

**Rare Opportunity**

**8,000 Amps**

**Existing Power Available**

**2065**

— THIBODO RD —

**FOR LEASE**

**75,806 SF Freestanding Industrial / cGMP /  
Advanced Manufacturing Facility**



**Joe Anderson**  
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**Under New Ownership!**

**LPCWEST**  
LINCOLN PROPERTY COMPANY



# Property Highlights

## Available Now

### **Ideal infrastructure**

to support cGMP Facility

### **Heavy power off the shelf**

8,000 Amps, 3-Phase existing

### **28'**

Clear Height

### **Experienced ownership group**

with right team and capital to accommodate cGMP uses

### **Freestanding building**

corporate Identity

### **2022 Renovations completed**

2008 Construction

### **Excellent Location**

in North County San Diego

### **Only Vacant Property Offering**

8,000 amps off the shelf

# Renovations Completed

New Exterior Employee Amenity Area

Exterior Painting

Asphalt work to parking lot

New Landscaping

Fence Work

Enlarged Breakroom

Addition of enlarged windows on the 2nd story office



# Building Features



Take a  
Virtual Tour

75,806 SF Total

Corporate Identity, Freestanding

±15,000 SF office space  
(portion can be converted to  
labs/manufacturing)

±60,000 SF warehouse space

8,000 Amps 3-Phase  
Power existing

28' Minimum Clear Height

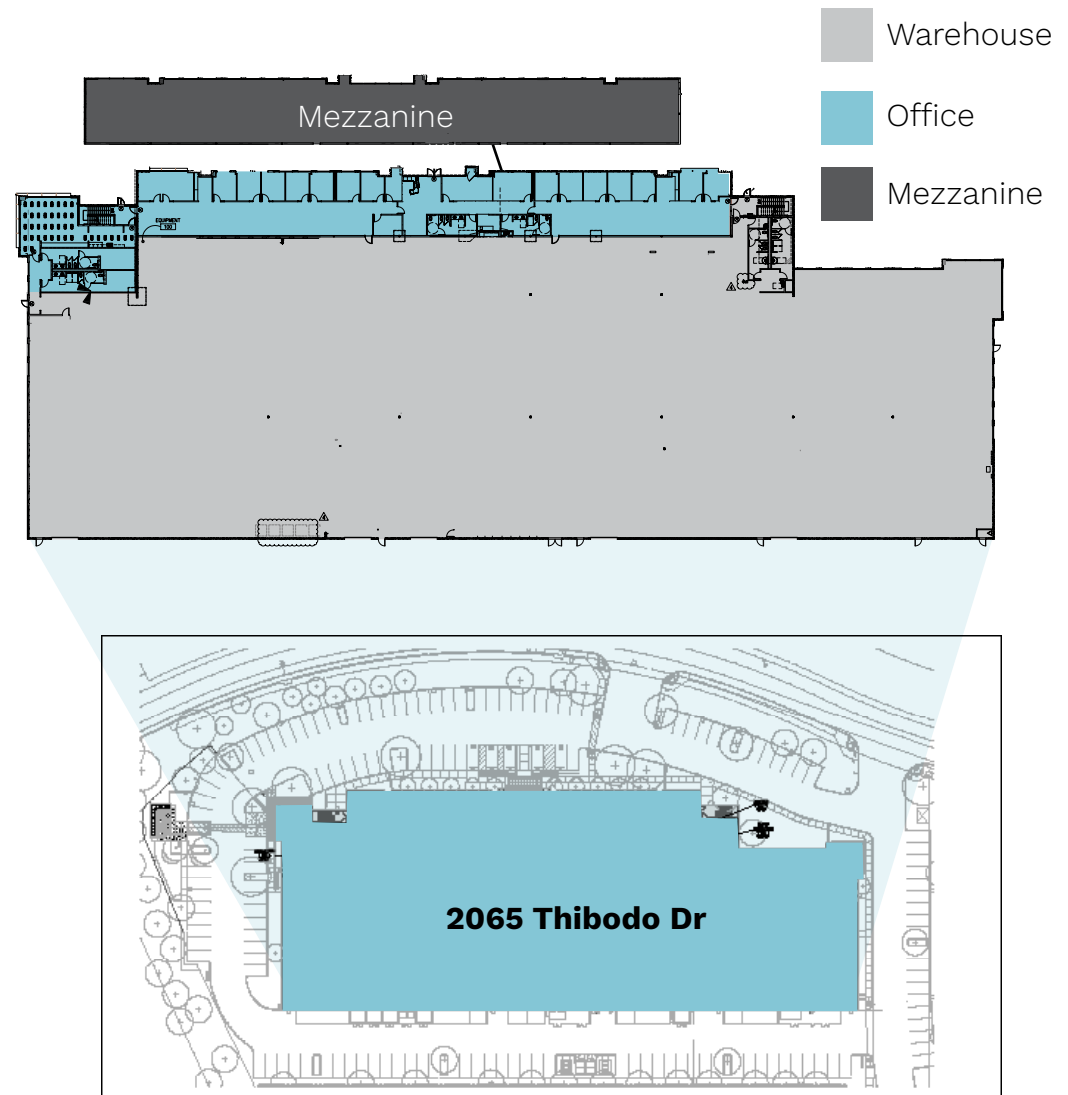
5 Grade Level Doors

Ability to add Dock Loading Well

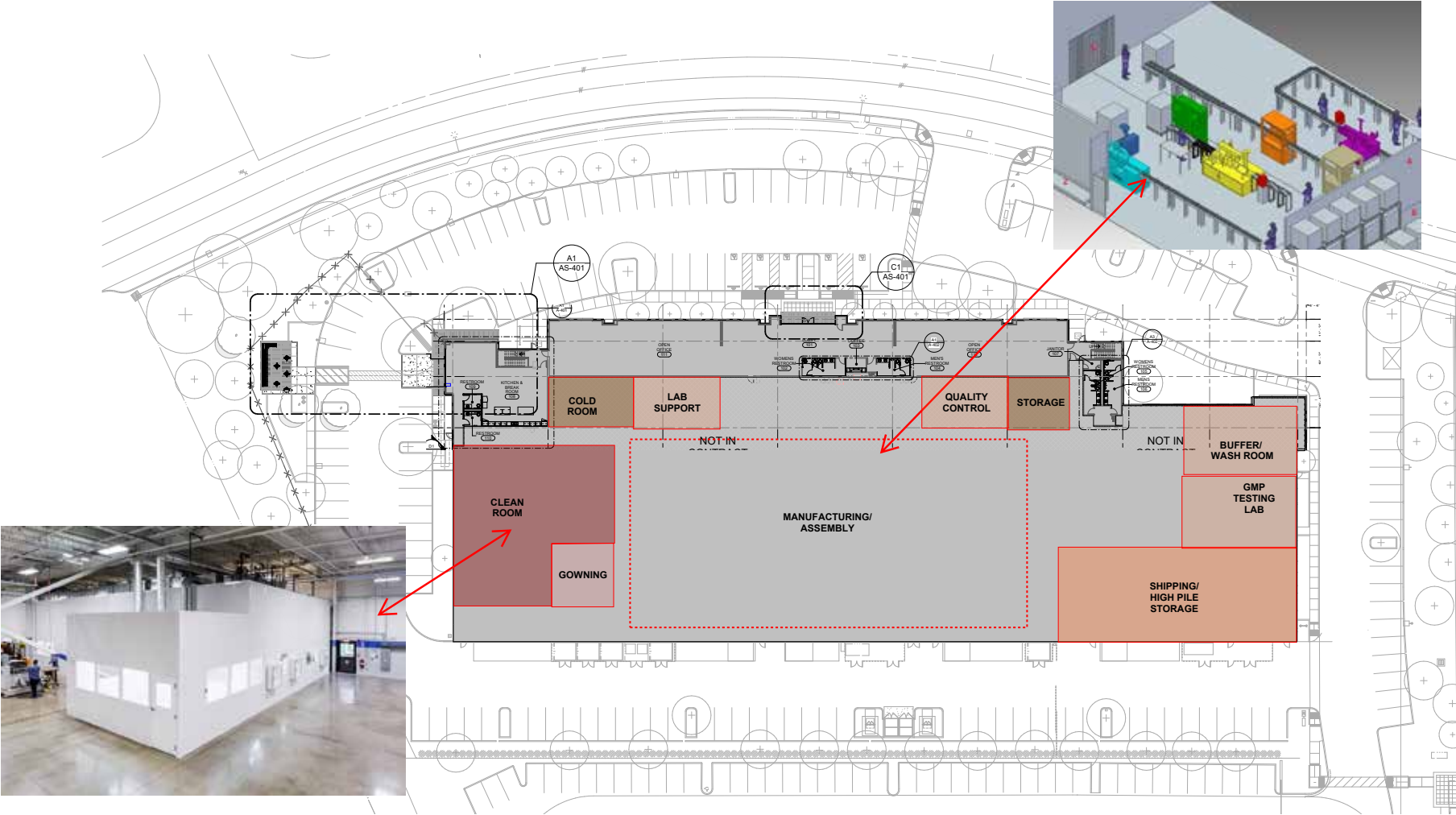
Fenced, secure parking lot

Ability to support exterior mechanical  
plant and backup generator

Zoned: C-3 in business friendly,  
City of Vista



# Hypothetical Block Plan



# Interior Photos



Break Area



Open Office/Break Area



Warehouse



Warehouse

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## Drive Time

- Orange County  
30 minutes
- Oceanside  
17 minutes
- Encinitas  
15 Minutes
- Del Mar  
25 minutes
- UTC  
30 minutes
- Mission Valley  
37 Minutes
- Downtown  
40 minutes



# Site Plan





# Corporate Neighbors





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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.