

± 16,202 SF TURNKEY BREWERY SPACE

CLASS A DEVELOPMENT

AVAILABLE FOR LEASE

KEYSTONE

I N N O V A T E

1347 KEYSTONE WAY, VISTA CA 92081



BUILT FOR THE BREW

EVERYONE'S TALKING ABOUT

Start growing your following tomorrow at Keystone Innovate, located on the border of Vista and Carlsbad in the heart of North County. Move right into a rare, turnkey, and fully operational $\pm 16,202$ SF brewery space ready for your signature flavors. Built with heavy power, excellent clear height, and dock-high loading, this suite sits alongside established breweries and distilleries, minutes to top North County neighborhoods.

Complete with a brewing facility, canning line, cold storage, tasting room, and indoor/outdoor lounge, this space is ready for you to walk in and start your next unforgettable batch.



LOCATION HIGHLIGHTS

Located near 13 breweries – be the best stop on the bar crawl!

Steps to Bressi Ranch, Vista, and Carlsbad neighborhoods

Built-in happy hour demand within strong industrial community

$\pm 16,202$ SF FULLY BUILT-OUT BREWERY SPACE

- $\pm 1,500$ SF cold storage room
- Outdoor lounge with fire pit and heaters
- Front-of-house experience with tasting room, tap system, and full FF&E
- 3 Grade level doors & dock platform
- 750bbl total fermentation and cellar capacity
- 800 Amps 277/480V, expandable to 1,200 amps

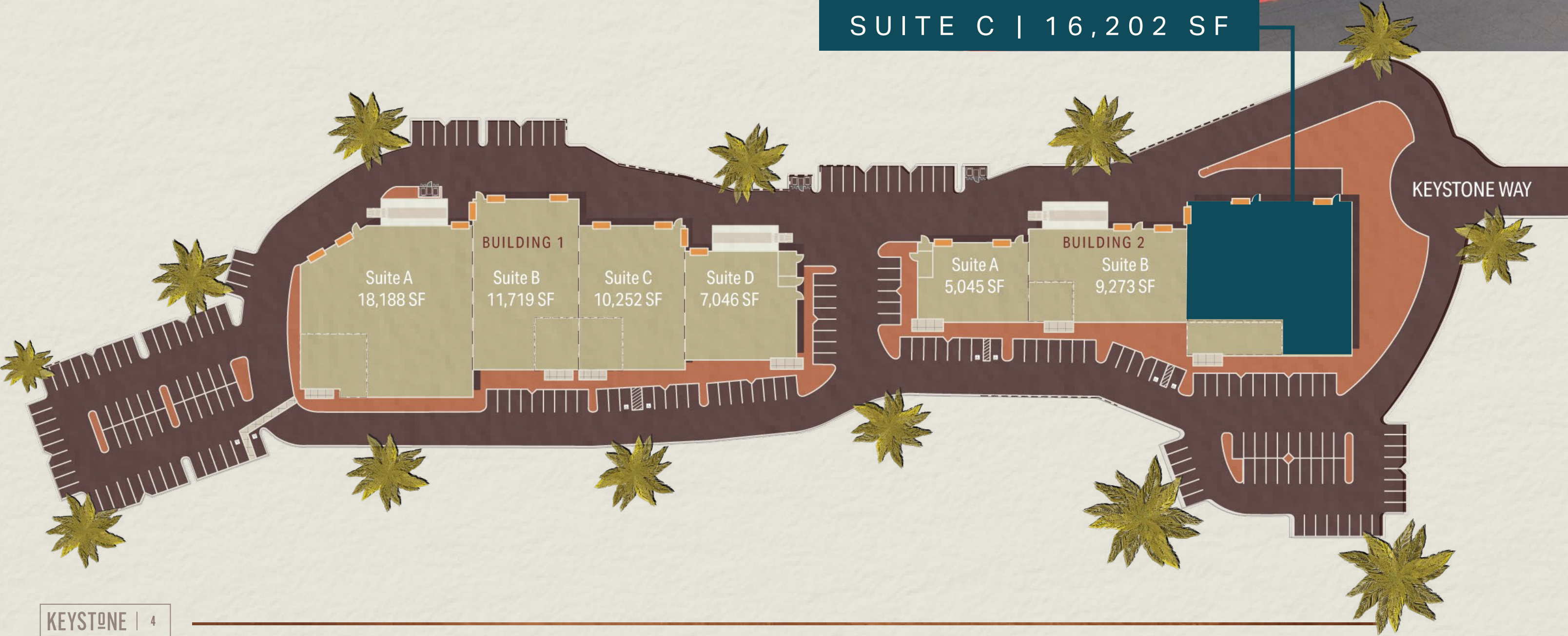


THE LAY OF THE LAND

CRAFT & CONNECTION



SUITE C | 16,202 SF



PULL UP A STOOL

EXPLORE THE SPACE



FIRST FLOOR PLAN





FULLY EQUIPPED

AND READY TO RUN

±16,202 SF
TOTAL SIZE | CLASS A BUILDING

26'
CLEAR HEIGHT

2020
YEAR BUILT

3
GRADE LEVEL
DOORS & DOCK
PLATFORM

HEAVY POWER:
800 Amps

WAREHOUSE:
Floor drains

NATURAL GAS:
Available

BREWERY INFRASTRUCTURE

- 3-vessel 30bbl Deutsche Brewhouse with 60bbl liquor tanks
- Cellar pads with trench drains supporting up to 120bbl tank weight

FERMENTATION & CELLAR

750bbl total capacity, including :

- (4) 30bbl fermenters
- (1) 30bbl brite
- (7) 60bbl fermenters, and
- (3) 60bbl brite tanks
- Glycol system is pre-plumbed for an additional 5 tanks

FRONT-OF-HOUSE EXPERIENCE

- Fully equipped tasting room and tap system
- Tasting room TVs
- Full FF&E
- Fenced outdoor equipment pad
- Outdoor lounge with patio furniture
- Comprehensive camera security system

PACKAGING & OPERATIONS

- PSA canning line (50cpm/6-head)
- Ska full-height depalletizer
- Paktech applicator
- Date coder
- 20' 8-rack warehouse storage system
- Premier stainless 3-head/3-reservoir keg washer
- 10 hp oil-free scroll air compressor
- Boiler
- Various hoses and connections (to be inventoried)

COLD STORAGE

- 1,500 SF
- 30' x 50', with 20' ceilings



Disclaimer: Tenant to independently inspect and verify the equipment list





THE NEWEST STOP

ON THE CRAWL

North County's craft beer and distillery scene draws visitors from across the county. Keystone Innovate's available brewery space adds the newest stop to the lineup — surrounded by fellow breweries, local employees and residents, nearby eateries, and everyday conveniences that keep the neighborhood active well beyond happy hour.

21+
NEARBY DINING

5+
NEARBY RETAIL

3+
NEARBY RECREATION

THE BREW ROUTE

1. Dogleg Brewing

2. Weir Beer

3. The Roadies Brewing Co.

4. BattleMage Brewing Company
5. Belching Beaver Brewery Pub

6. Booze Brothers Brewing

7. Misadventure & Co.

8. Twisted Horn Mead & Cider
9. Aztec Brewing Company

10. 117° West Spirits Speakeasy

11. Burtech Family Vineyard Tasting Room

12. Pure Project



WHERE MAKERS

C A L L H O M E

Located just north of the City of San Diego, North County offers a landscape built for makers and doers — from craft breweries and distilleries to the industrial and innovation campuses behind them. Exciting new eateries, retail, sights, and outdoor treks are around every corner, from the coast to the inland hills. It's a region where the work of building something great and the reward of enjoying it exist side by side.



253,721
TOTAL POPULATION

278,054
DAYTIME POPULATION

\$1,002,879
AVERAGE HOME VALUE

91,376
NUMBER OF HOUSEHOLDS

\$135,629
MEDIAN HH INCOME

40.6
MEDIAN AGE

Demographics are based on a 5-mile radius around the property. North County data is provided by Innovate78.com, a website dedicated to the 5 communities of North County: Oceanside, Carlsbad, Vista, San Marcos, and Escondido.

DEMOGRAPHICS

LAUNCH

- North County is in the TOP 100 places to start a business

VISIT

- Legoland
- Carlsbad Flower Fields
- San Diego Safari Park

RELAX

- 19 golf courses
- 57 breweries

TRAVEL

- Home to Palomar Airport
- 35 Miles to San Diego International Airport
- 61 Miles to Santa Ana Airport

EXPLORE

- 3 Lagoons
- 46 Miles of hiking trails
- 7 Miles of coastline

BREW YOUR MOST
MEMORABLE
BATCH AT
KEYSTONE
INNOVATE



BREW BATCH



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