



# NORTH COUNTY CORPORATE CENTER



ARES  
INDUSTRIAL  
MANAGEMENT

2750 PROGRESS ST., VISTA, CA 92081

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



## ARIC STARCK

Executive Vice Chairman  
760 431 4211  
[aric.starck@cushwake.com](mailto:aric.starck@cushwake.com)

## DREW DODDS

Senior Director  
760 431 3863  
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**109,952 SF**  
Available w/ 60 Day Notice



**±3,087 to 7,508**  
Office SF



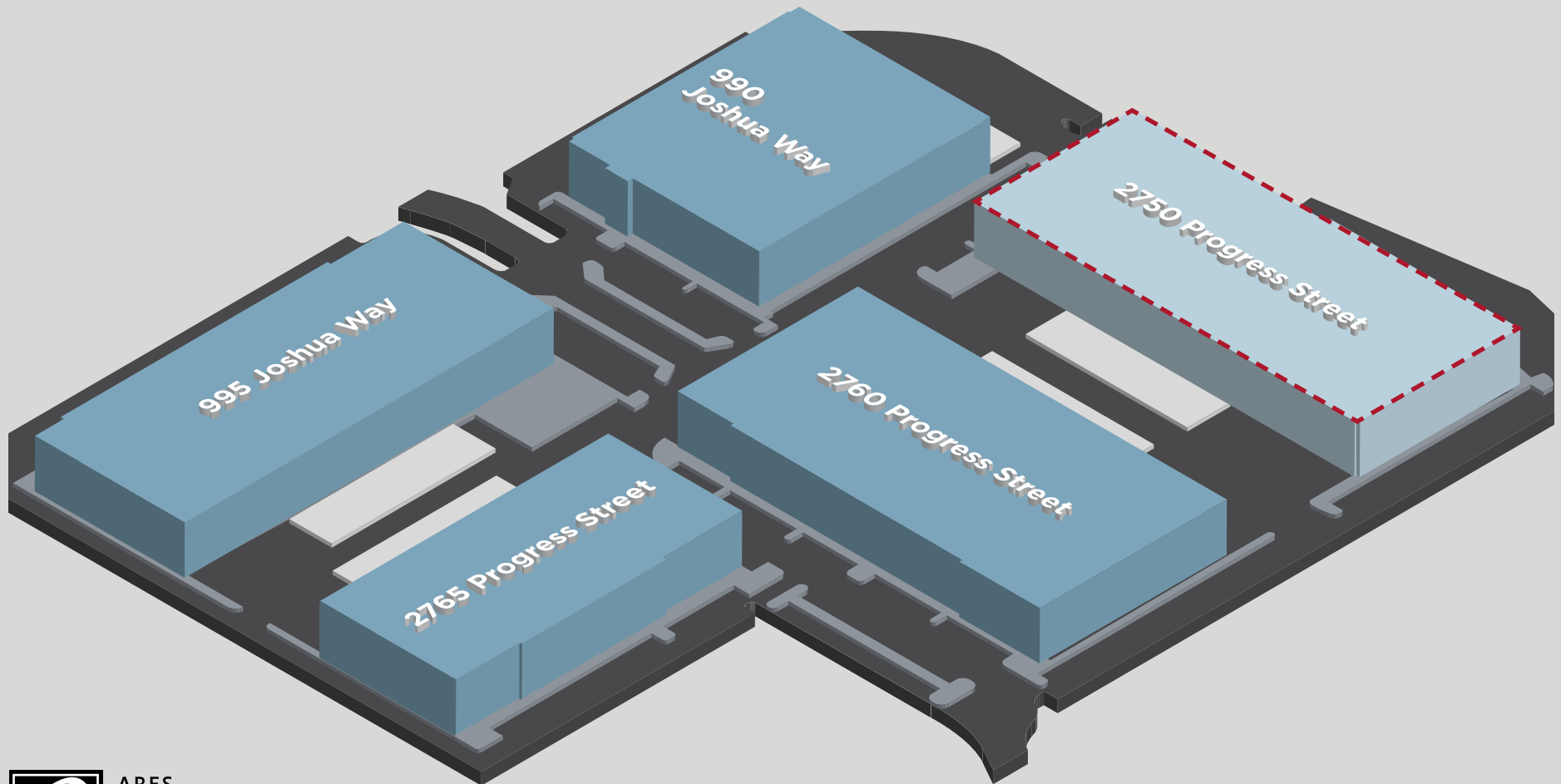
**1.3/1,000** Spaces



**14** Dock-Level Loading  
**4** Grade-Level Loading



**180'** Shared  
Truck Court



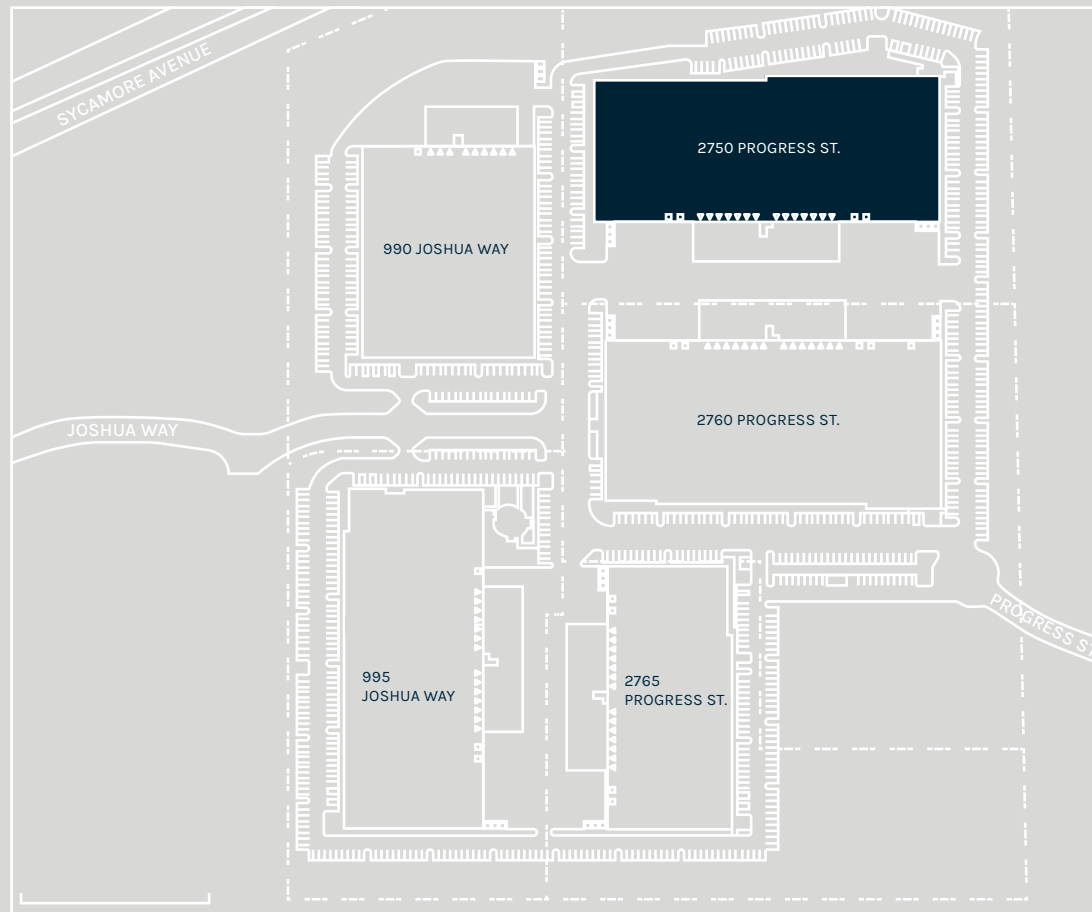
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# Property FEATURES

- 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

- ▲ GRADE-LEVEL DOOR  
□ DOCK-HIGH DOOR

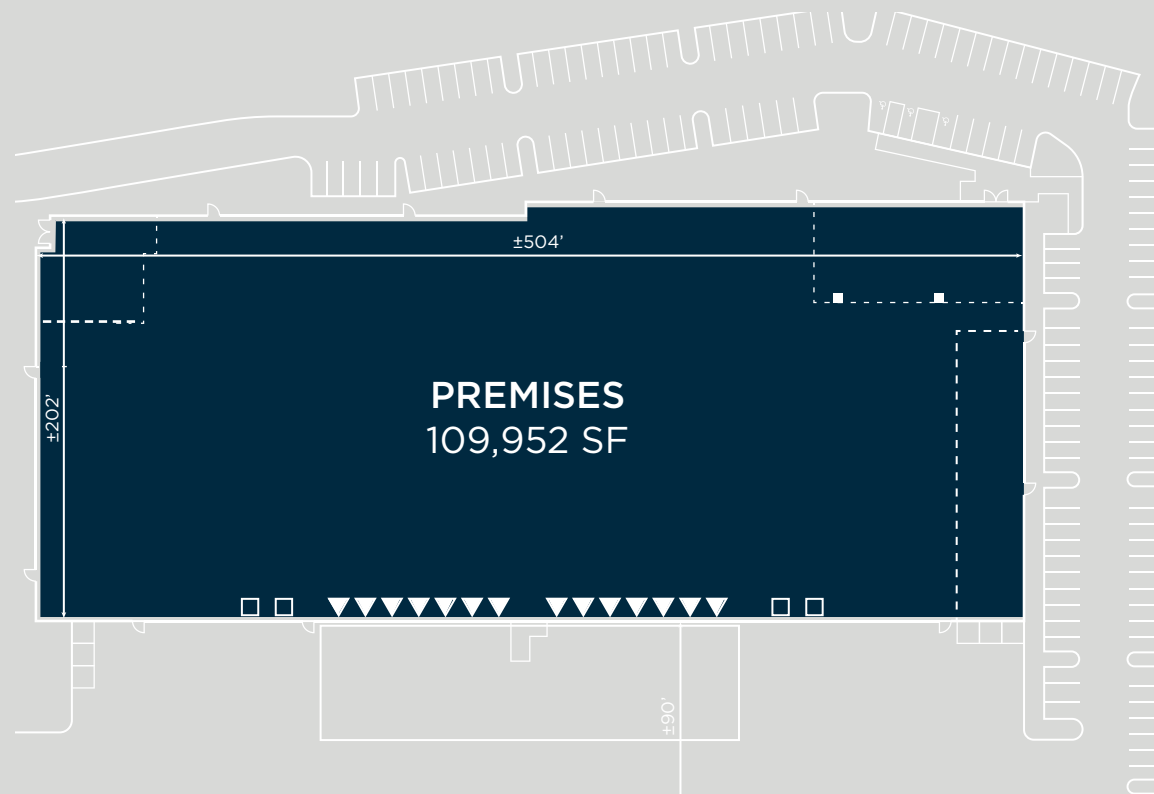


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# Building FEATURES

- 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.

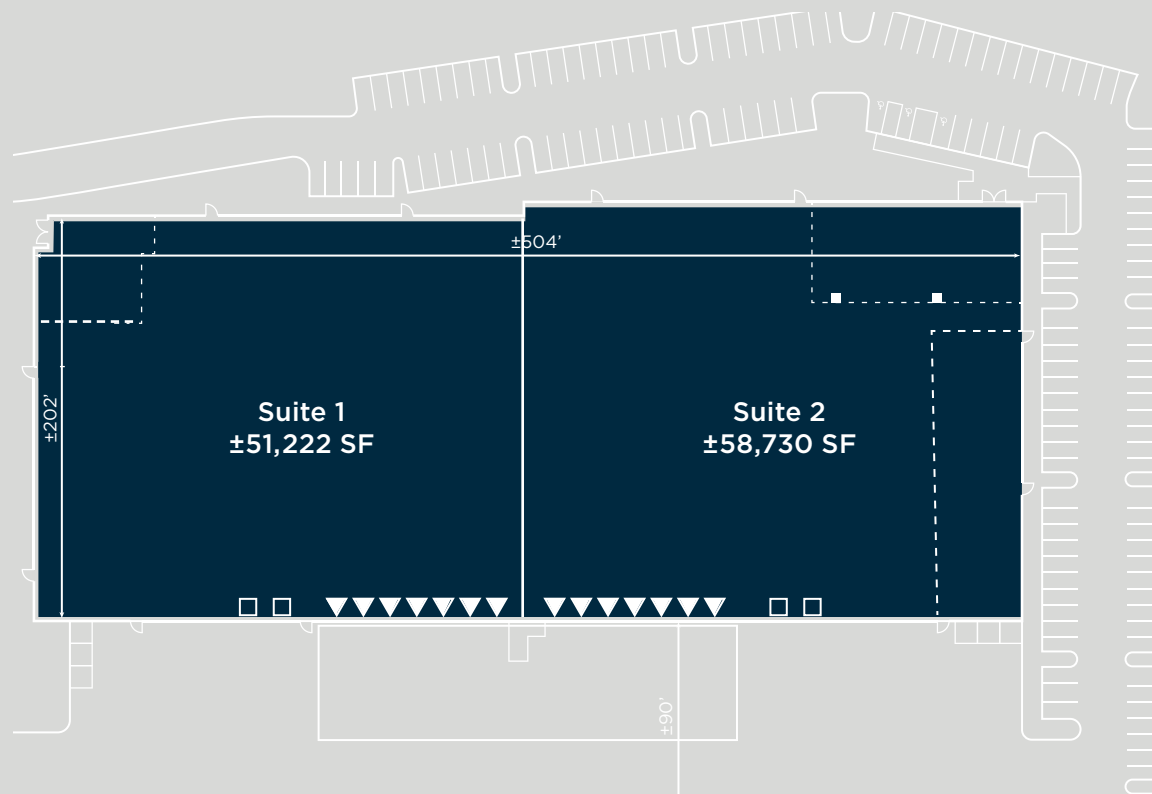


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# Building FEATURES

- ±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.

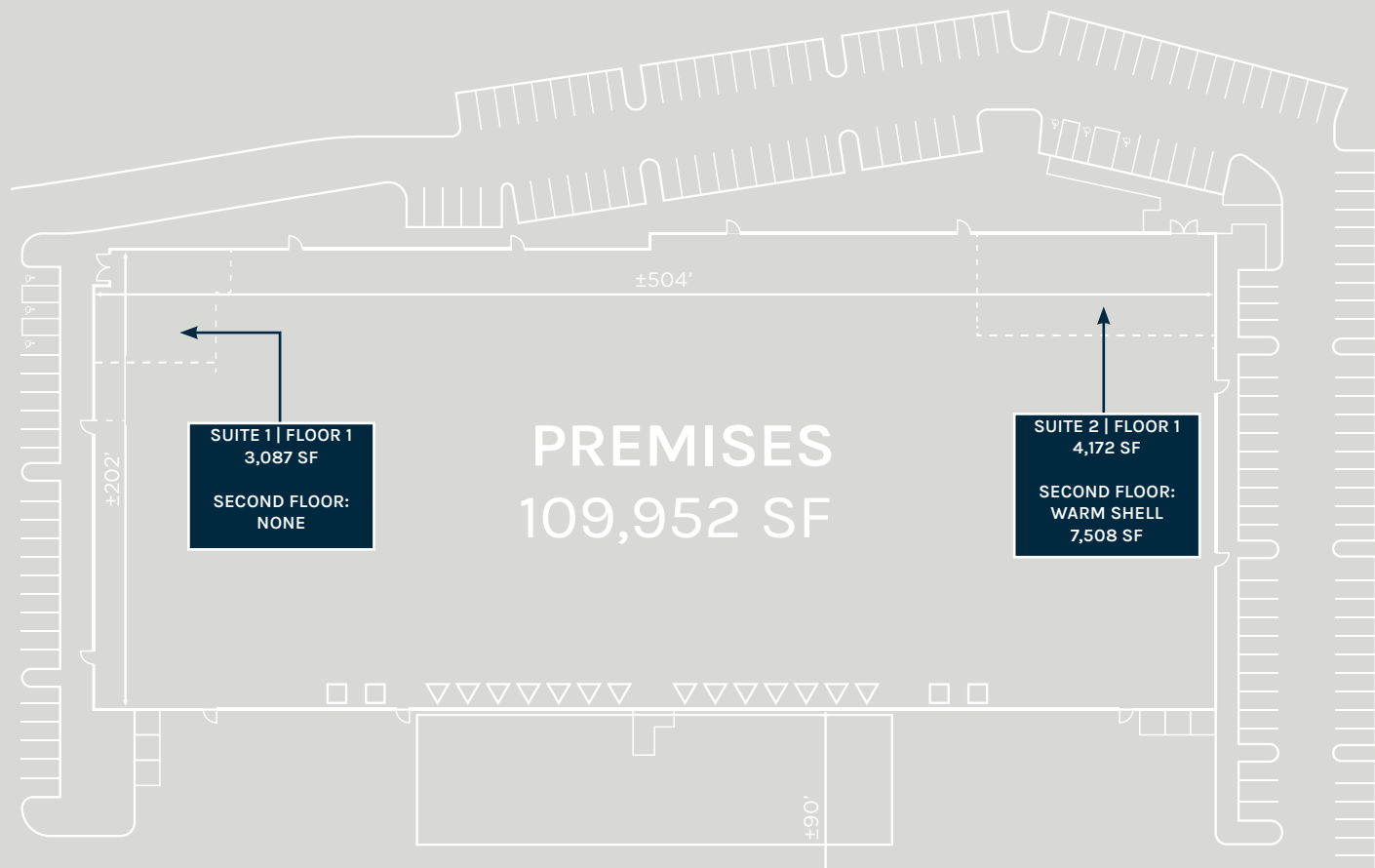


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# Floor PLAN

2750 Progress St.

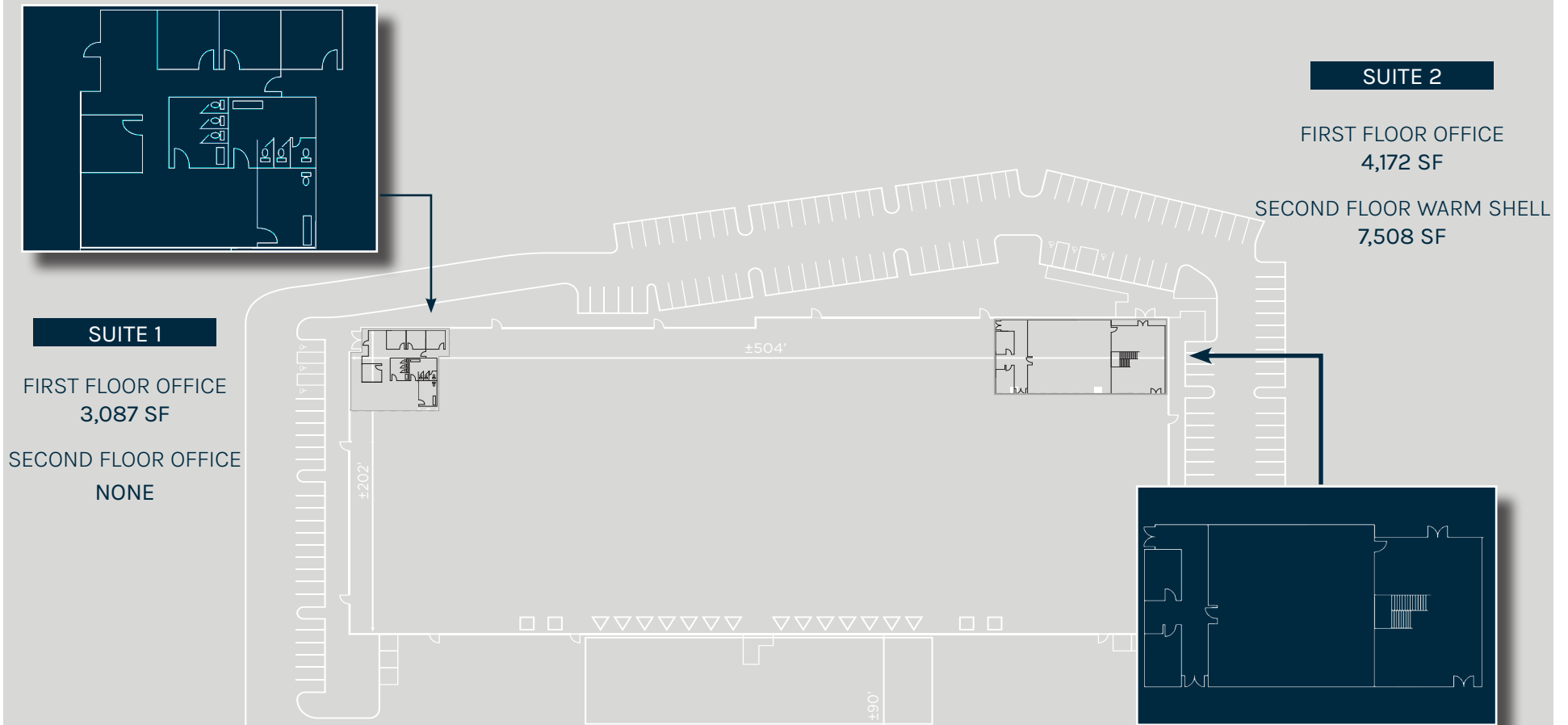
- ▲ GRADE-LEVEL DOOR
- DOCK HIGH DOOR



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# Office SPACE

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



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# Building IMAGES







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Business Park Dr





## Nearby AMENITIES

Carlsbad Outlets  
Costco Shopping Center  
Grand Pacific Palisades Resort  
Legoland California Resort  
The Crossings at Carlsbad  
Residence Inn by Marriott  
McClellan-Palomar Airport  
Homewood Suites

Lowe's Shopping Center  
Staples Shopping Center  
Holiday Inn  
Bressi Ranch Village Center  
Hyatt Place  
Park Hyatt Aviara Resort  
La Costa Resort & Spa  
Home Depot Shopping Center

The Flower Fields  
Ponto Beach  
Tamarack Beach  
South Carlsbad State Beach  
Batiquitos Lagoon  
Carlsbad Village  
Target  
Walmart

Palomar College  
California State San Marcos  
Tri City Medical  
Palomar Medical  
Restaurant Row  
North City  
Alila Marea Beach Resort



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# Corporate NEIGHBORS

Amazon  
US Foods  
Jeld Wen  
Country Malt Group  
Titleist



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## 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](http://www.aresmgmt.com).



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