

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

OAK RIDGE BUSINESS CENTER

2465 ASH STREET | VISTA, CA 92081



PURCHASE PRICE: \$15,000,000 **CAP RATE:** 6.75% IN-PLACE
VALUE-ADD INVESTMENT OPPORTUNITY • ±47,560 SF • 3.2 YEAR WALT

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group, as exclusive advisor, is pleased to present the opportunity to acquire **Oak Ridge Business Center**, 2465 Ash Street, (the "Project") located in the Vista submarket of North County San Diego. The Project consists of a single tenant, ±47,560-square-foot industrial building featuring ±22'-26' clear heights, three (3) dock-high doors, and two (2) drive-in doors, providing a functional configuration for a range of distribution and manufacturing uses. Built in 1991, the property is strategically positioned within the Vista industrial submarket with convenient access to State Route 78, Interstate 5, and Interstate 15, supporting regional connectivity throughout San Diego County.

The Project is 100% leased to a single tenant, providing stable income with a weighted average lease term of 3.2 years. The lease structure offers near-term income visibility, while the tenant holds two (2) five-year renewal options at fair market value, supporting continued occupancy potential beyond the initial term. The combination of stable cash flow, functional industrial features, and location within an established North County industrial submarket positions the Project as a well-located industrial investment within the broader San Diego market.



 **BUILDING**
±47,560 SF

 **OCCUPANCY**
100%

 **YEAR BUILT**
1991

 **WALT**
3.2 Years

 **CLEAR HEIGHT**
±22'-26'

 **LOADING**
3 DH; 2 GL

INVESTMENT HIGHLIGHTS

100% LEASED SINGLE-TENANT INVESTMENT

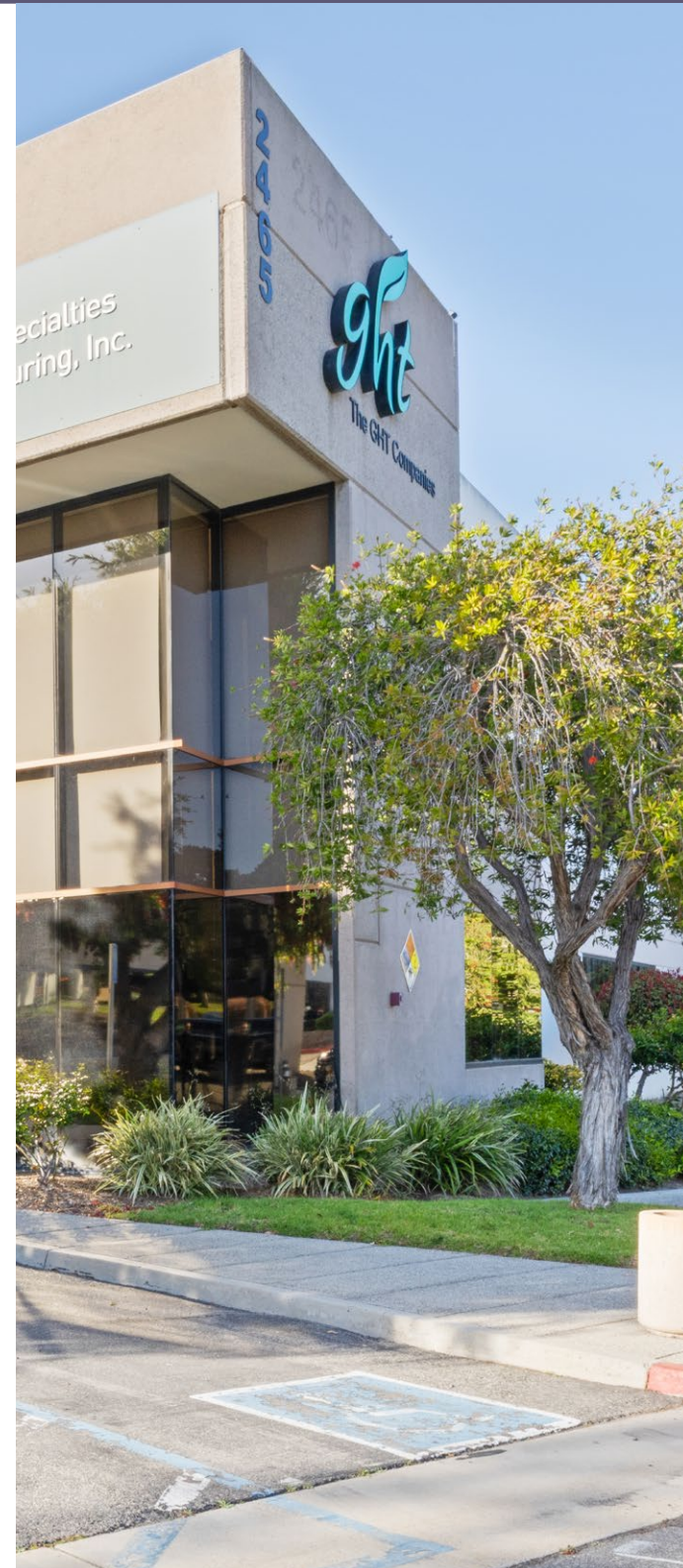
- The Project is fully leased to Global Health Trax, who have occupied the property since 2002 using the property as their global headquarters
- With 3.2 years of WALT the tenant provides immediate income stability with 4% annual increases and two (2) five (5) year options at fair market value
- The Project is positioned to provide a strong corporate image backed by low vacancy and near-term growth potential

FUNCTIONAL INDUSTRIAL FACILITY

- 47,560 SF industrial building on approximately 3 acres with drive around access for easy ingress/egress
- The Project features $\pm 22'$ - $26'$ clear heights with three (3) dock-high and two (2) drive-in doors
- The Project offers heavy power and is 100% climate controlled

ESTABLISHED VISTA INDUSTRIAL SUBMARKET

- Located within the 13.5 million square foot (“msf”) Vista industrial submarket
- Vista serves as a core North County location for manufacturing and distribution users with access to SR-78, I-5, and I-15 supports continued tenant demand
- As of today, there is 0 SF of industrial product under construction making this a unique opportunity



PROJECT OVERVIEW

Oak Ridge Business Center

OVERVIEW

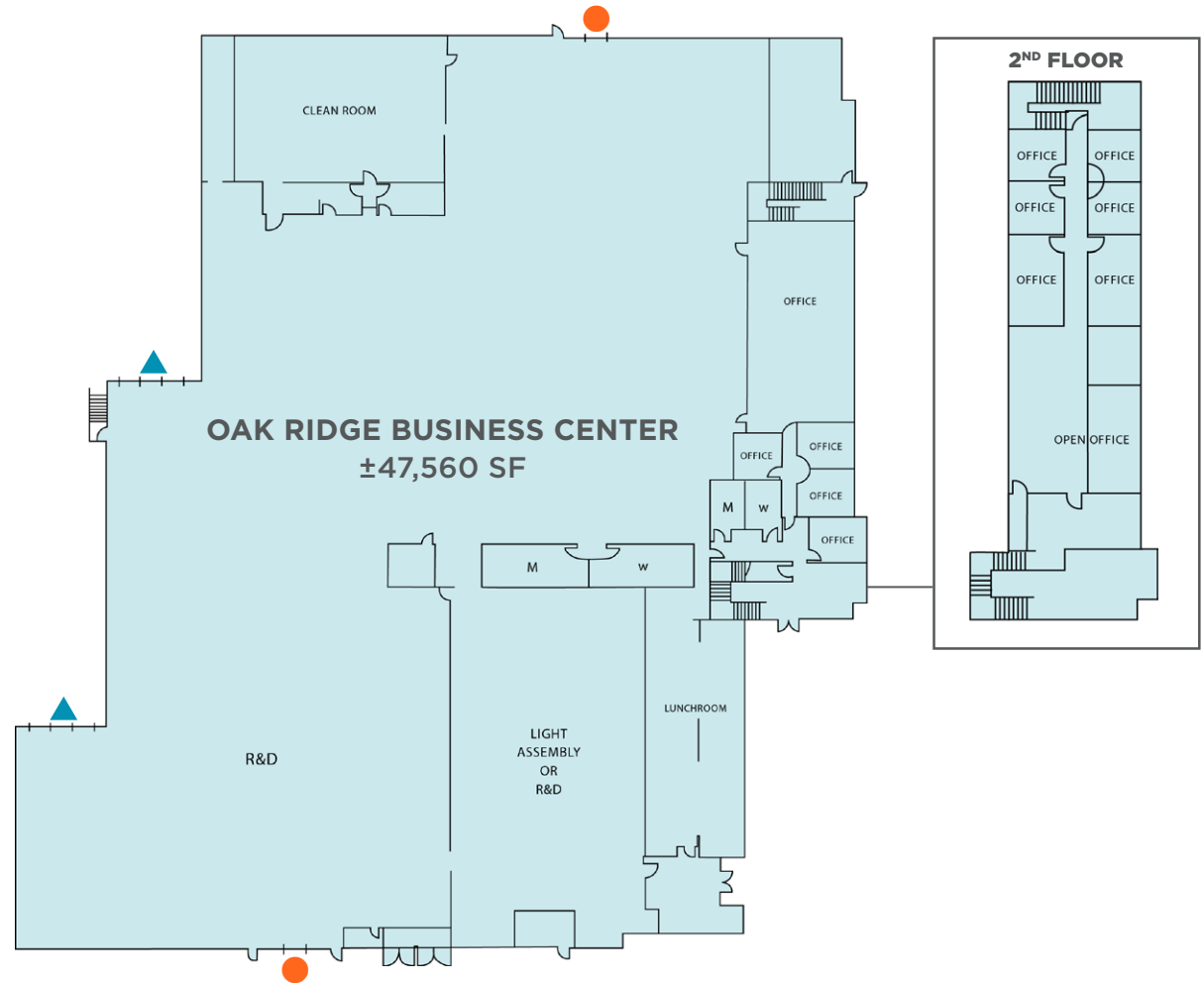
Address	2465 Ash St, Vista, CA 92081
WALT	3.2 Years
Occupancy	100%
Industrial Market	San Diego
County	Vista
Parcel Number	217-254-07
Zoning	M Zone (Industrial)

BUILDING SIZE

Square Feet	±47,560 SF
Land Size	3 AC (130,680 SF)
Office Square Feet	±15%

BUILDING FEATURES

Year Built/Renovated	1991
Clear Height	±26'
Parking	2.3/1,000 SF (109 Spaces)
Loading	2 Dock Loading Doors & 2 Grade Level Doors
Roof Age	2023
Power	1600a/120 - 208v 3p
Sprinklered	Yes



▲ = Dock High Loading Door ● = Grade Level Loading Door

PORTFOLIO LOCATIONS

