



NORTH COUNTY CORPORATE CENTER

2750 PROGRESS ST., VISTA, CA 92081



ARES
INDUSTRIAL
MANAGEMENT

FOR LEASE | ±51,222 to 109,952 SF | Corporate HQ/Distribution/Manufacturing



ARIC STARCK

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DREW DODDS

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109,952 SF
Available w/ 60 Day Notice



±3,087 to 7,508
Office SF



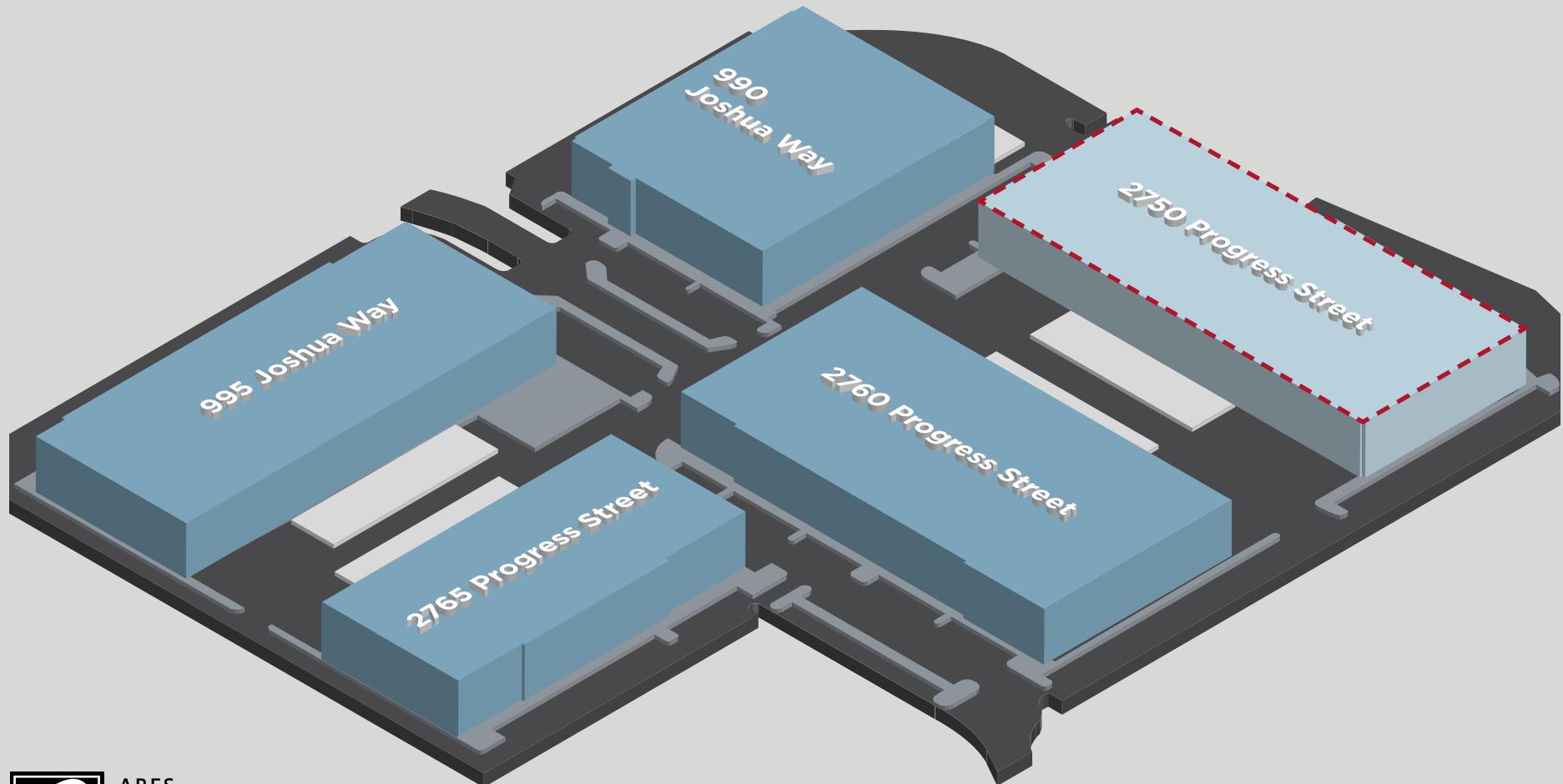
1.3/1,000 Spaces



14 Dock-Level Loading
4 Grade-Level Loading



180' Shared
Truck Court

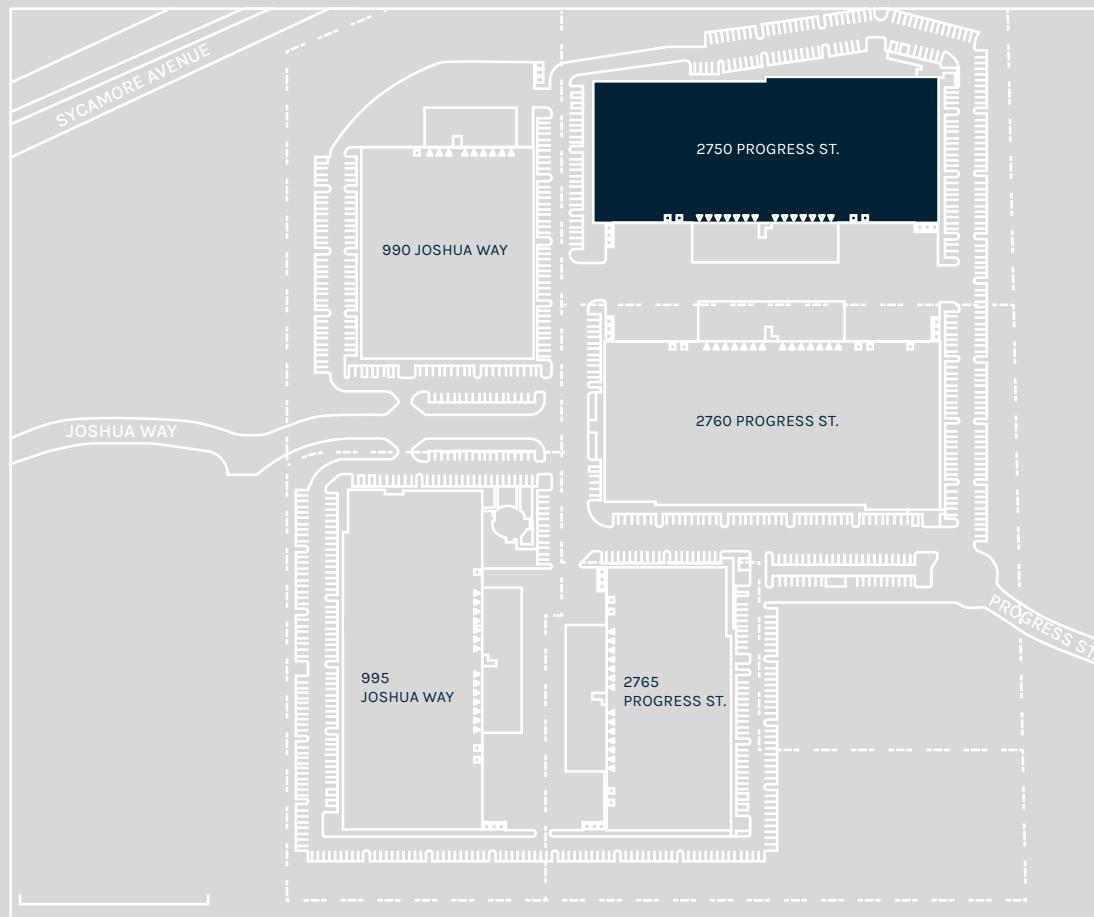


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Property FEATURES

- Efficient & Functional Site Design
- 100% Concrete Truck Aprons
- Sufficient Parking to Accommodate Corp HQ/MFG/DIST Uses
- Elevated Lot Providing Expansive Views

SITE PLAN | North County Corporate Center

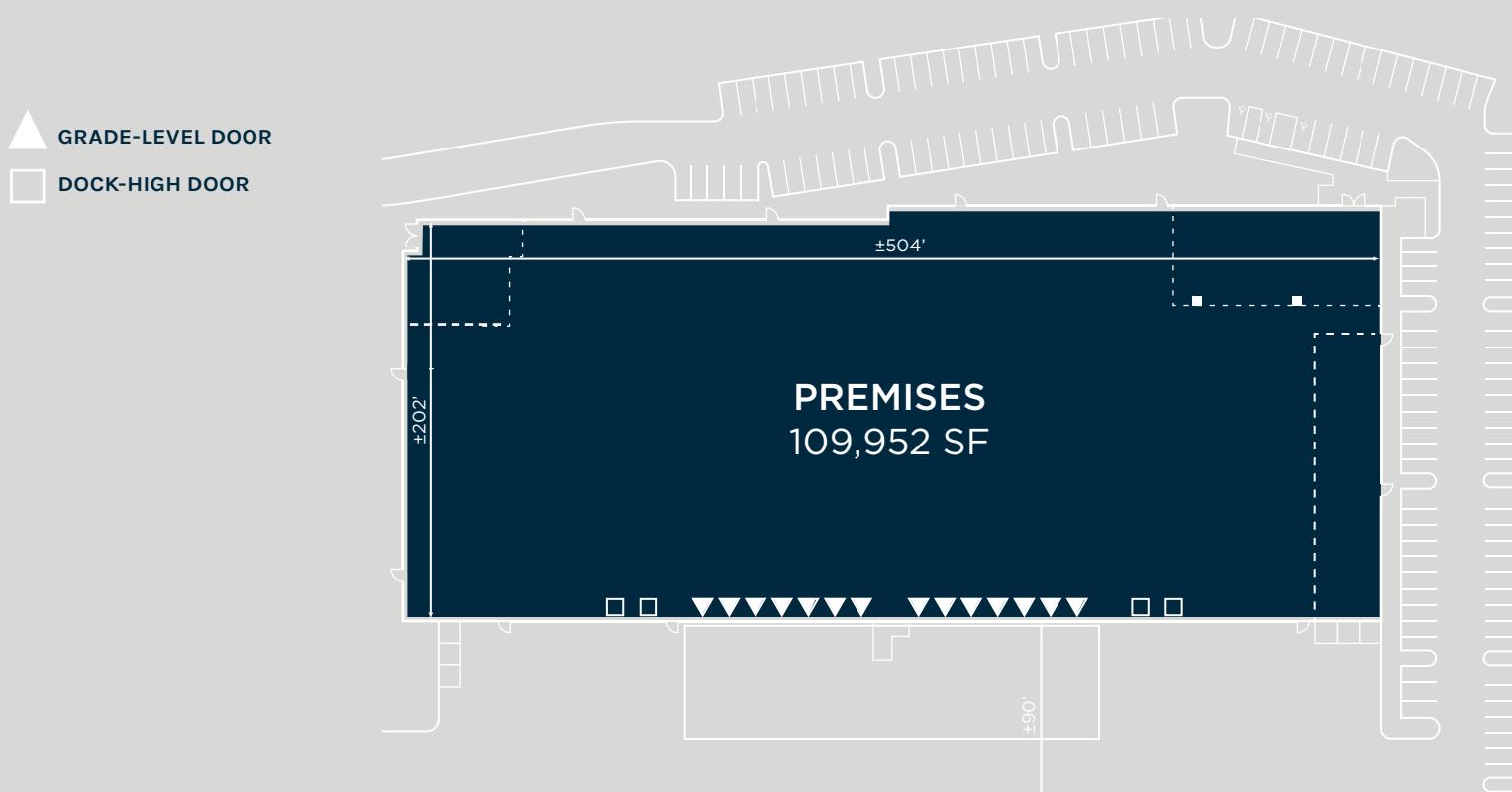


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Building FEATURES

- 109,952 SF (7,799 SF of Office on Ground Floor, Mezzanine Warehouse 7,508 SF)
- 925 AMPS 277/480v Existing Power (Up to 1,225 AMPS Available)
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinklers System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESFR)
- 14 Dock High Doors & 4 Grade-Level Doors
- 180' Shared Truck Court Depth
- 1.31/1,000 Parking Ratio
- 50'x52' Column Spacing with Bay Depth of 60'

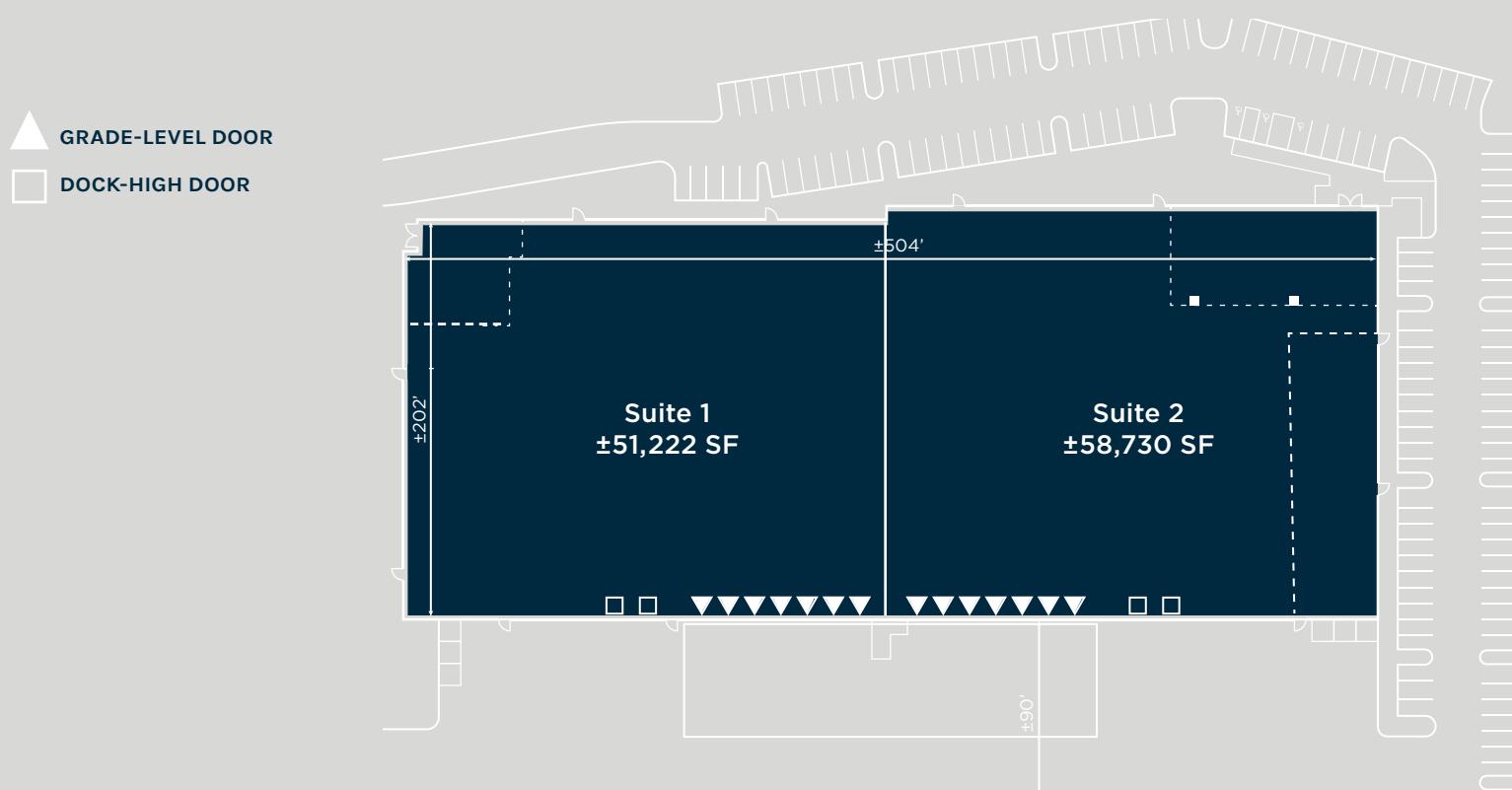
SITE PLAN | 2750 Progress St.



Building FEATURES

- $\pm 51,222$ to 109,952 SF Available
- 3,000 AMPS 277/480v
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinklers System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESFR)
- 14 Dock High Doors & 4 Grade-Level Doors
- 180' Shared Truck Court Depth
- 1.31/1,000 Parking Ratio
- 50'x52' Column Spacing with Bay Depth of 60'

DEMISING PLAN | 2750 Progress St.



Floor
PLAN

2750 Progress St.

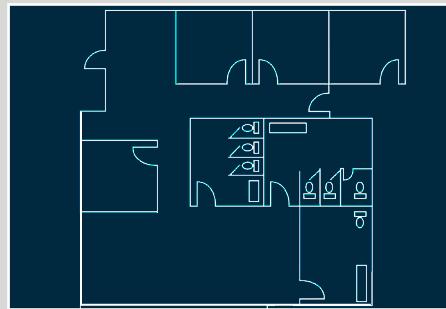
▲ GRADE-LEVEL DOOR
□ DOCK HIGH DOOR



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Office SPACE

- 7,259 SF of Office on Ground Floor
- Suite 1: 3,087 SF
- Suite 2: 4,172 SF



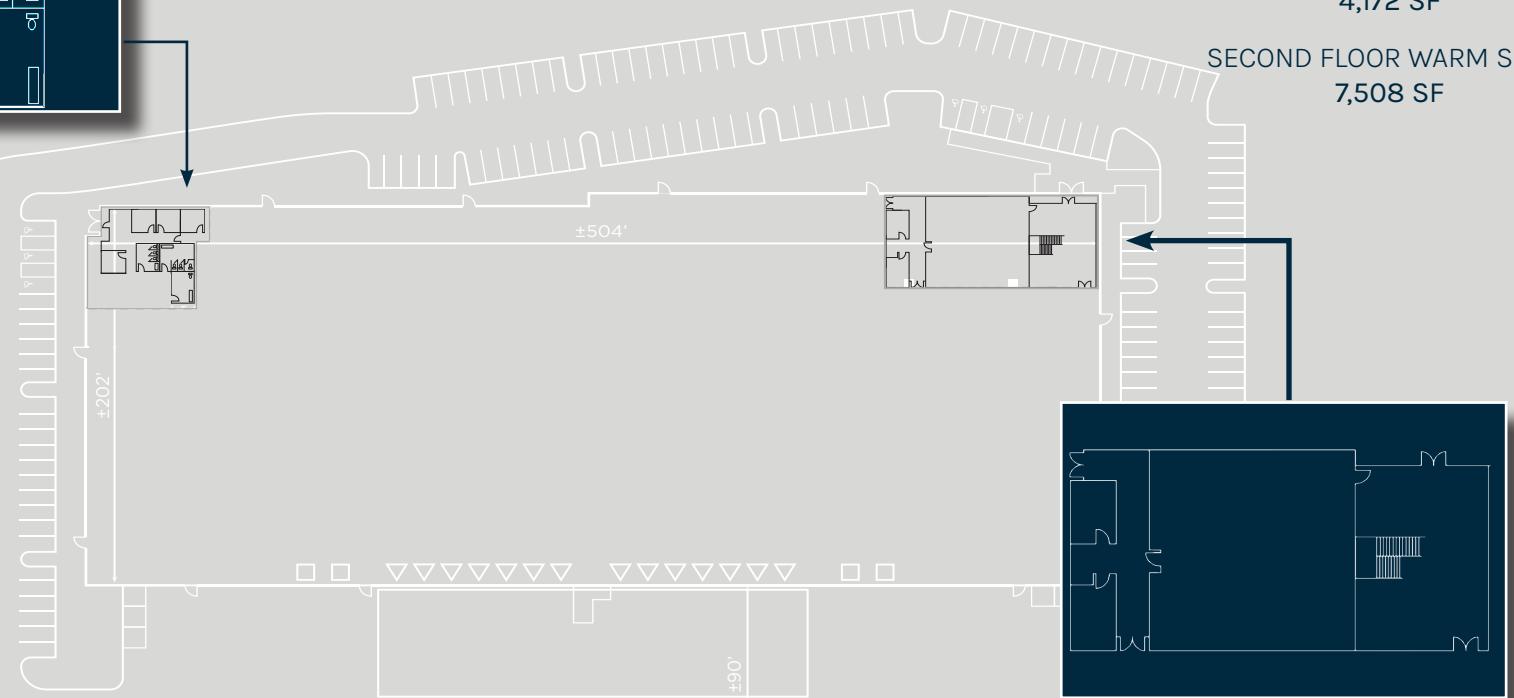
SUITE 2

FIRST FLOOR OFFICE
4,172 SF

SECOND FLOOR WARM SHELL
7,508 SF

SUITE 1
FIRST FLOOR OFFICE
3,087 SF

SECOND FLOOR OFFICE
NONE



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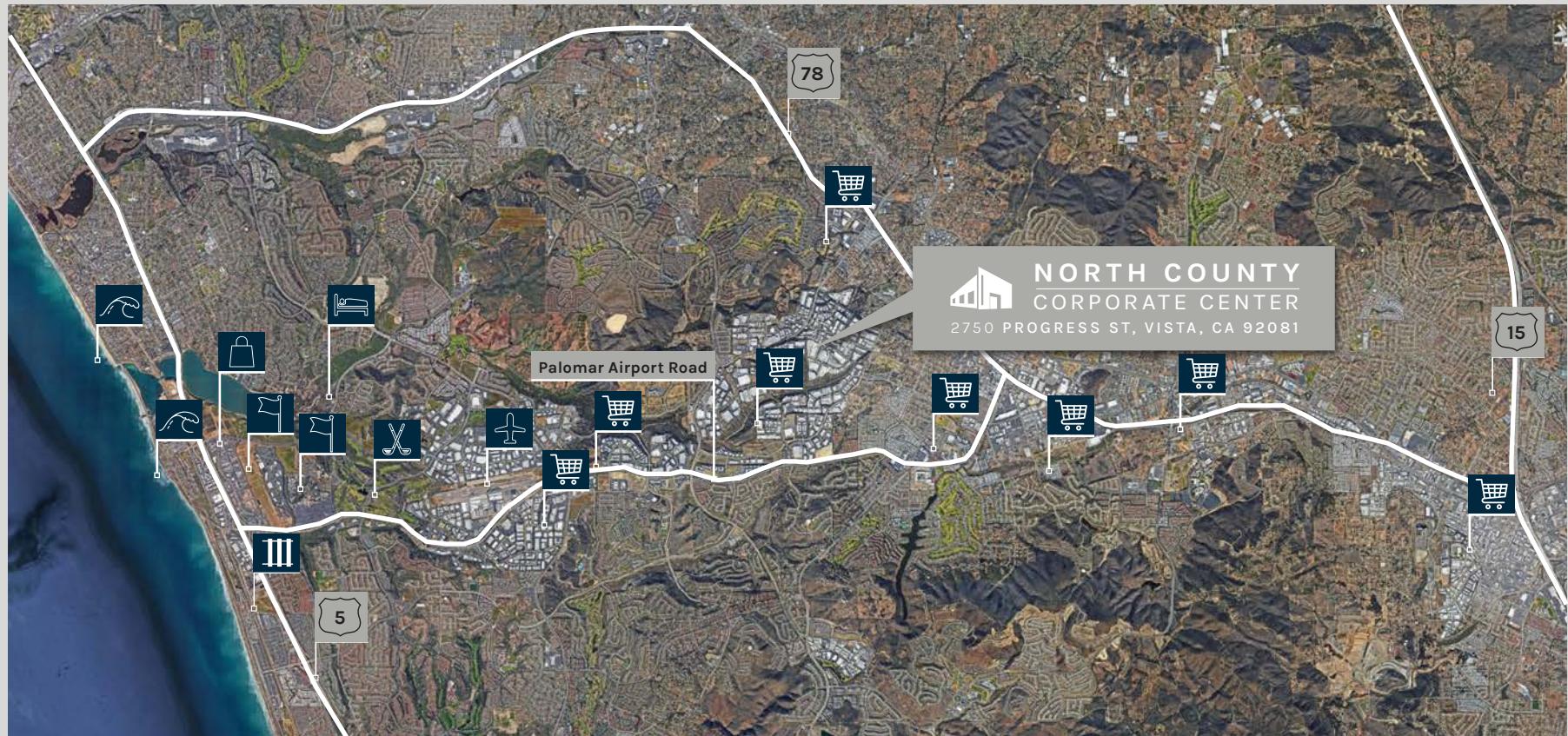
Building IMAGES





Nearby AMENITIES

Carlsbad Outlets	Lowe's Shopping Center	The Flower Fields	Palomar College
Costco Shopping Center	Staples Shopping Center	Ponto Beach	California State San Marcos
Grand Pacific Palisades Resort	Holiday Inn	Tamarack Beach	Tri City Medical
Legoland California Resort	Bressi Ranch Village Center	South Carlsbad State Beach	Palomar Medical
The Crossings at Carlsbad	Hyatt Place	Batiquitos Lagoon	Restaurant Row
Residence Inn by Marriott	Park Hyatt Aviara Resort	Carlsbad Village	North City
McClellan-Palomar Airport	La Costa Resort & Spa	Target	Alila Marea Beach Resort
Homewood Suites	Home Depot Shopping Center	Walmart	



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Corporate NEIGHBORS

Amazon
US Foods
Jeld Wen
Country Malt Group
Titleist



ARES INDUSTRIAL MANAGEMENT

ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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