

AVAILABLE  
2025



**223,175 SF MODERN INDUSTRIAL**  
WARHOUSE / DISTRIBUTION / MANUFACTURING

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

223,175 s.f. available  
divisible to 100,000 s.f.

# REACH NEW HEIGHTS

Supply chain and logistics soar at San Diego's most functional, affordable and attractive new warehouse 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**

own or lease, cross dock with divisibility starting from 100k SF, ability to modify site and building plans to meet market demand

## **Customized Solutions**

design your perfect building from the ground up, enhance brand image while boosting morale and increasing efficiency

## **One of One**

only project in San Diego with designs for 36' clear height, dock ratio > 2.78:10,000 SF, and onsite trailer parking

## **Avoid Risk**

new building means less exposure to capital expenditures and environmental concerns





### **Affordability**

significant savings based on lower tax rates and pricing compared to Central SD and Orange County, reduced energy costs, cubic storage advantage minimizes footprint

### **Separate & Secure**

no neighbors or shared environment, ability to fence and secure

### **Attract & Retain Talent**

excellent quality of life featuring a coastal vibe, myriad of recreational and leisure activities, affordable living options and proximity to executive housing

# THE LOCATION

Unparalleled access to customers



## 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





**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

NE of Melrose Drive at  
Diamond Street



### Truck court area:

130' depth, all concrete,  
48 stalls for trailer parking



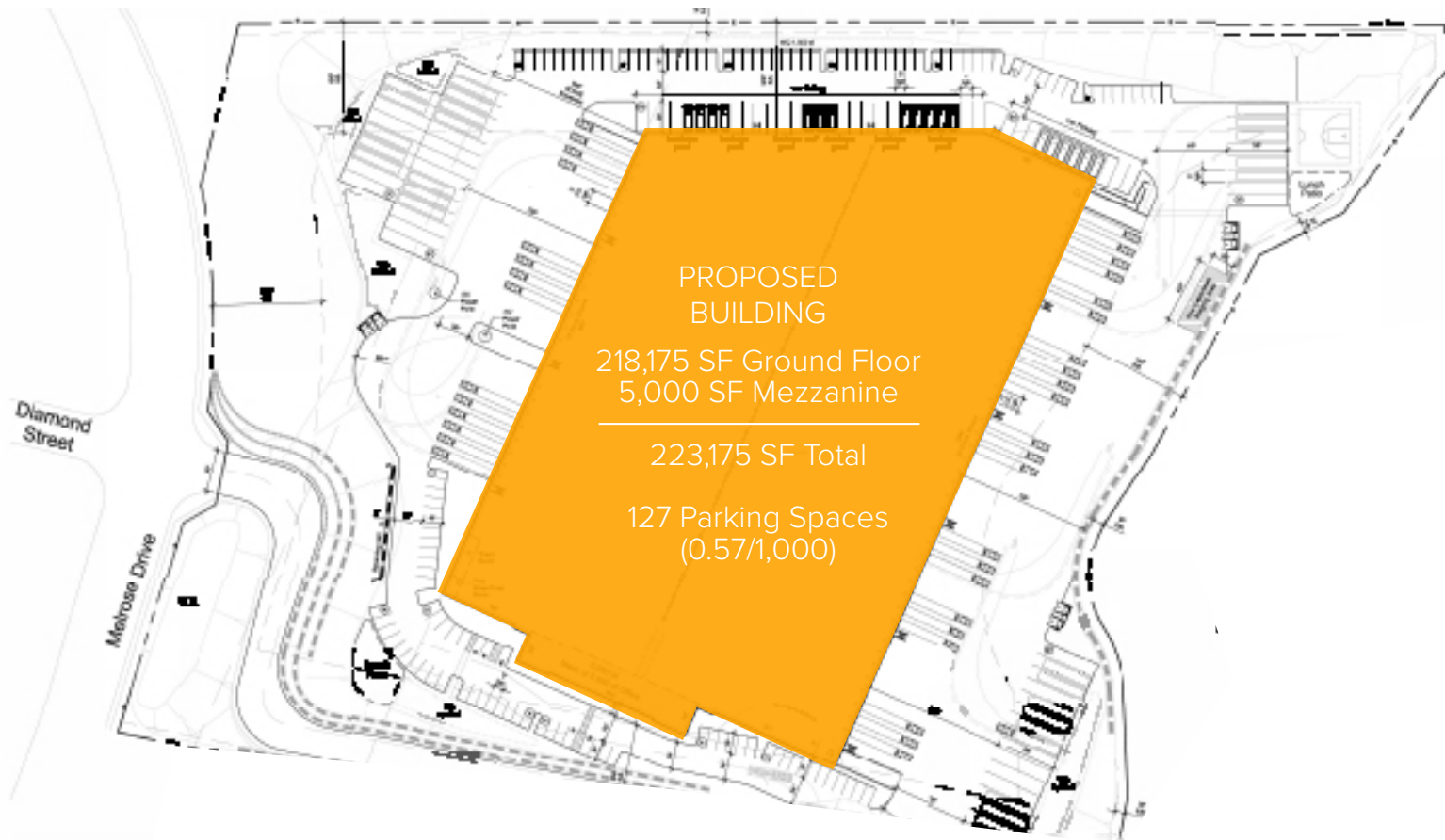
### Standard Vehicle Parking:

127 standard vehicle stalls  
39 van parking stalls



### Secure Site

Fully Fenced (optional)





TOTAL SPACE AVAILABLE (SF)

**223,175**

212,072 SF FLOOR AREA | 9,602 SF MEZZANINE



2.78:10,000 SF DOOR RATIO

**62 DOCK**

DOORS



**36'**

CLEAR HEIGHT



**2 GRADE**

DOORS

BUILDING TYPE

**CROSS DOCK**

INDUSTRIAL BUILDING



**ESFR**

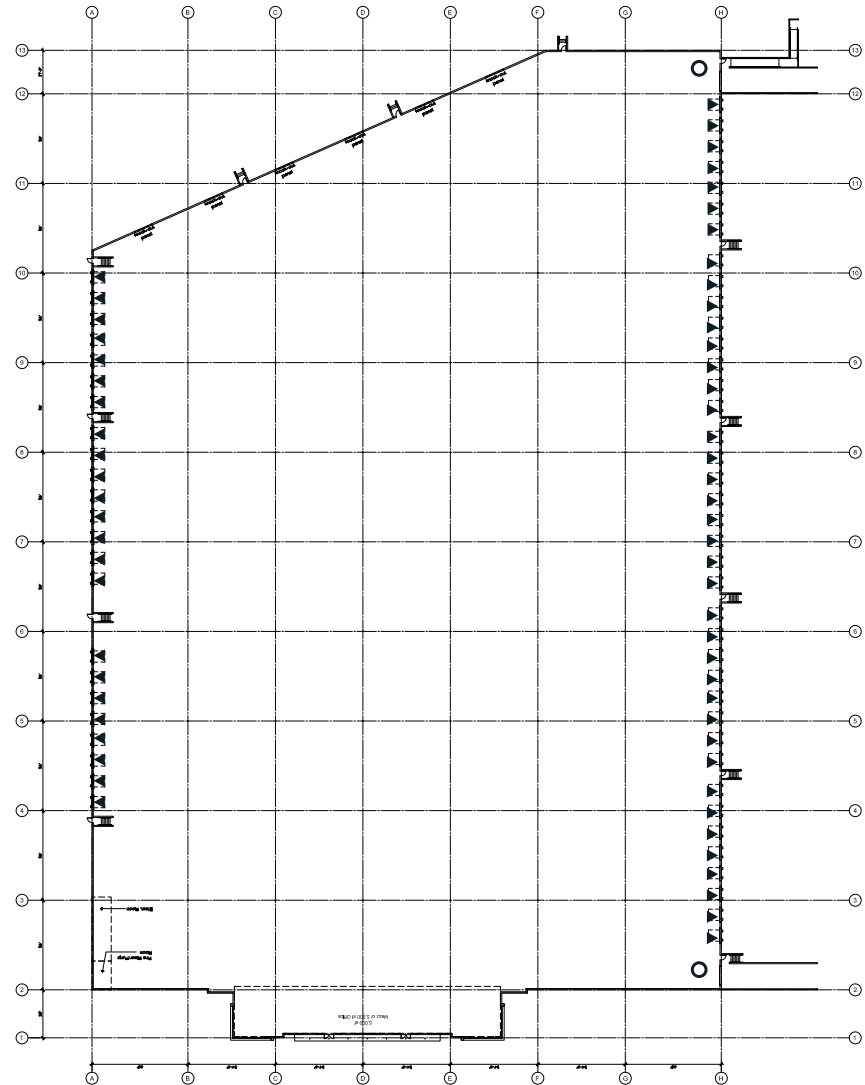
SPRINKLERS



# THE PLAN

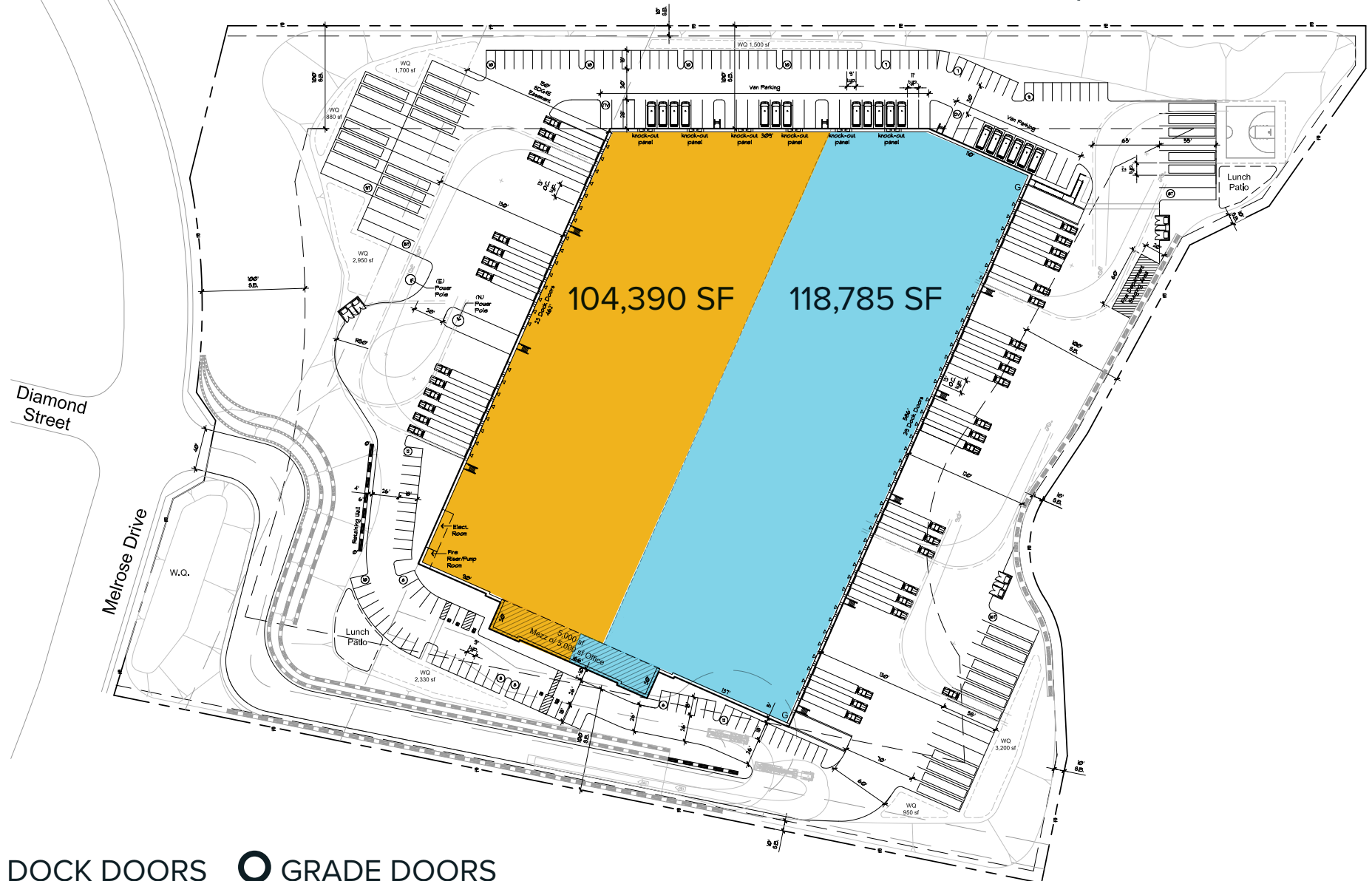


## FULL BUILDING PLAN



▲ DOCK DOORS    ○ GRADE DOORS

# DIVISIBILITY PLAN



▲ DOCK DOORS    ○ GRADE DOORS

Oceanside



Carlsbad



# NORTH COUNTY

Surrounded by strong demographics, great accessibility and the largest concentration of executive housing

San Marcos

Palomar Airport Road

Melrose Drive

S Rancho Santa Fe Road



**826,985**  
population



**36**  
median age



**25,500+**  
businesses



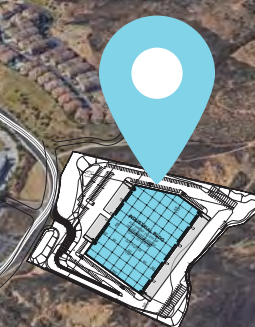
**409,100+**  
employees



**20+**  
rail stations



**40+**  
golf courses



NORTH

# CORPORATE NEIGHBORS

**ThermoFisher**  
SCIENTIFIC

**FedEx**®

*Landsberg*  
*Engineered Packaging Solutions*

**Hunter**®

**LOWE'S**  
Home Improvement Warehouse

 **STONE**  
BREWING

ORORA

*Titleist*®

 **leidos**

 **Veritiv**

**Viasat**™ 

**MILLIPORE**  
**SIGMA**

 **ups**®



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