

YEAR 1 RATE:

$0.99/SF/MONTH NNN

MINIMUM 5 YEAR QUALIFIED LEASE TERM

FOR SALE OR LEASE | 134,299 SF

2340 COUSTEAU COURT

VISTA, CA 92071

CUSHMAN & WAKEFIELD | ELION

PROPERTY FEATURES

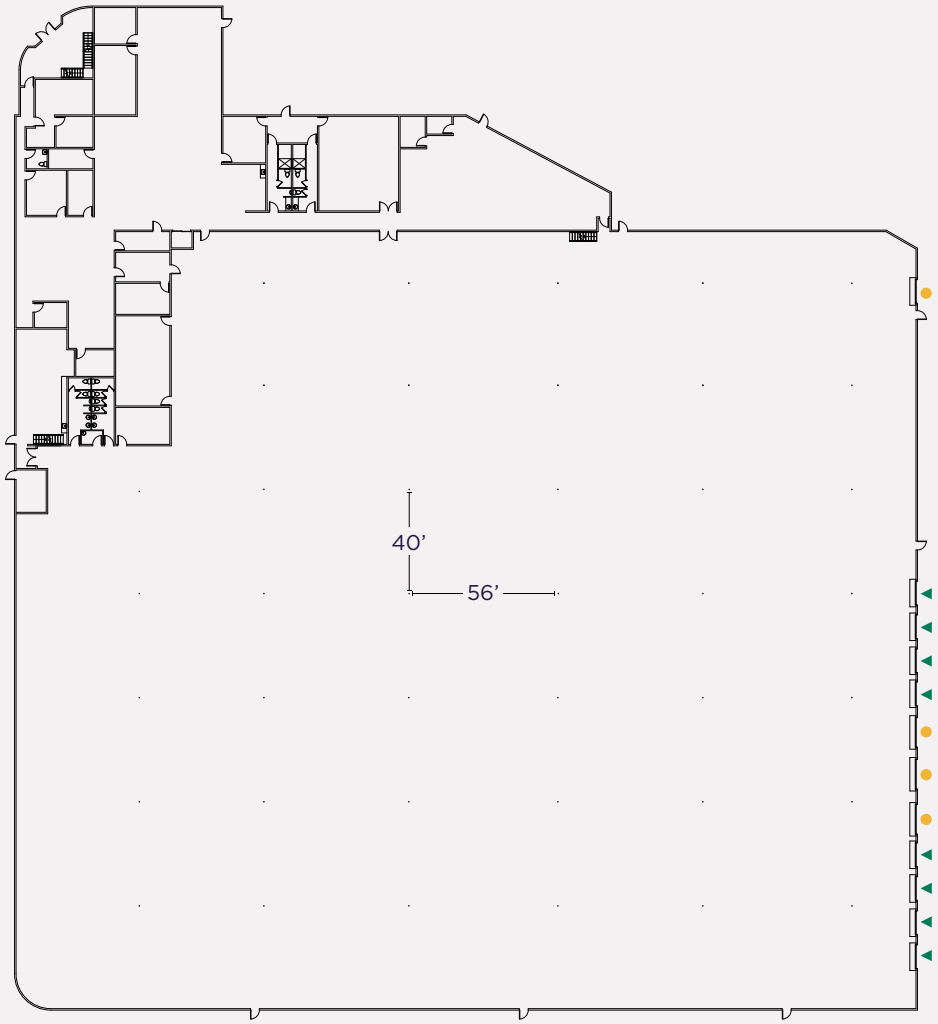
ADDRESS	2340 Cousteau Ct, Vista, CA 92081
TOTAL SQUARE FEET	134,299 SF
OFFICE SQUARE FEET	±26,860 SF (20%)
OCCUPANCY	Available Now
STORIES	Single Story with Mezzanine
YEAR BUILT	1998
SITE AREA	±8.99Acres (±391,420 SF)
CLEAR HEIGHT	±24′ - 27′
LOADING	8 Dock High (Expandable to 15 Docks) 4 Grade Level
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 = $0.31 PSF)
SALE PRICE	Call Broker



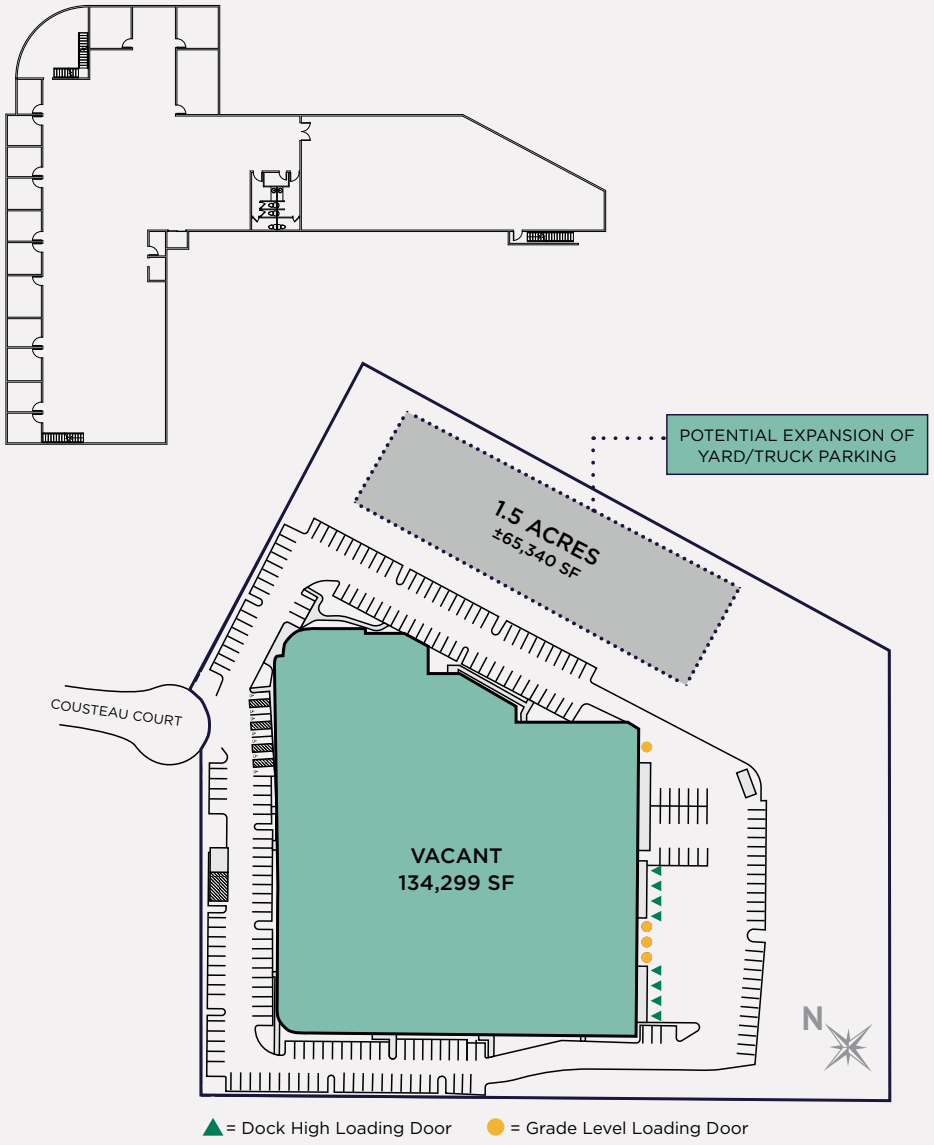


SITE PLAN

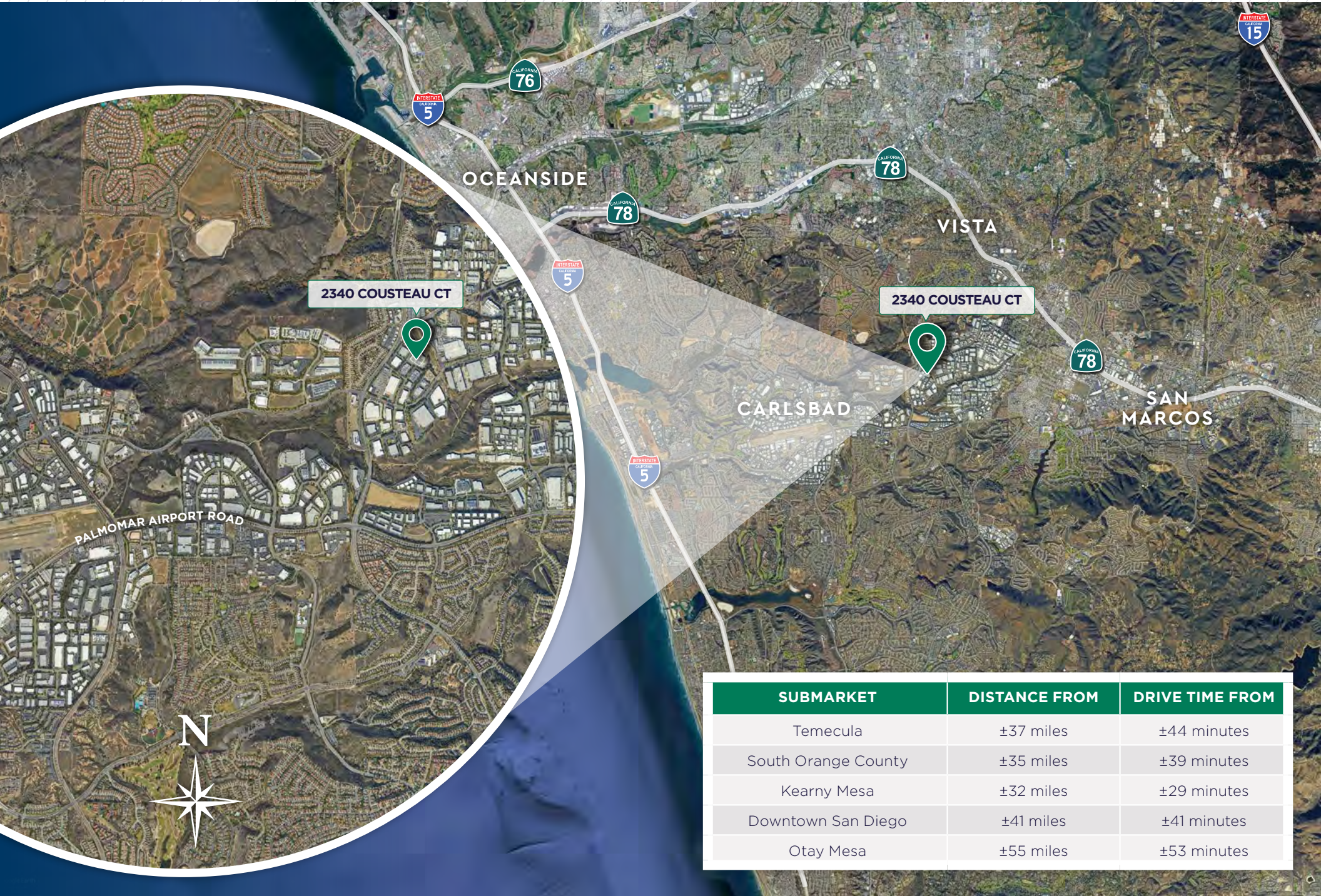
1ST FLOOR



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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