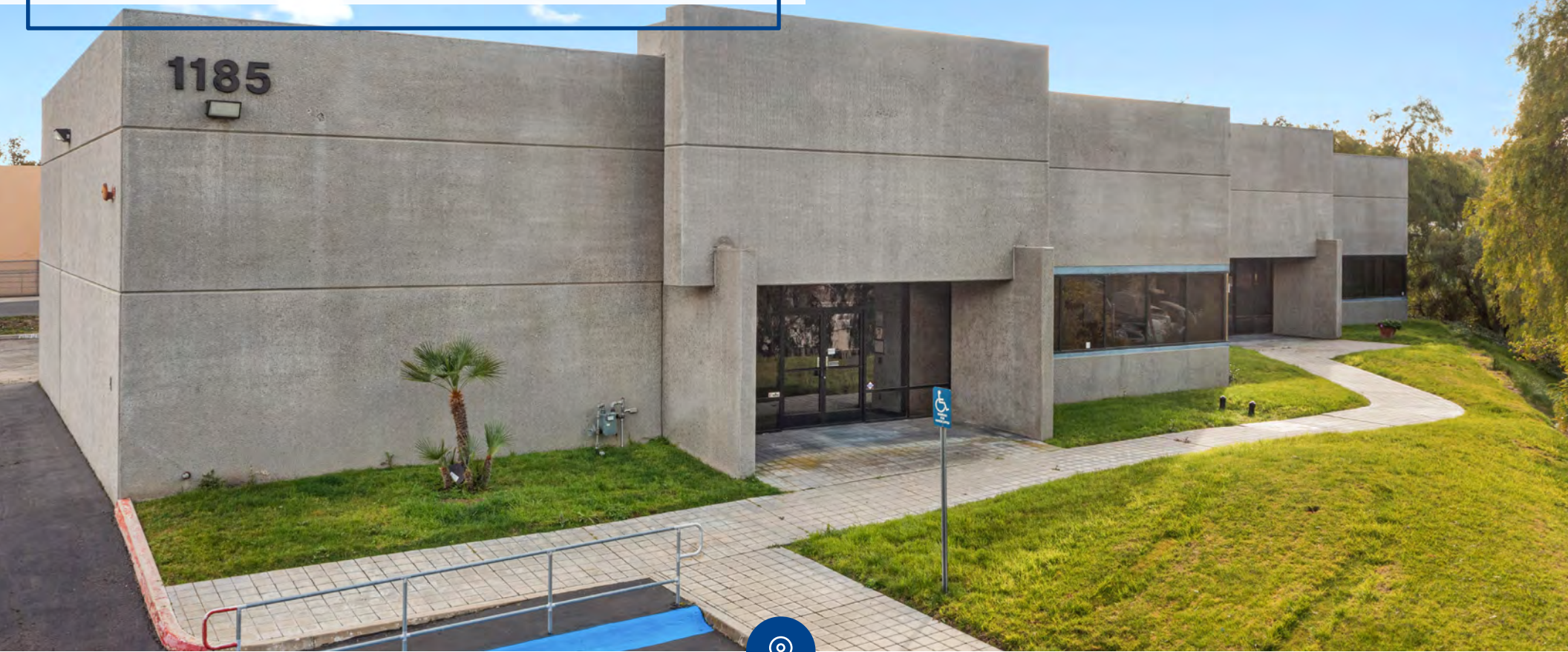


FOR SALE

Freestanding Industrial Building

12,160 SF

Colliers



1185 Joshua Way, Vista, CA 92081

\$3,149,440 (\$259/SF)

PRICE DRASTICALLY REDUCED FOR A QUICK SALE WITH A STRONG BUYER



Heavy
Power



Signage
Off Business Park Dr



2
Grade-Level Doors



\$3,149,440
\$259/SF



1185 Joshua Way | Vista, CA 92081

FOR SALE



1.17
Acres



18'
Clear Height

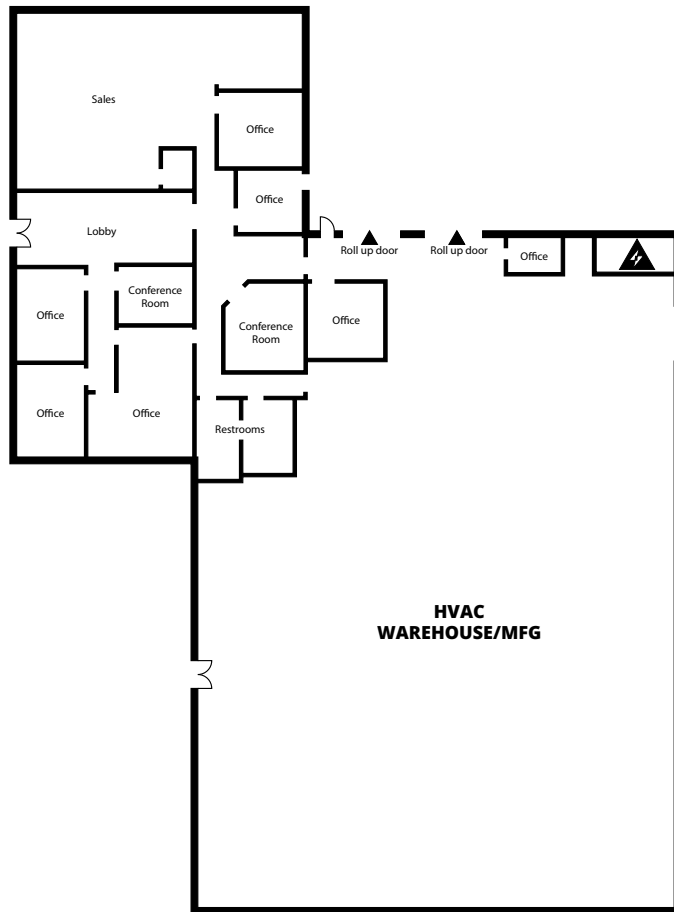


Sprinklers
Fire Sprinklers



Fee Simple
No Association Fee

FLOOR & SITE PLAN



1185 Joshua Way | Vista, CA 92081

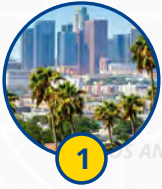
PROPERTY PHOTOS

FOR SALE



1185 Joshua Way | Vista, CA 92081

FOR SALE



30 min
Orange County



10 min
I-5



4 min
Highway 78



10 min
I-15

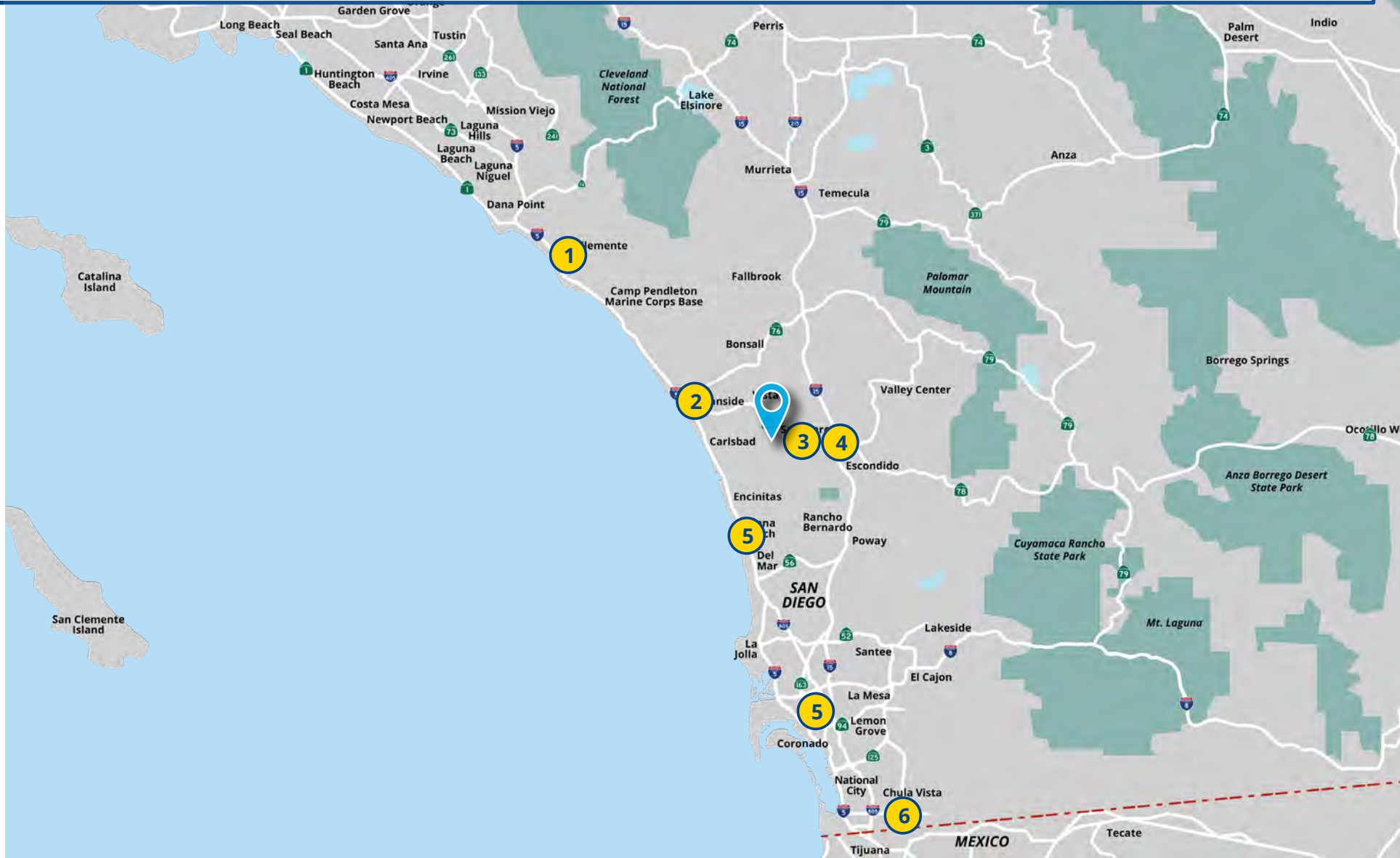


40 min
Downtown



45 min
Mexico Border

THE LOCATION



THE 78 CORRIDOR

FOR SALE

12 mins
Palomar Health
Center

10 mins
North
City

8 mins
Historic Downtown
Vista

14 mins
Carlsbad
Village

15 mins
Downtown
Oceanside

From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the 78 Corridor, creative leaders are gathering to continue this momentum of innovation and success. A growing interest in walkable and live-work-play urban experiences are breathing new life into downtowns creating urban hubs for innovative people and entrepreneurs to gather.



1185 Joshua Way | Vista, CA 92081

of DPR Construction

THE INNOVATORS

FOR SALE

Healthcare

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.

Precision Manufacturing

Advanced manufacturing is a newly established industry cluster that supports the 78 Corridor's machine manufacturing operations. San Diego is home to more than 3,000 manufacturers, and 100,000 workers. With a highly-skilled workforce, robust training programs, and proximity to Mexico, Escondido is a hub for advanced manufacturing companies.

Craft Brewing

Situated along what is known as the "Hops Highway," the craft beer industry boosts economic prosperity in the region and has a significant impact on employment, production, and revenue totaling over 500 million dollars in 2017. The CSUSM craft brewers confidence index remains high in 2019, signaling optimism in continued growth for craft beer. Specialty food and other beverage manufacturers continue to meet demand for more diverse products.



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FOR SALE
12,160 SF

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