

FOR SALE/LEASE

15,472 SF FREESTANDING FLEX BUILDING

OAK RIDGE BUSINESS CENTER III - 2320 COUSTEAU CT. VISTA, CA 92081



EXTENSIVE BUILDING RENOVATIONS COMPLETED



Marko Dragovic
mdragovic@lee-associates.com
760.929.7839

Isaac Little
ilittle@lee-associates.com
760.929.7862

Olivia Baffert
obaffert@lee-associates.com
760.448.1376

Barry Hendler
bhendler@lee-associates.com
760.448.1373



SUBJECT PROPERTY
2320 Cousteau Ct.

BROKER CONTACTS

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalBRE #01773106

Isaac Little

ilittle@lee-associates.com

760.929.7862

CalBRE #01702879

Olivia Baffert

obaffert@lee-associates.com

760.448.1376

CalBRE #02211874

Barry Hendler

bhendler@lee-associates.com

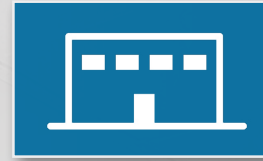
760.448.1373

CalBRE #01008239



AT A GLANCE

PROPERTY HIGHLIGHTS



15,472 Square Feet
Single Tenant Building



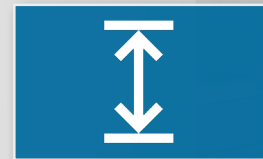
Improved Area
Approx. 7,000 SF (45%)



Warehouse Footprint
Approx. 8,472 SF (55%)



Heavy Power
800 Amps 277/480V
Tenant to Verify



Clear Height
22' Minimum



Grade Level Loading
Two (2) Grade Level Doors



Excellent Parking
50 Stalls (3.23/1,000 SF)



Sprinkler System
Fire Sprinklers

**Sycamore Ave
(25,000 VPD)**

**SUBJECT PROPERTY
2320 Cousteau Ct.**

**S Melrose Ave
(34,000 VPD)**

Cousteau Ct.



PREMISES OVERVIEW

STREET ADDRESS: 2320 Cousteau Ct, Vista, CA

BUSINESS PARK: Oak Ridge Business Center III

TOTAL SQUARE FEET: 15,472 Square Feet

IMPROVED AREA: Approx. 7,000 SF (45%)

WAREHOUSE AREA: Approx. 8,472 SF (55%)

LOT SIZE: 1.14 Acres

LOADING: Two (2) Grade Level Doors

POWER: 800 amps - 277/480 V Power

YEAR BUILT/RENOVATED: Constructed in 1999/2025

CLEAR HEIGHT: 22' Minimum

PARKING RATIO: 3.23/1000 SF - 50 Stalls

ZONING: RLI -SPI

SPRINKLER SYSTEM: Fire Sprinkler

AVAILABILITY: Immediately

LEASE RATE: \$1.35/SF NNN
(NNNs est. \$0.35/SF)

SALE PRICE: Submit Offer



Call Brokers to Schedule Showing

Palomar Airport Rd

M2 Ingredients

The Home Depot

DDH Enterprise

Solatube Home

Solatube Home

Premier Crossing Medical Buildings

Plum Paper

Cousteau Ct.

SUBJECT PROPERTY
2320 Cousteau Ct.

S Melrose Ave
(34,000 VPD)

SITE AERIAL



AERIAL PHOTOS

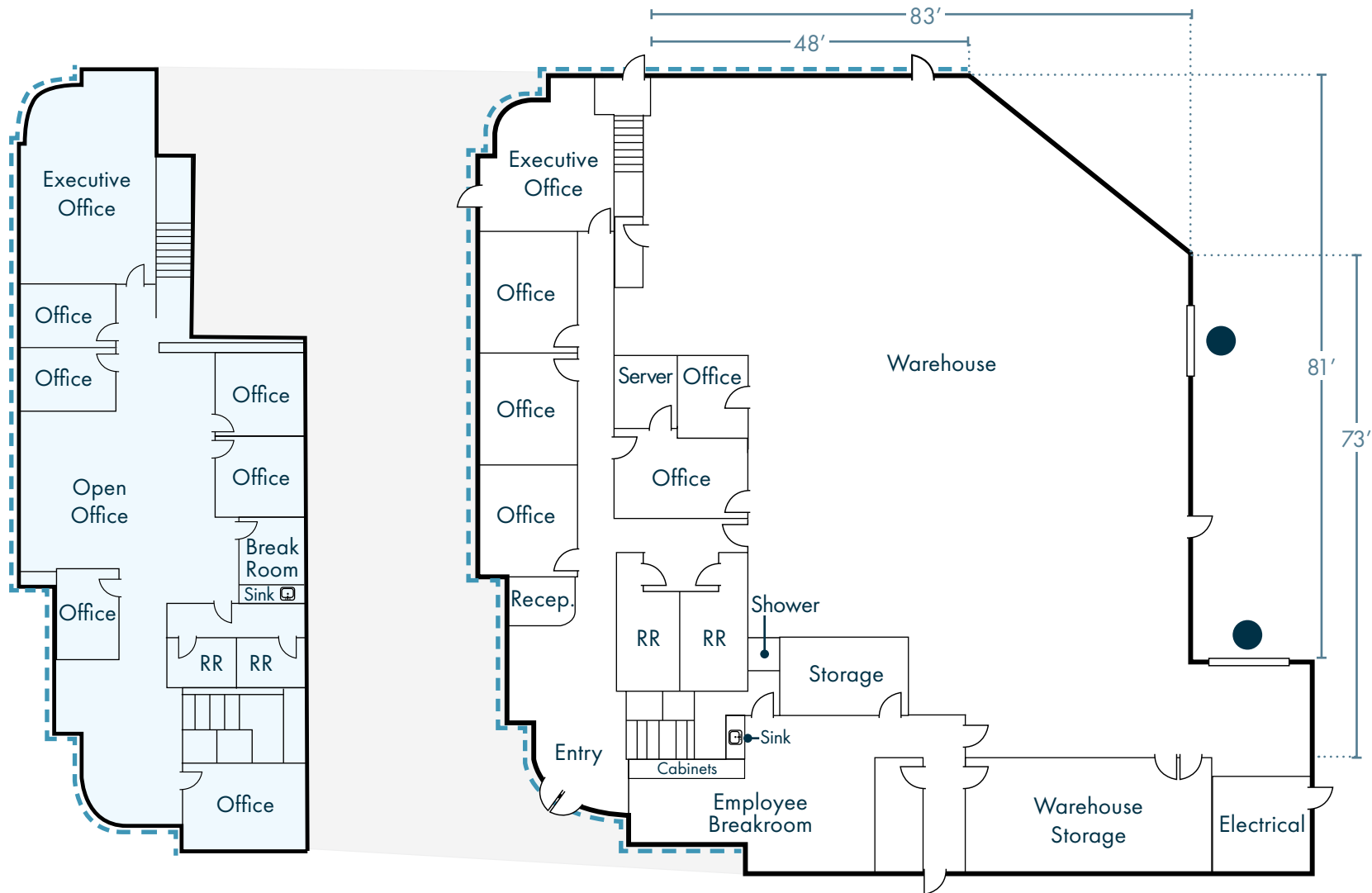


FLOOR PLAN

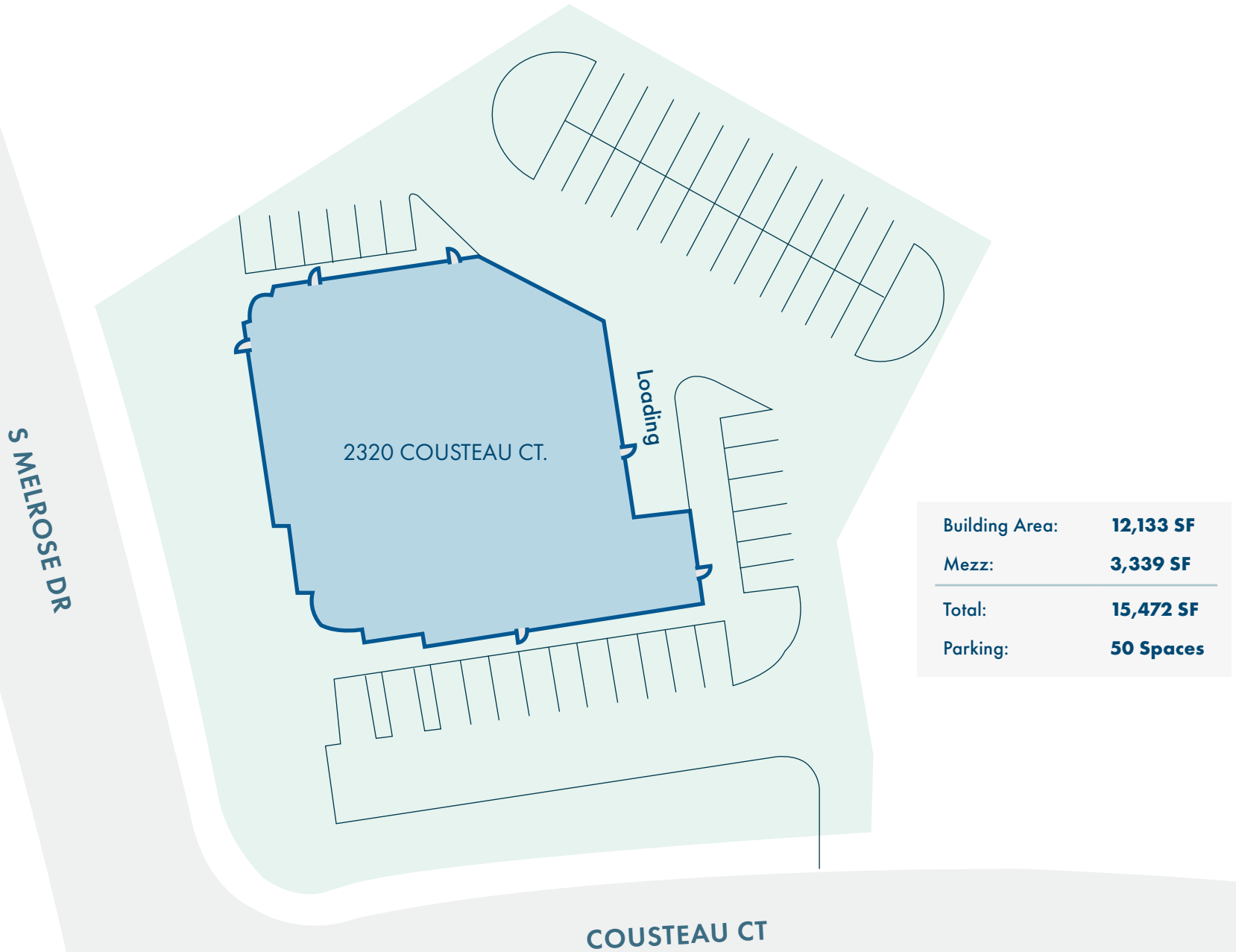
SECOND FLOOR
3,339 SF

FIRST FLOOR
12,133 SF

● = Grade Level Loading
- - - = Window Line



SITE PLAN

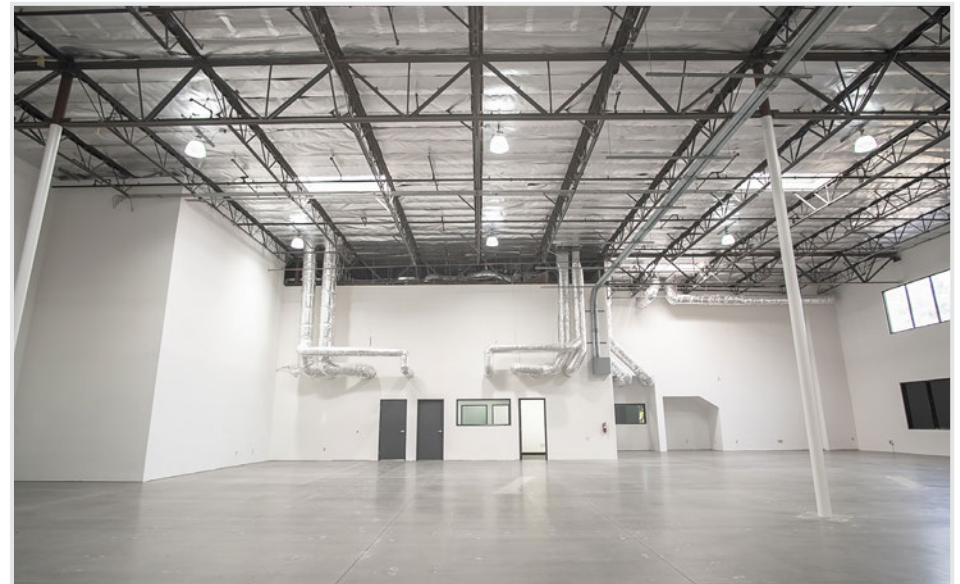
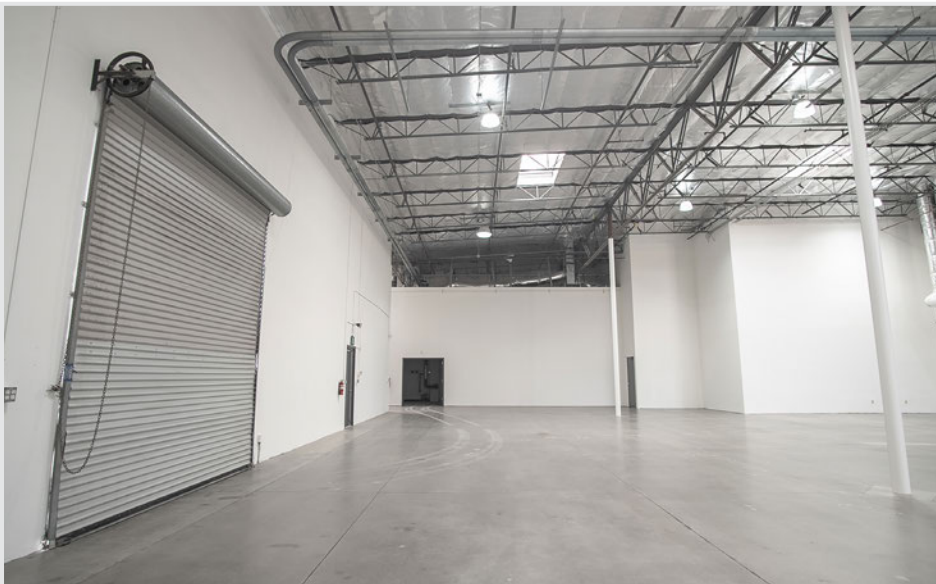
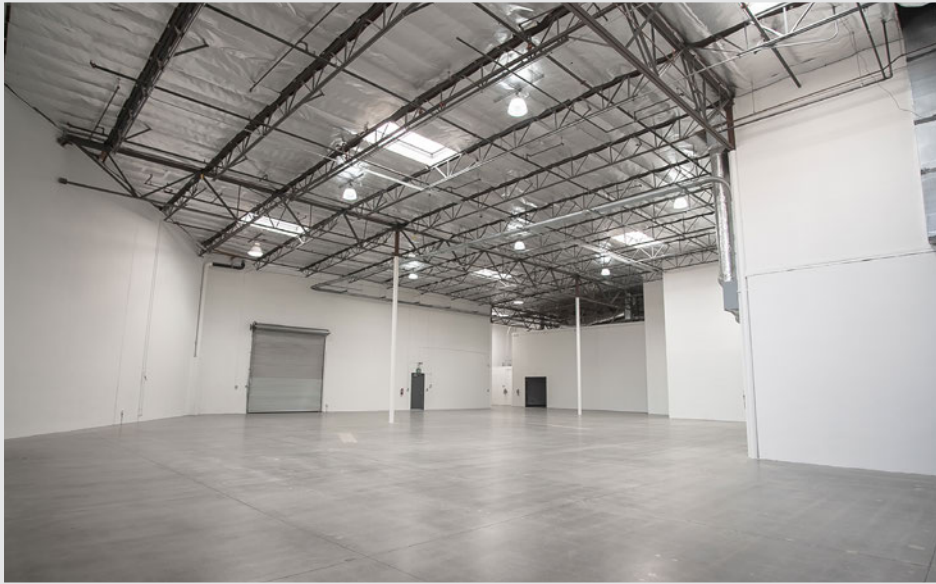




OFFICE PHOTOS



WAREHOUSE PHOTOS



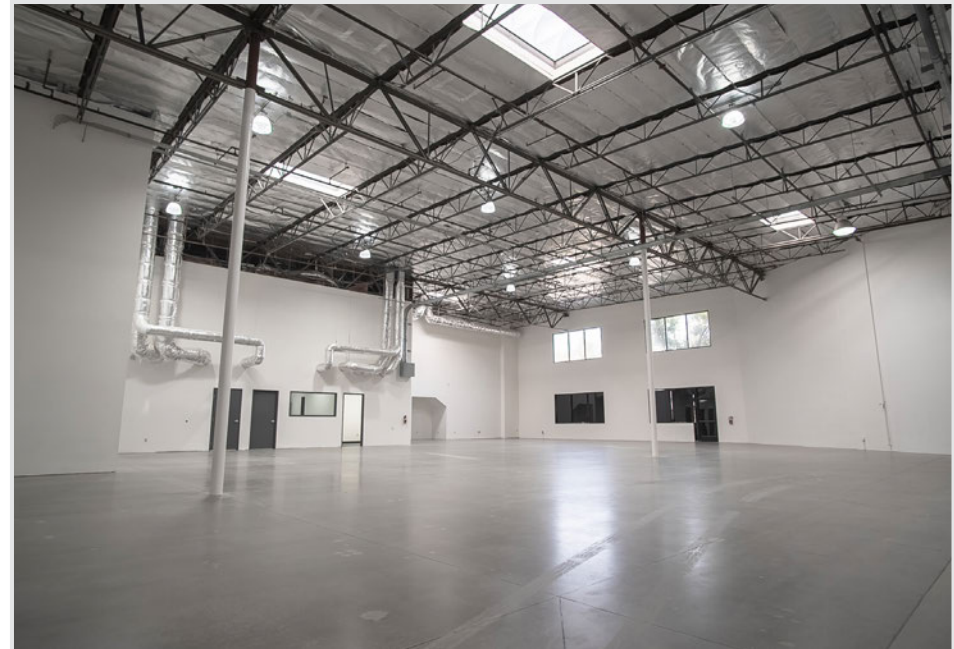
EXTERIOR PHOTOS



NEW BUILDING IMPROVEMENTS

THE BUILDING HAS UNDERGONE SIGNIFICANT RECENT INTERIOR & EXTERIOR IMPROVEMENTS.

- Exterior upgrades include fresh paint, a newly slurried and striped parking lot, enhanced landscaping, and a new roof coating.
- Interior renovations feature upgraded restrooms and breakrooms, high-efficiency lighting throughout the office and warehouse, new office flooring with a mix of carpet, LVP, and polished concrete flooring, fresh paint throughout, an upgraded drop ceiling, polished and sealed warehouse concrete floors, and upgraded warehouse insulation.

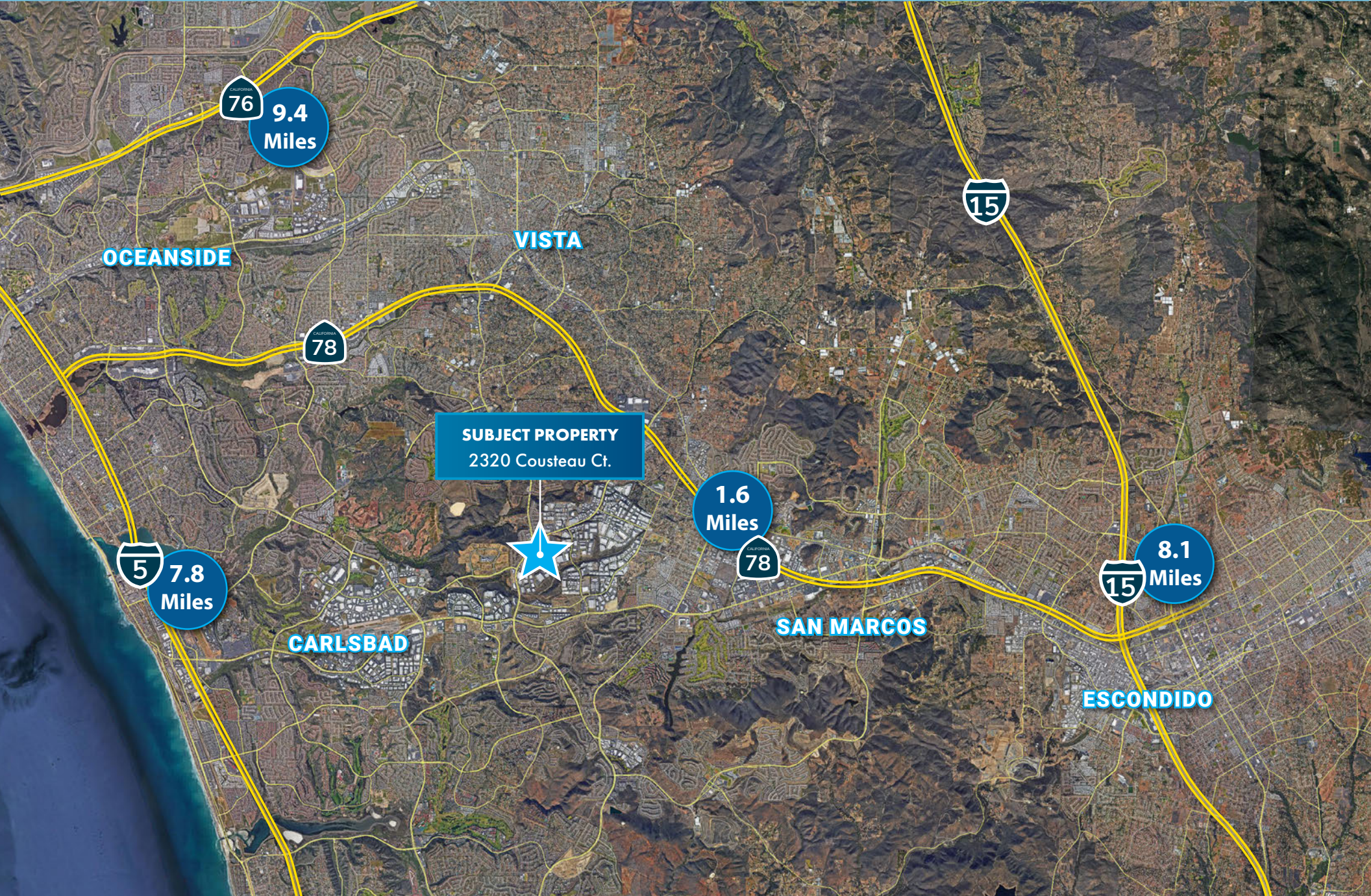


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JILLYEN	12	DIG water matters	17	ACCLUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIAL FILMS, INC.	18	US FOODS	23		28	MERCK	33	amazon
4	PGQ PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS	34	glanbia
5	GMI	10	STONE BREWING CO.	15	amazon	20	DR. BONNIE'S ALL-ONE!	25	UNITE PROFESSIONAL	30	CISCO		

LOCATION MAP



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Vista, CA 92081

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