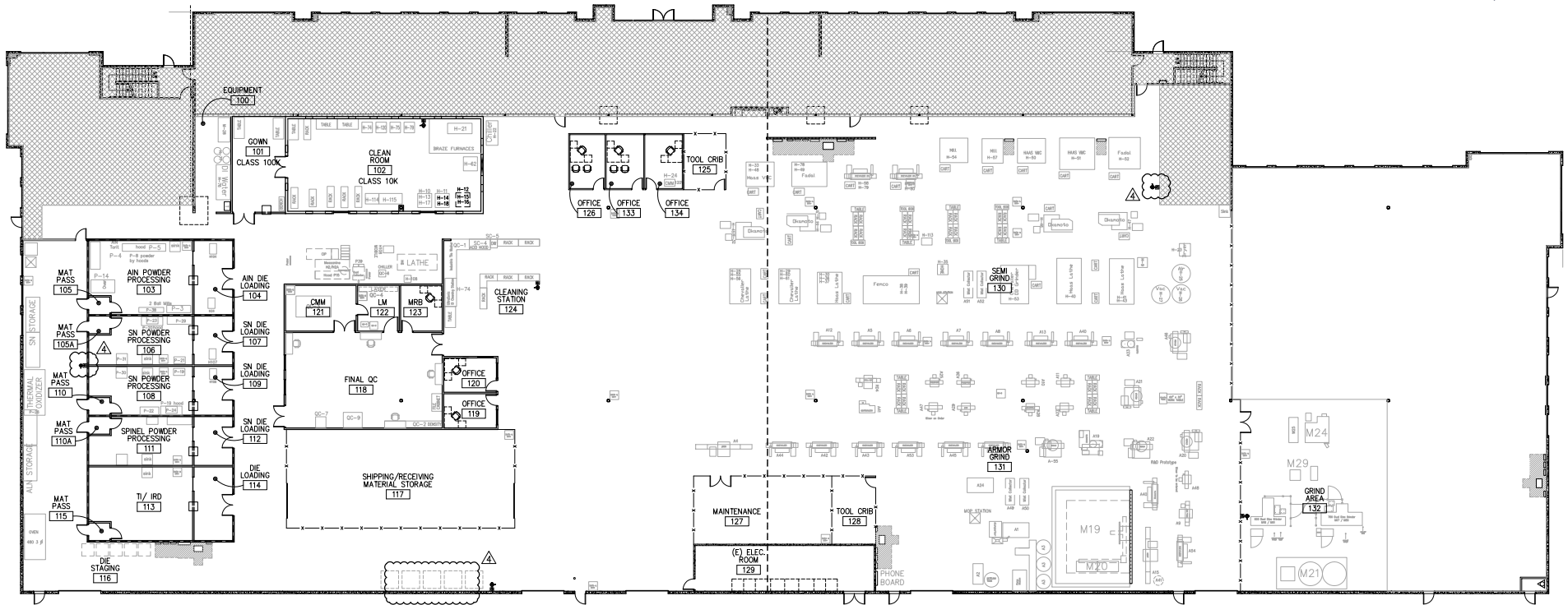
Adjacent 2 acre parcel
potentially available



Asking Rate - contact broker

Floor Plan

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| | |
|-------------------|--------------------------------------------------------|
| Total size | 75,149 SF |
| Office SF | ± 15,000 SF (± 7,500 ground floor & ± 7,500 mezzanine) |
| Power | 8,000 Amps / 3-Phase |
| Grade level doors | 5 |



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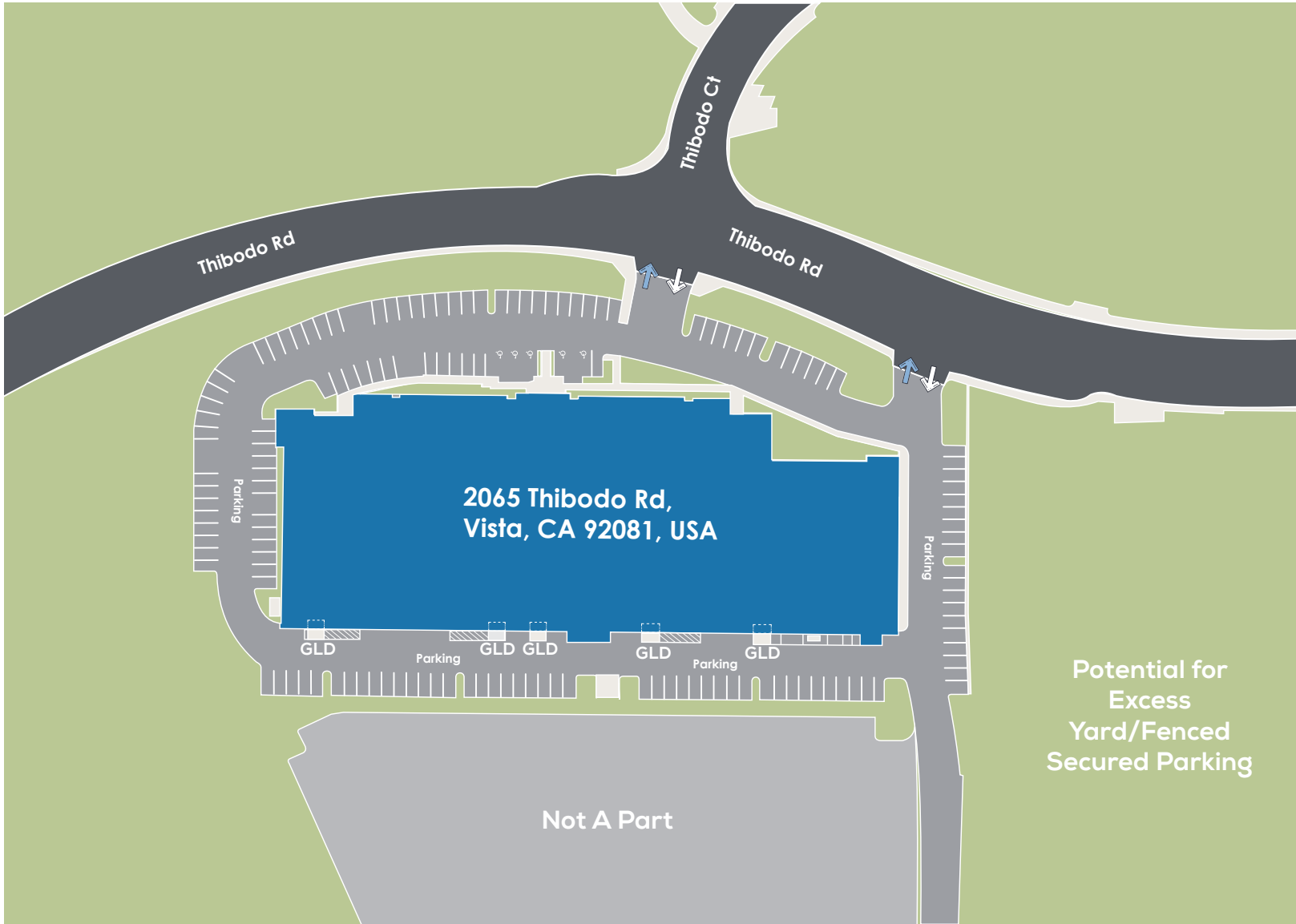
Amenities

- 1 Starbucks
- 2 Carl's Jr
- 3 Bank of America
- 4 Rubio's
- 5 Panda Express
- 6 Walgreen's
- 7 I-HOP
- 8 City of Vista Fire Department



Site Plan

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