



NORTH COUNTY CORPORATE CENTER



ARES
INDUSTRIAL
MANAGEMENT

995 JOSHUA WAY, SUITE A, VISTA, CA 92081

FOR LEASE | ±47,418 SF | Corporate HQ/Advanced Manufacturing/R&D



ARIC STARCK

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47,418 SF Available



1st Floor: 11,838 SF
2nd Floor: 9,146 SF
Total Office: 20,984 SF



1.3/1,000 Spaces



100% Climate Controlled Facility



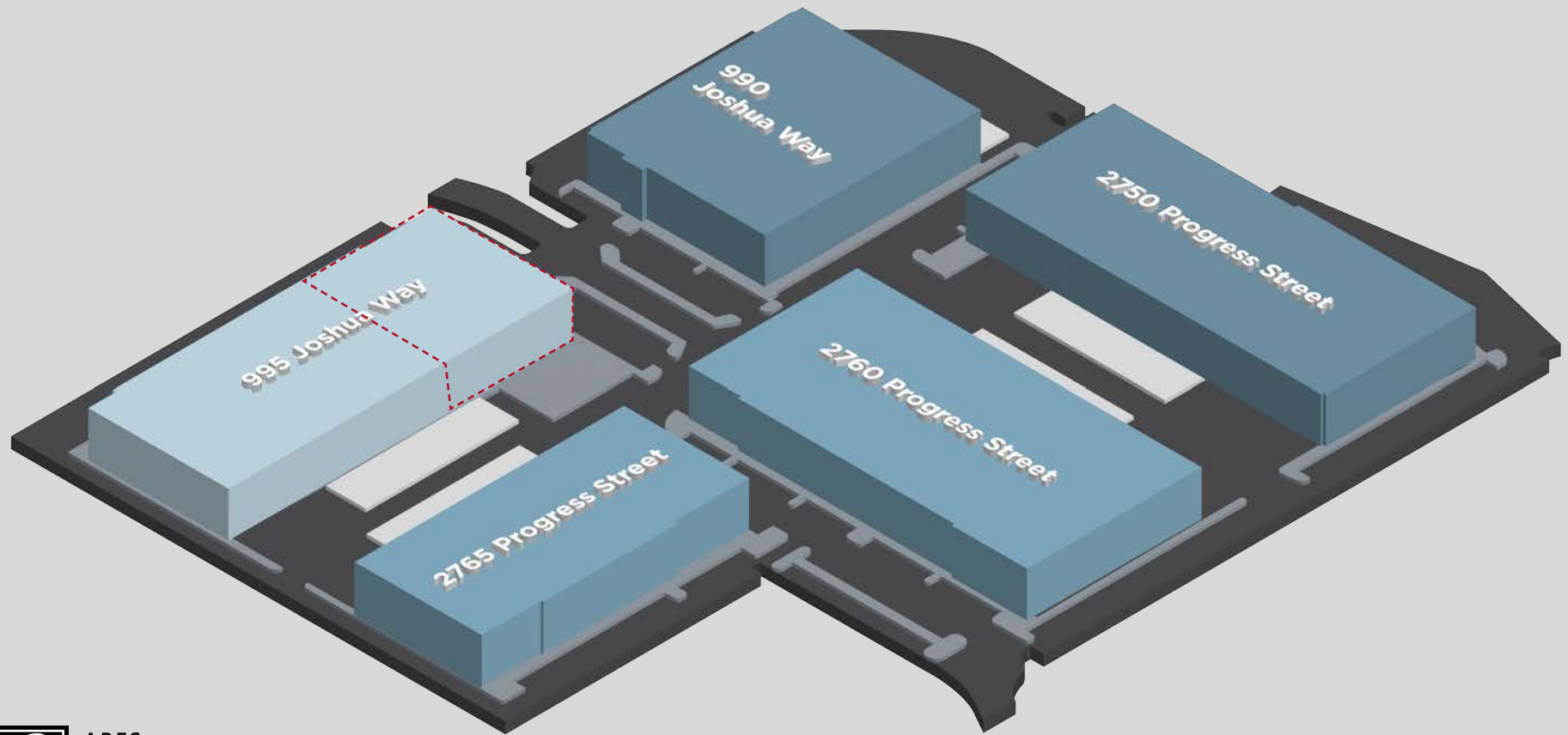
1 Dock-High Door
4 Grade-Level Doors



180' Shared Truck Court



26' Clear Height



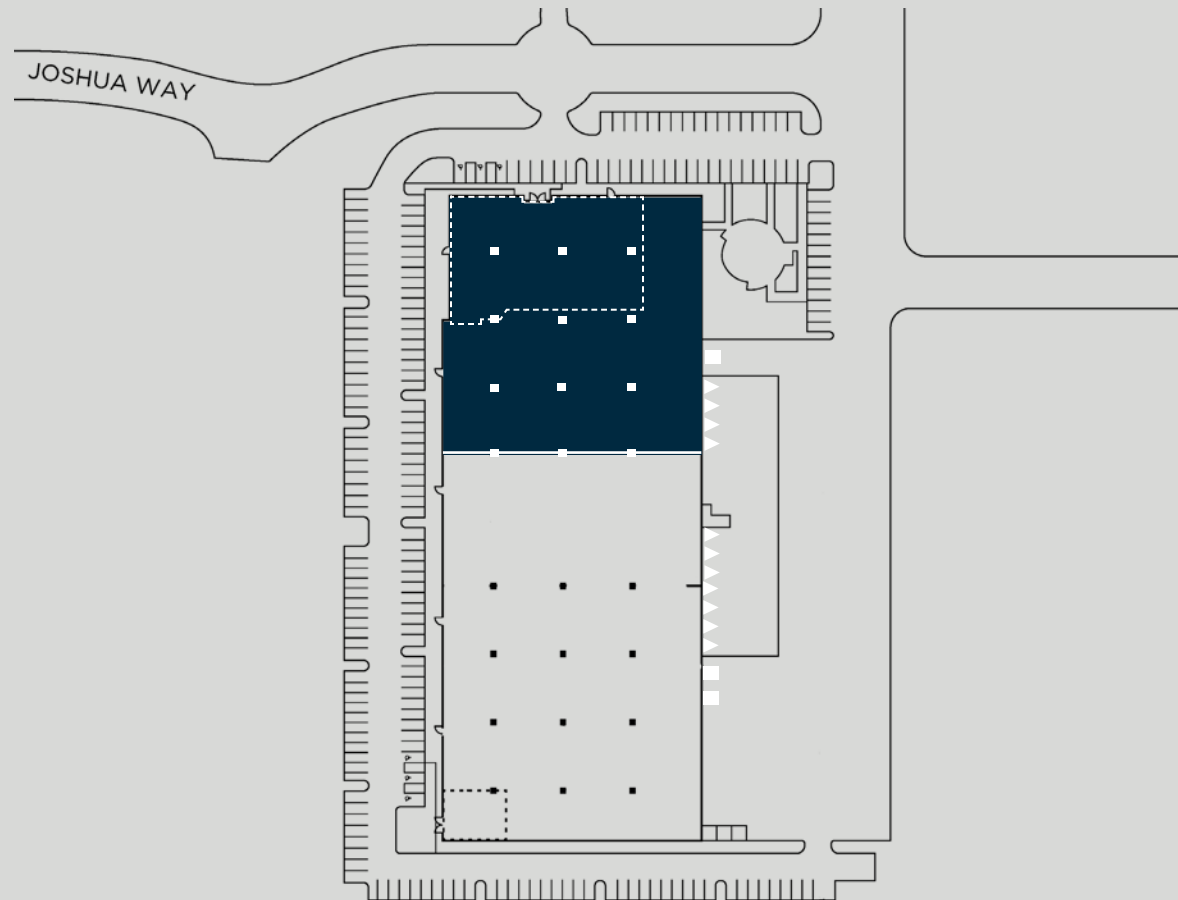
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Property FEATURES

- Efficient & Functional Site Design
- Climate Controlled Warehouse with Existing R&D Lab
- 100% Concrete Truck Aprons
- Sufficient Parking to Accommodate Corp HQ/MFG/DIST Uses
- Elevated Lot Providing Expansive Views
- Private Patio Areas

SITE PLAN | 995 JOSHUA WAY

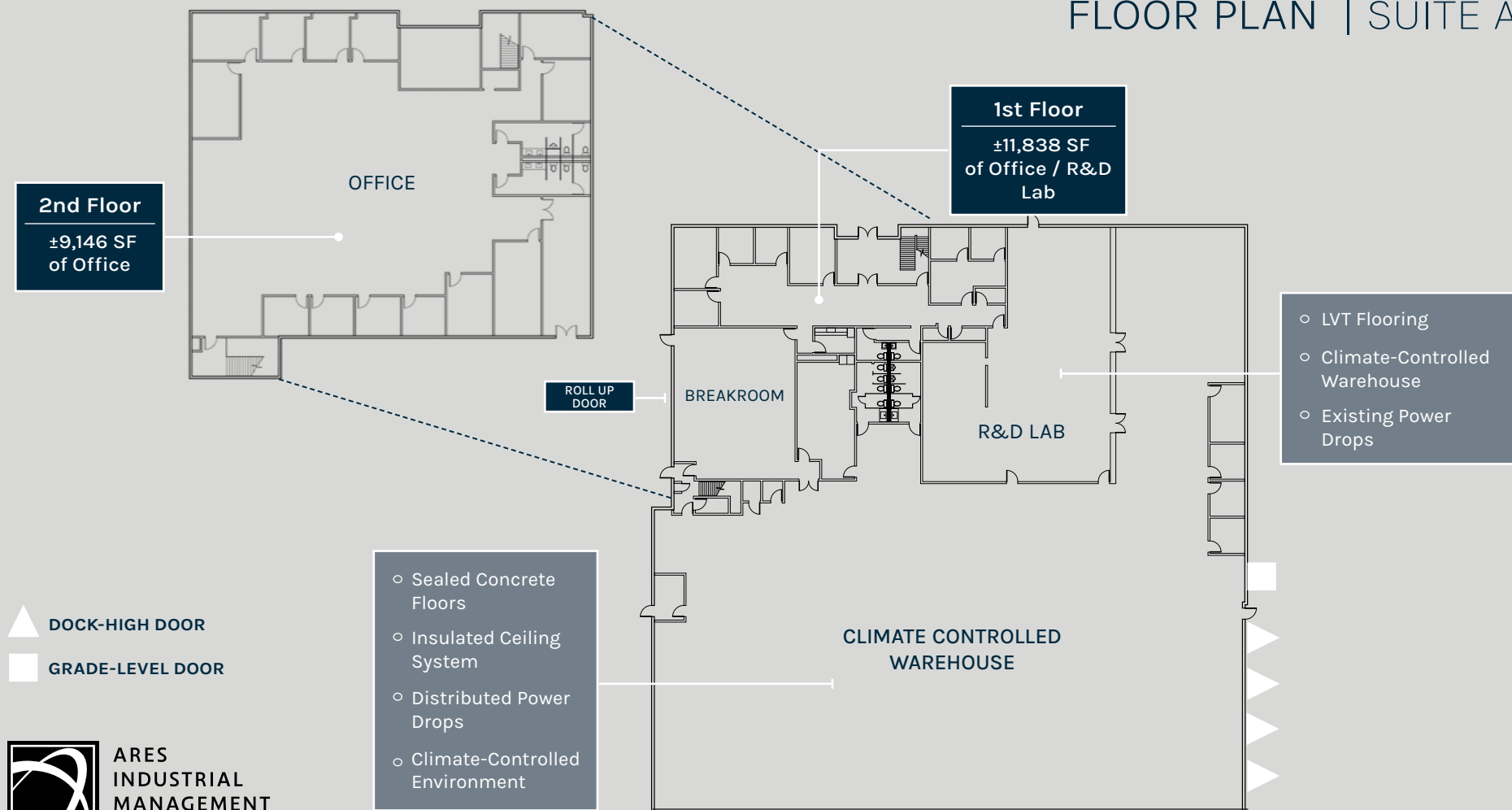
- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR



Building FEATURES

- 47,418 SF (20,984 SF of Office on First and Second Floor; 26,434 of Warehouse)
- 3,000 AMPs 480/277v Existing Power
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinkler System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESRF)
- 1 Dock High-Door & 4 Grade-Level Doors
- 180' Shared Truck Court Depth
- 50'x52' Column Spacing with Bay Depth of 60'

FLOOR PLAN | SUITE A



Building IMAGES



Building IMAGES



AERIAL



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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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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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