

AVAILABLE FOR LEASE
DIST | MFG | R&D

PROPERTY REPOSITION UNDERWAY

**VIPER**

209,413 SF

SAN DIEGO, CA

 **CUSHMAN &
WAKEFIELD**

RPG

PROPERTY OVERVIEW

• **HIGH-PROFILE FREE-STANDING INDUSTRIAL FACILITY** located in the Vista Business Park, with close proximity to the 78-Freeway.

- Excellent Freeway Access
- 2 Minutes to 78 Freeway
- 10 Minutes to Interstate 5 & 15

• **PLANS EXIST AND DEVELOPMENT IS UNDERWAY** to add up to 16 dock high doors to accommodate distribution and manufacturing uses.

- Cross Dock Loading
- 11 Existing Docks
- Plan to Expand to 20 or up to 27 Docks

• **HEAVY POWER OF 6,000 AMPS** and existing manufacturing infrastructure.

• **DEMISABLE**, with existing lobby entrances and existing demising wall that provide independent identity.

• **PROPOSED OPTIONAL ECOMMERCE PLAN** with truck or fleet storage, and interior drive aisles.

ADDRESS 1 Viper Way, Vista

LOADING CONFIGURATION Cross Dock

COLUMN SPACING 48X50 / 48X56

OFFICE 10% (Up to 30%)

SPRINKLERS ESFR

PARKING 333

AVAILABLE SPACE 209,413 SF

LOADING 11 Dock
(Plans to Expand to 20 or up to 27)

11 Grade
(Plans to Expand to 15)

ZONING Light Industrial
(SP_VBP)

SKY LIGHTS 175

TRUCK APRON 125

POWER 4,000 AMPS 277/480v
2,000 AMPS 208/120v
Expandable to 12,000 AMPS Total

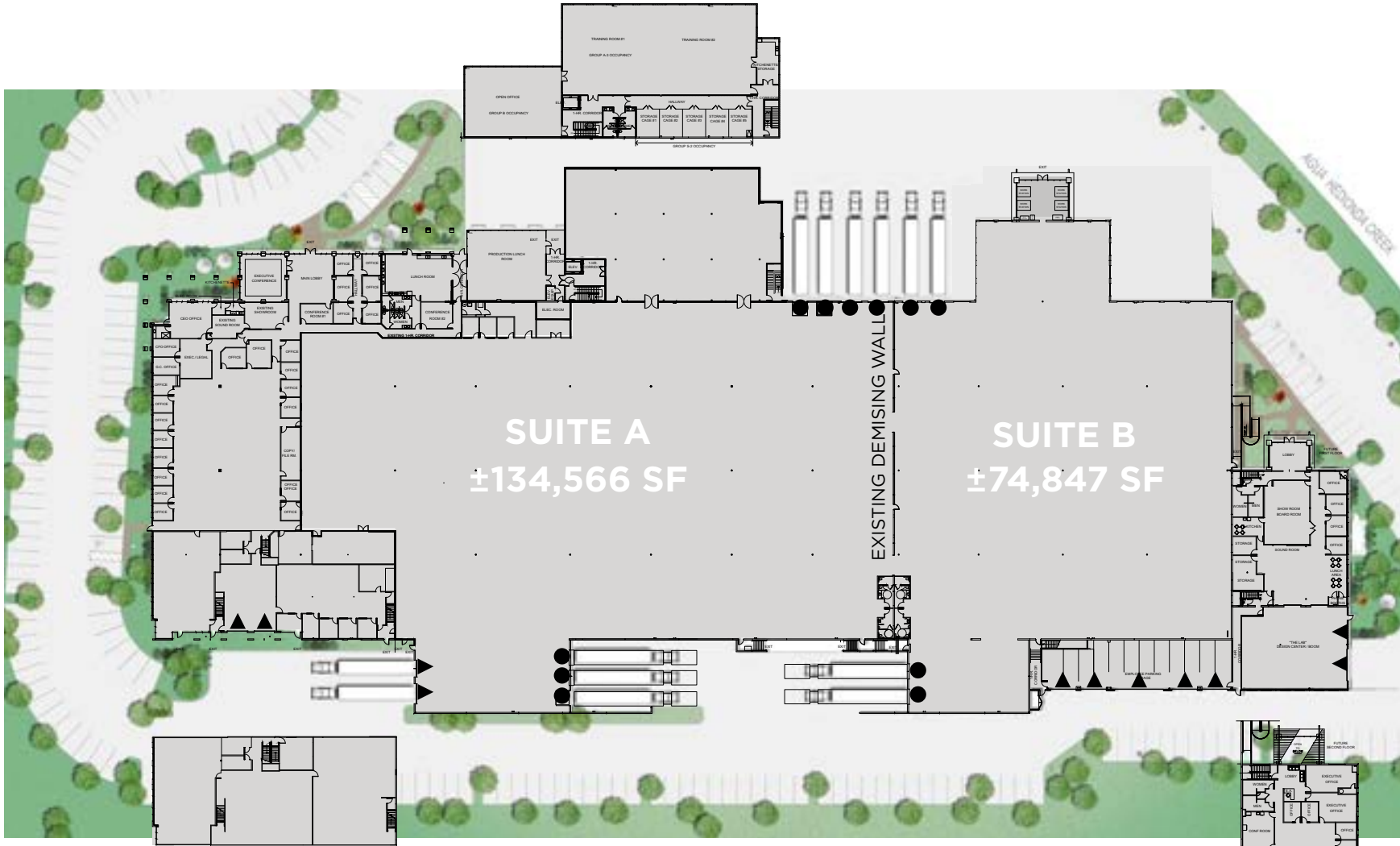
VIPER

AS BUILT
PLAN

209,413 SF

PARKING RATIO:
1.54/1,000

LOADING:
11 DOCK /
11 GRADE-LEVEL



SUITE A
±134,566 SF

SUITE B
±74,847 SF

SUITE A : ±134,566 SF

- DOCK DOORS: 7
- ▲ GRADE DOORS: 4

SUITE B : ±74,847 SF

- DOCK DOORS: 4
- ▲ GRADE DOORS: 7

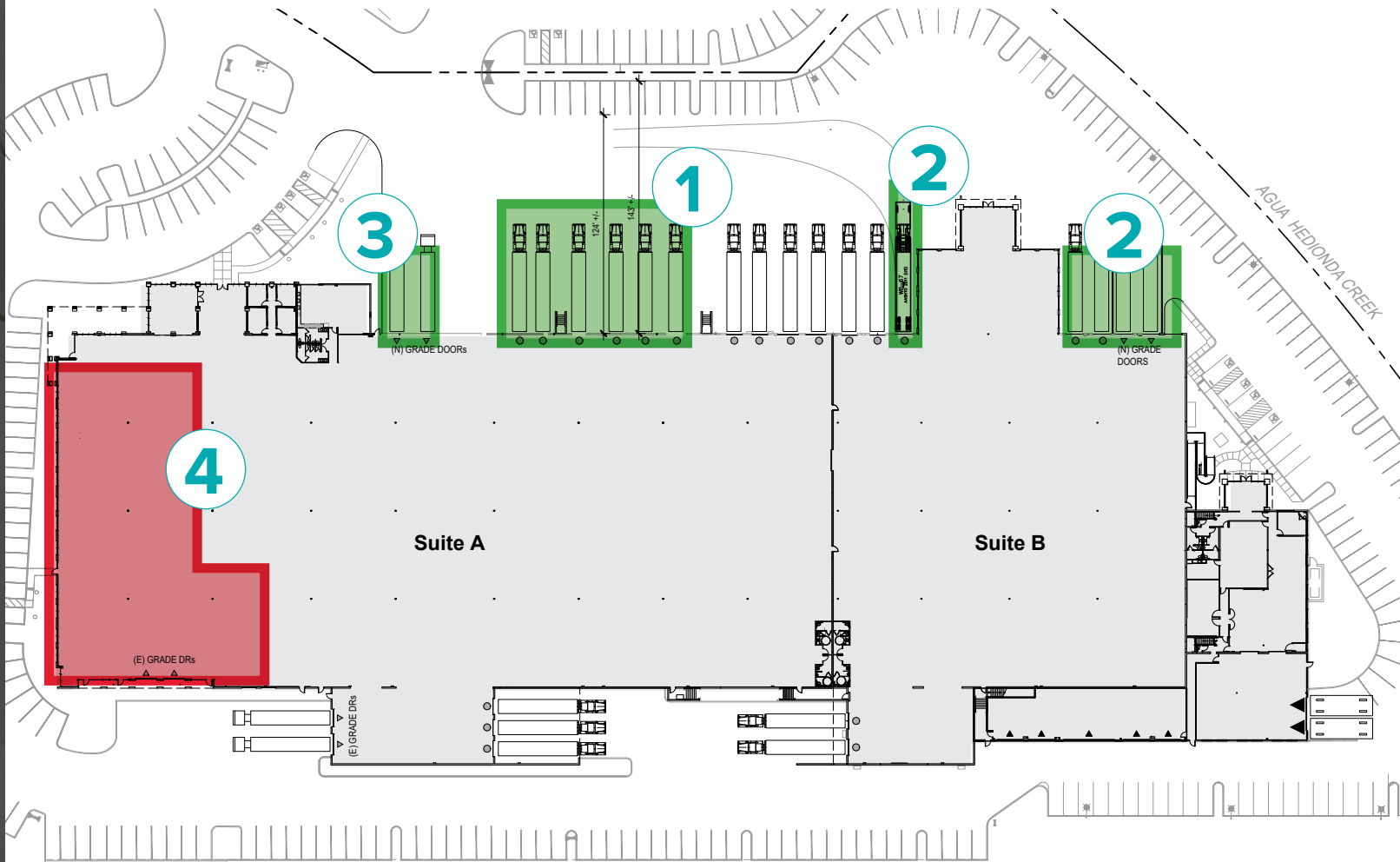
RENOVATION PLAN

1 ADD 6 DOCK-HIGH DOORS

2 ADD 3 DOCK-HIGH DOORS AND 2 GRADE-LEVEL DOORS

3 ADD 2 GRADE-LEVEL DOORS

4 DEMO EXISTING OFFICE SPACE AND REAR MEZZANINE

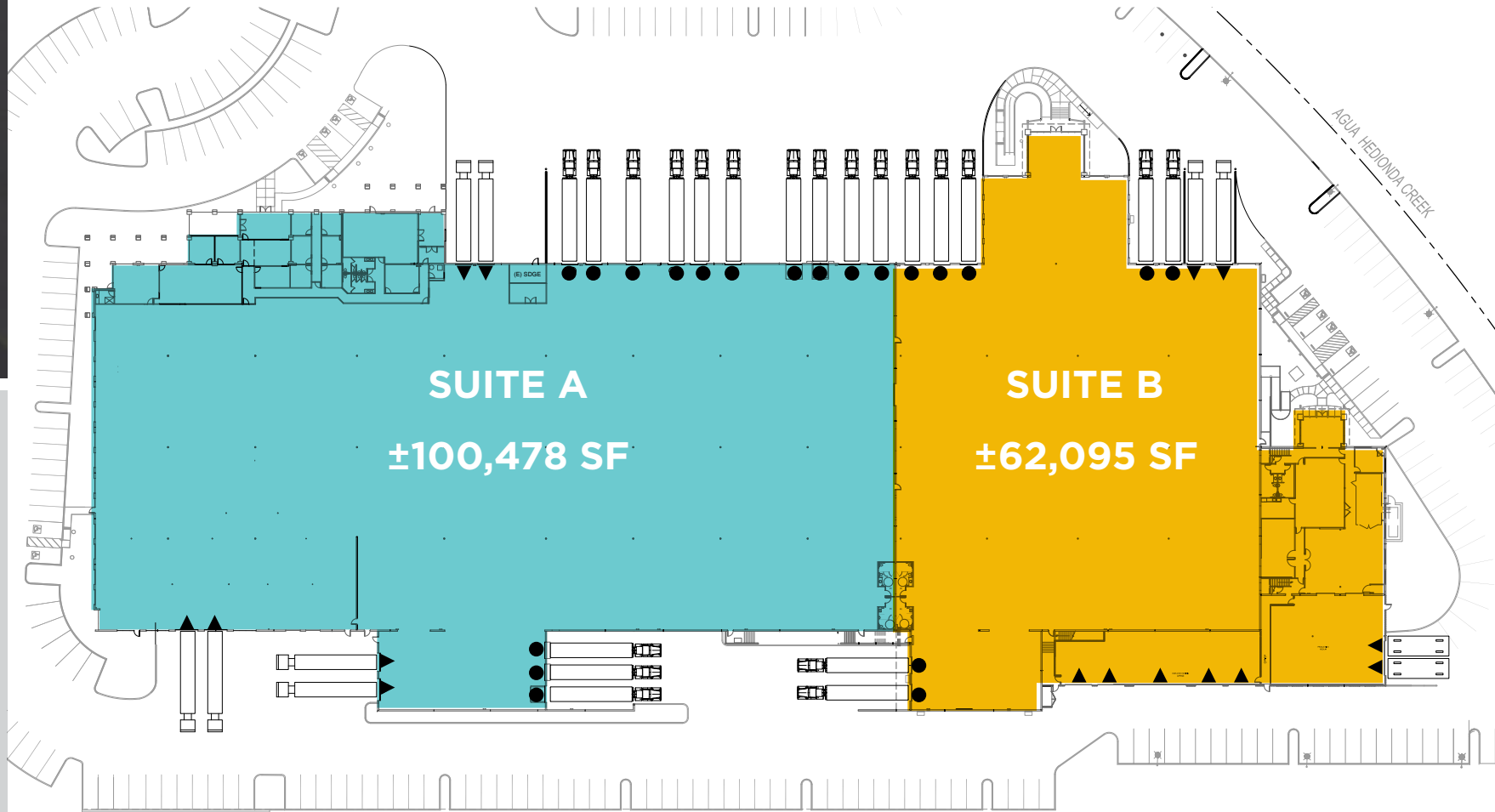


VIPER

RENOVATION PLAN

162,573 SF

LOADING:
20 DOCK /
15 GRADE-LEVEL



SUITE A : ±100,478 SF

- DOCK DOORS: 13
- ▲ GRADE DOORS: 6

SUITE B : ±62,095 SF

- DOCK DOORS: 7
- ▲ GRADE DOORS: 9

VIPER

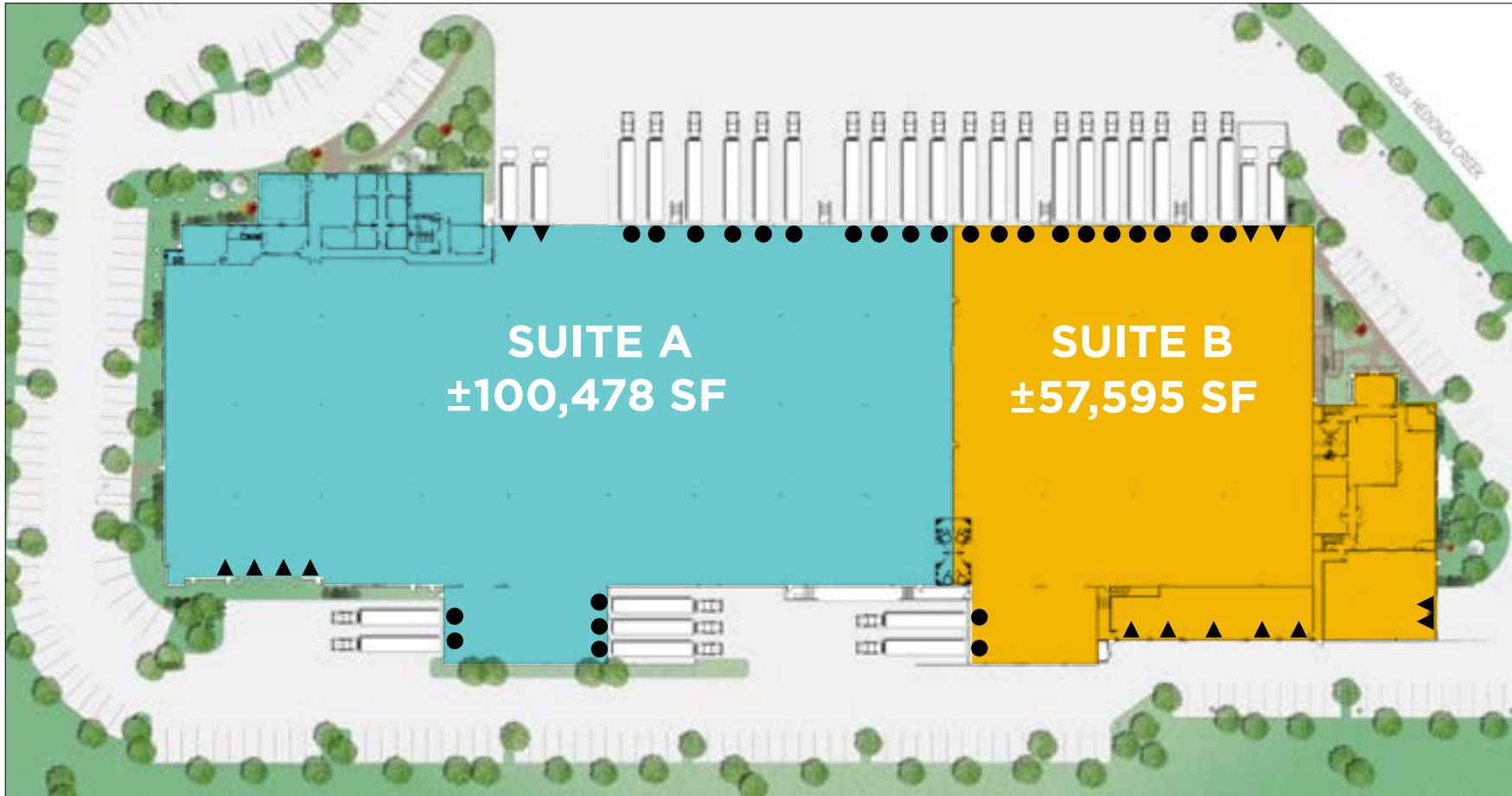
RENOVATION PLAN

OPTION 1

158,073 SF

LOADING:

27 DOCK /
15 GRADE-LEVEL



SUITE A
±100,478 SF

SUITE B
±57,595 SF

SUITE A : ±100,478 SF

- DOCK DOORS: 15
- ▲ GRADE DOORS: 6

SUITE B : ±57,595 SF

- DOCK DOORS: 12
- ▲ GRADE DOORS: 9

RENOVATION PLAN

OPTION 2

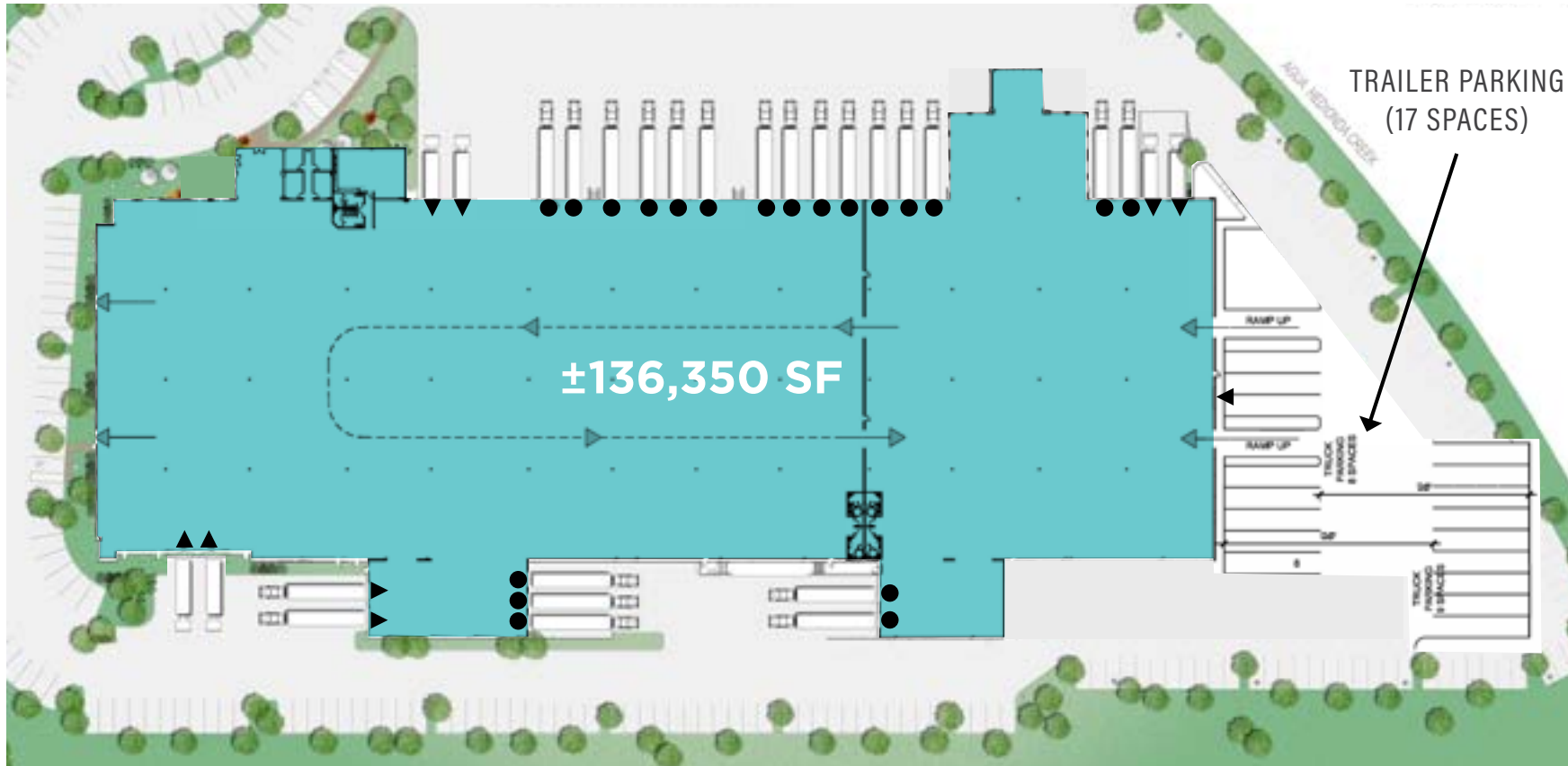
136,350 SF

LOADING:

20 DOCK /
12 GRADE-LEVEL

TRAILER PARKING:

17 SPACES



- DOCK DOORS: 20
- ▲ GRADE DOORS: 12

E-COMMERCE FLOOR PLAN

REDEVELOPMENT

BEFORE



AFTER



INTERIOR PHOTOS - SUITE A WAREHOUSE



EXISTING DOCK POSITIONS - North Facing



INTERIOR PHOTOS - SUITE B WAREHOUSE



EXISTING DOCK POSITIONS - South Facing



EXISTING DOCK DOORS - North Facing

INTERIOR PHOTOS - SUITE A OFFICE



*Furniture and FF&E have been removed



INTERIOR PHOTOS - SUITE B OFFICE AND R&D



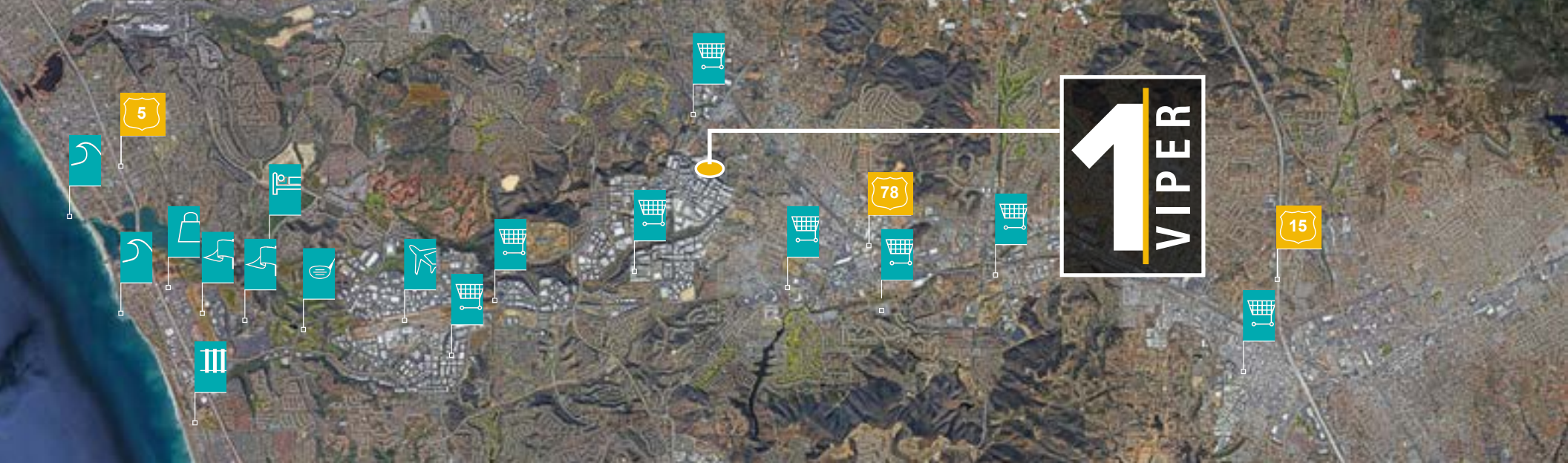
EXTERIOR PHOTOS



EXTERIOR PHOTOS



AMENITIES MAP



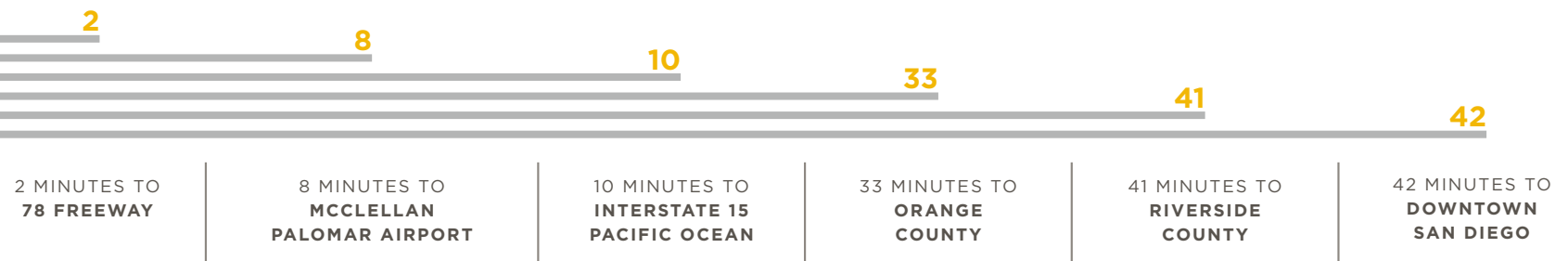
Carlsbad Outlets
 Costco Shopping Center
 Grand Pacific Palisades Resort
 Legoland California Resort
 The Crossings at Carlsbad
 Residence Inn by Marriott
 McClellan-Palomar Airport
 Homewood Suites Hampton Inn

Lowe's Shopping Center
 Staples Shopping Center
 Holiday Inn
 Bressi Ranch Village Center
 Hyatt Place
 Park Hyatt Aviara Resort
 La Costa Resort & Spa
 Home Depot Shopping Center

The Flower Fields
 Ponto Beach
 Tamarack Beach
 South Carlsbad State Beach
 Batiquitos Lagoon
 Carlsbad Village
 Target
 Walmart

Palomar College
 California State San Marcos
 Tri City Medical
 Palomar Medical
 Costco
 Restaurant Row
 North City

DRIVE TIMES



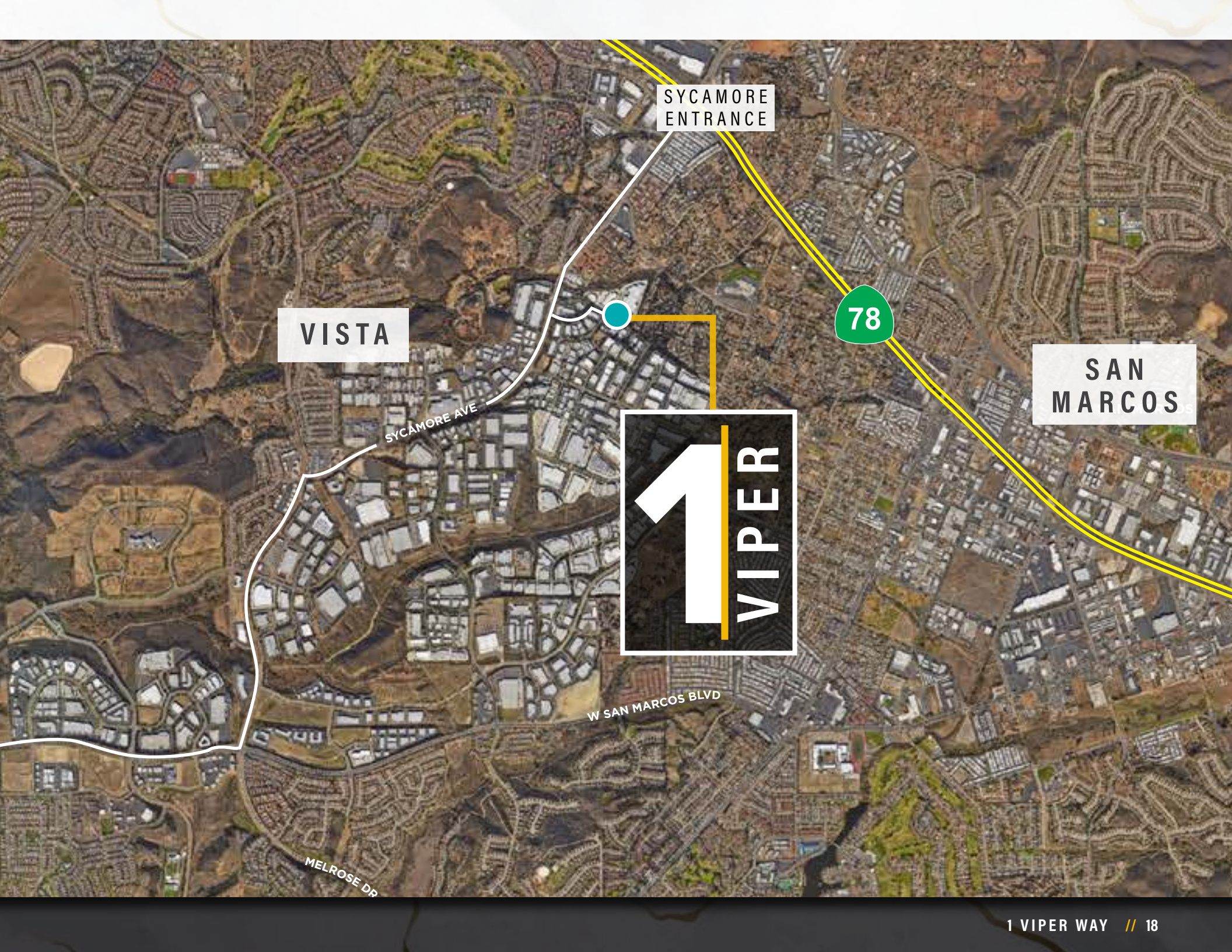
PARCEL MAP



APN
217-210-95-00

NORTH SAN DIEGO CORPORATE OCCUPIERS



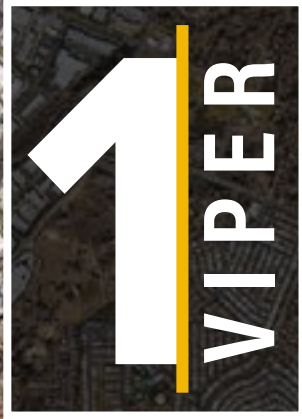


SYCAMORE
ENTRANCE

VISTA

SAN
MARCOS

78



SYCAMORE AVE

W SAN MARCOS BLVD

MELROSE DR



VIPER



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[View Site Specific COVID-19 Prevention Plan](#)