



FOR LEASE | 134,299 SF









2340 COUSTEAU COURT
VISTA, CA 92071



**CUSHMAN &
WAKEFIELD**

| E L I O N

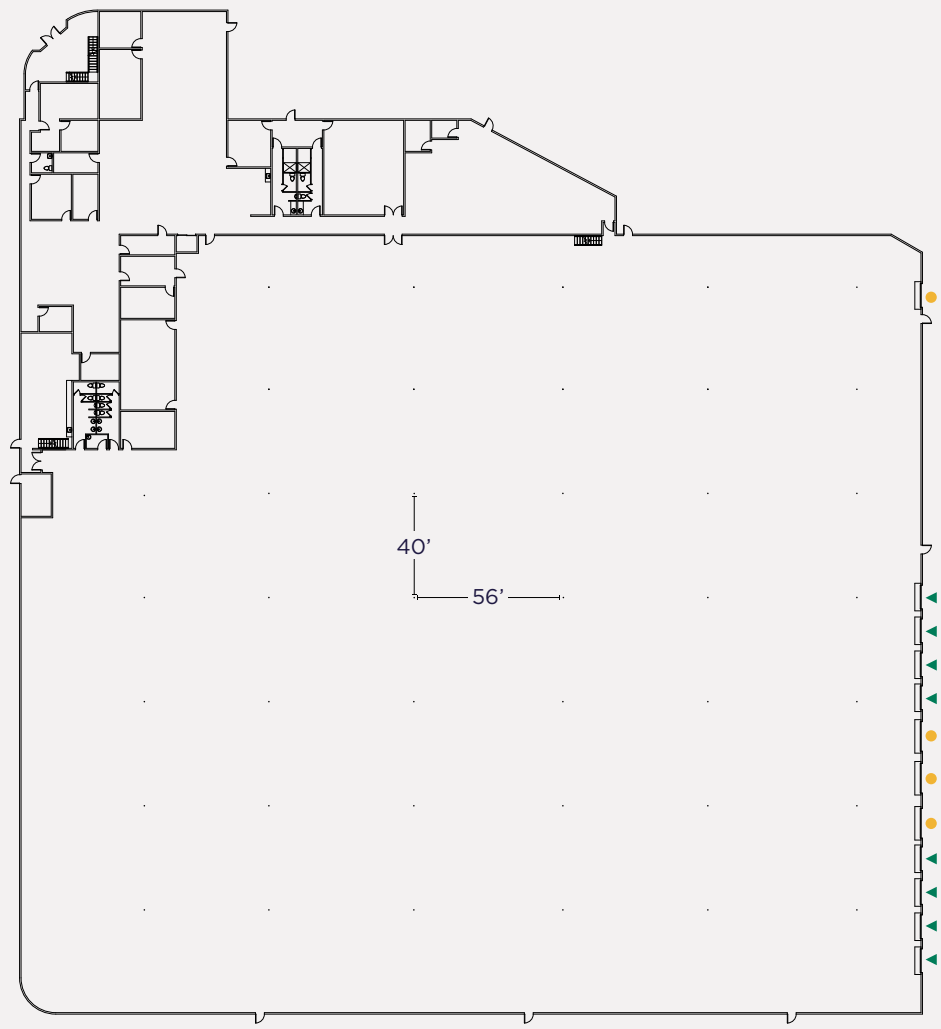
PROPERTY FEATURES

	ADDRESS	2340 Cousteau Ct, Vista, CA 92081
	TOTAL SQUARE FEET	134,299 SF
	OFFICE SQUARE FEET	±26,860 SF (20%)
	OCCUPANCY	Available Now
	STORIES	Single Story with Mezzanine
	YEAR BUILT	1998
	SITE AREA	±8.99Acres (±391,420 SF)
	CLEAR HEIGHT	±24' - 27'
	LOADING	8 Dock High (Expandable to 15 Docks) 4 Grade Level
	PARKING	1.57 per 1,000 SF 211 Auto Stalls
	SPRINKLERED	Yes
	TRUCK COURTS	±135'
	POWER	1,600a 277/480v-3p
	YARD	Ability to Deliver a ±1.5 Acre Lay Down Yard
	LEASE RATE	Call Broker (NNN = \$0.34 PSF)

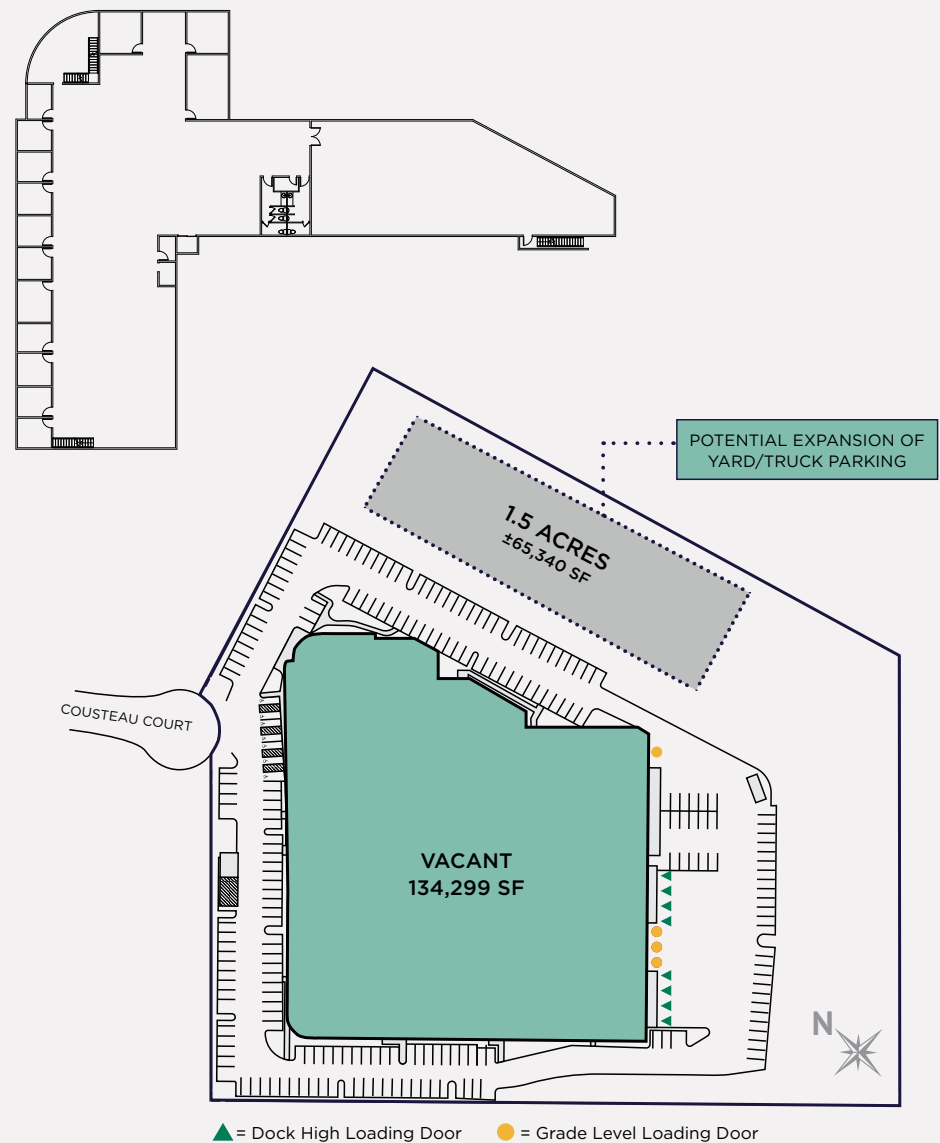


SITE PLAN

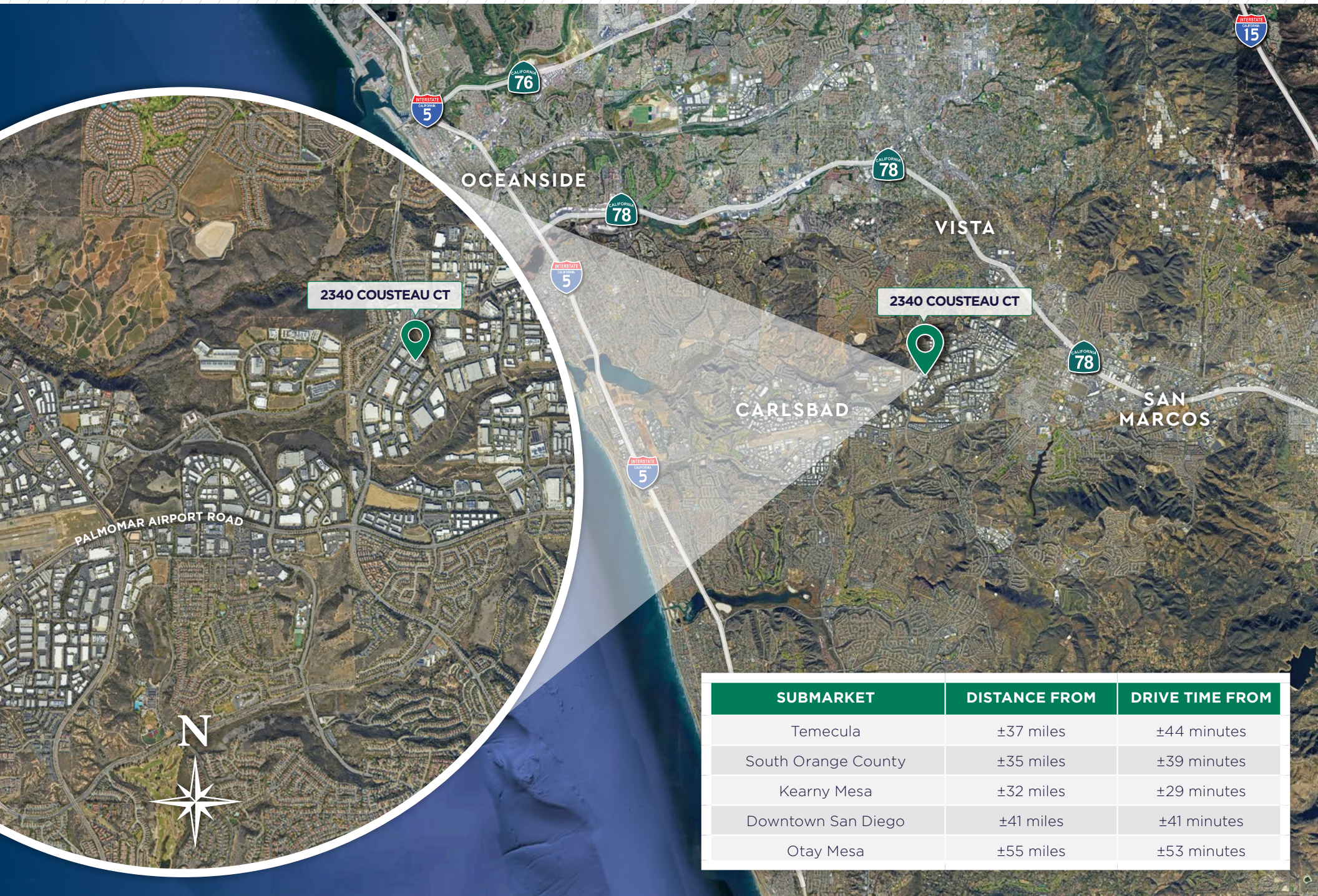
1ST FLOOR



2ND FLOOR



PROPERTY LOCATION



SUBMARKET	DISTANCE FROM	DRIVE TIME FROM
Temecula	±37 miles	±44 minutes
South Orange County	±35 miles	±39 minutes
Kearny Mesa	±32 miles	±29 minutes
Downtown San Diego	±41 miles	±41 minutes
Otay Mesa	±55 miles	±53 minutes

CORPORATE NEIGHBORS





FOR MORE INFORMATION, CONTACT:

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