

LIONSHEAD LANDING



1483-1499 POINSETTIA AVENUE // VISTA, CA // 92081

BROKER BONUS & **TENANT INCENTIVE**

\$1.00/SF BROKER BONUS

**3 MONTHS FREE ON A
3 YR LEASE**

**(ALL DEALS MUST BE FOR
QUALIFIED TENANTS)**

FOR MORE INFORMATION:

Conor Boyle
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Lic. No. 01813305

Joe Crotty
+1 760 473 1811
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Lic. No. 01369821

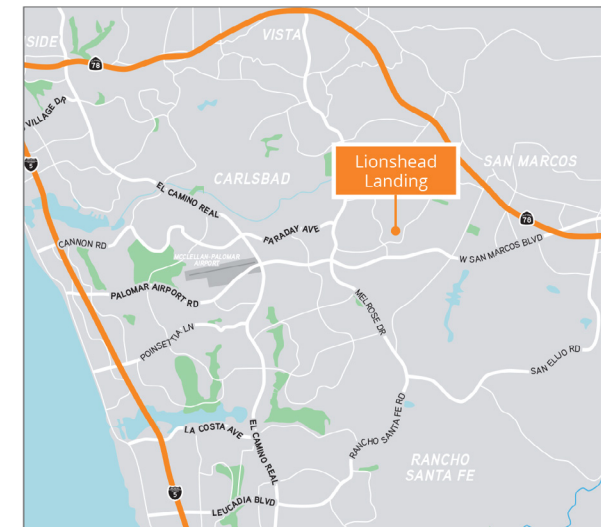
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Cushman & Wakefield
12830 El Camino Real, Suite 100
San Diego, CA 92130 | USA
cushmanwakefield.com

PROPERTY FEATURES

- » Move-in ready industrial/flex units with high-quality office build-out
- » Within walking distance of numerous amenities and trails
- » Strategically located on the border of Vista and Carlsbad
- » Heavy Power Available - 3-Phase, 277/480v
- » 8 EV Charging Stations
- » Loading: 2 x 14' oversized roll up doors
- » Power – superior power in incubation suites
- » Parking 3.0/1,000 SF
- » Warehouse: 16'-18' ceiling heights, fully sprinklered
- » High-image finishes to enhance brand identity



LIONSHREAD LANDING

SITE PLAN

■ OCCUPIED
■ AVAILABLE

 CHARGING STATION



BUILDING	SUITE	TOTAL SF	TYPE	RATE	AVAILABILITY
1483	101	7,392	MFG/ R&D/ Climate Controlled Warehouse	\$1.55/SF + NNN	NOW
1493	143	5,928	MFG/ R&D/ Climate Controlled Warehouse	\$1.55/SF + NNN	NOW
1497	153	4,750	MFG/ R&D/ Climate Controlled Warehouse	\$1.55/SF + NNN	NOW

Est. NNN: \$0.54/SF



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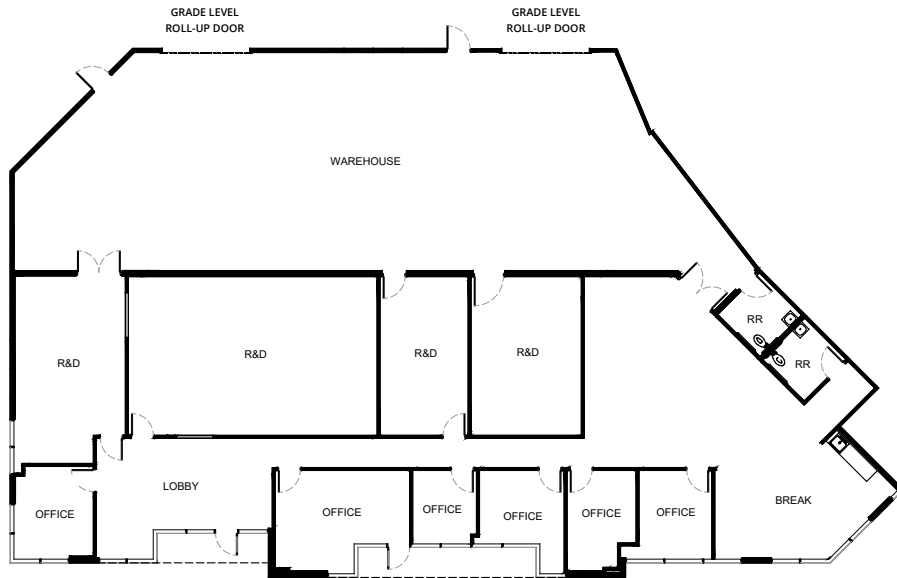
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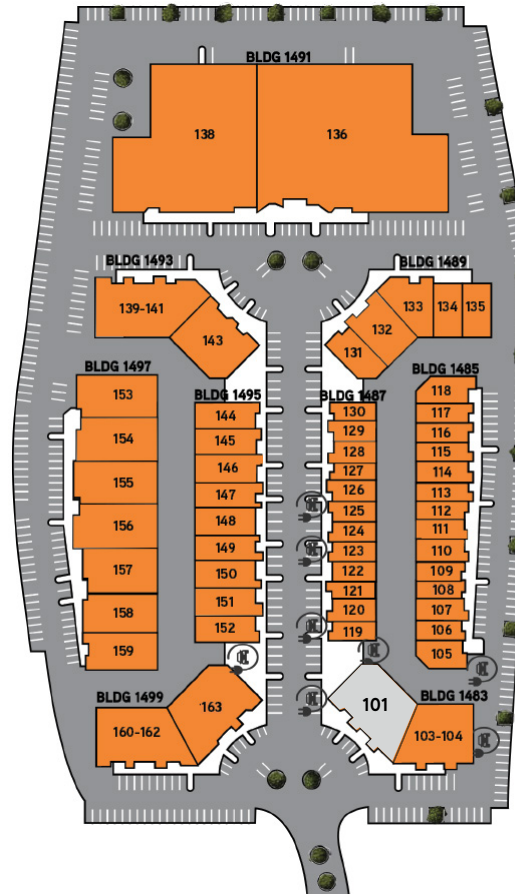
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FLOOR PLAN



**Proposed floor plan*

SITE KEY PLAN



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BLDG. 1483 / SUITE 101

- 7,392 SF
- \$1.55/SF + EST. NNN
- MFG/ R&D/ Climate Controlled Warehouse
- Heavy power available - 3-Phase, 277/480v

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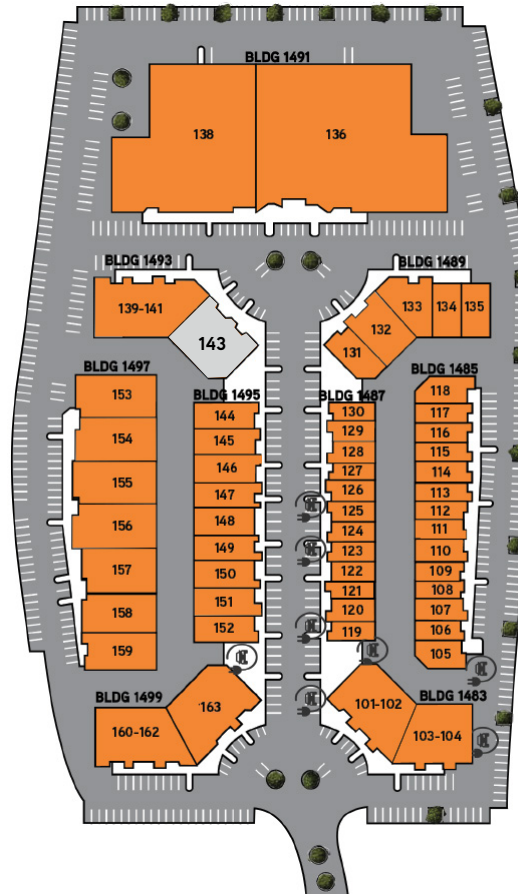


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**Proposed floor plan*

BLDG. 1493 / SUITE 143

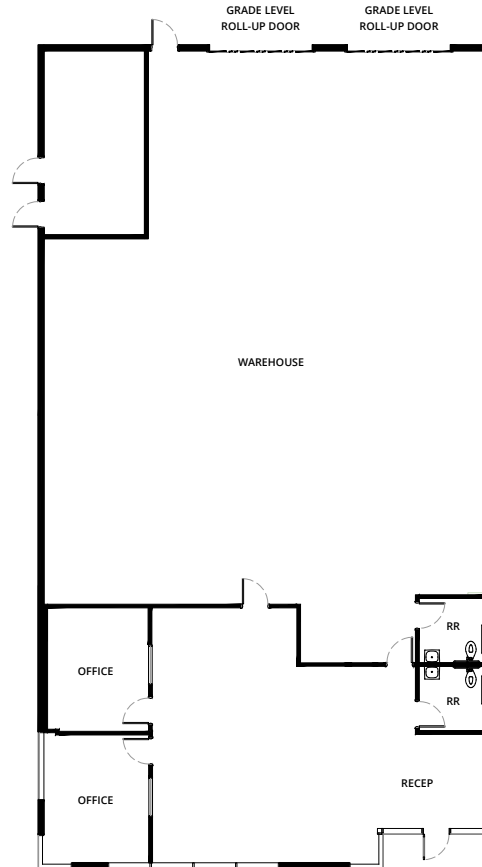
- 5,928 SF
- \$1.55/SF + EST. NNN
- MFG/ R&D/ Climate Controlled Warehouse
- Heavy power available - 3-Phase, 277/480v

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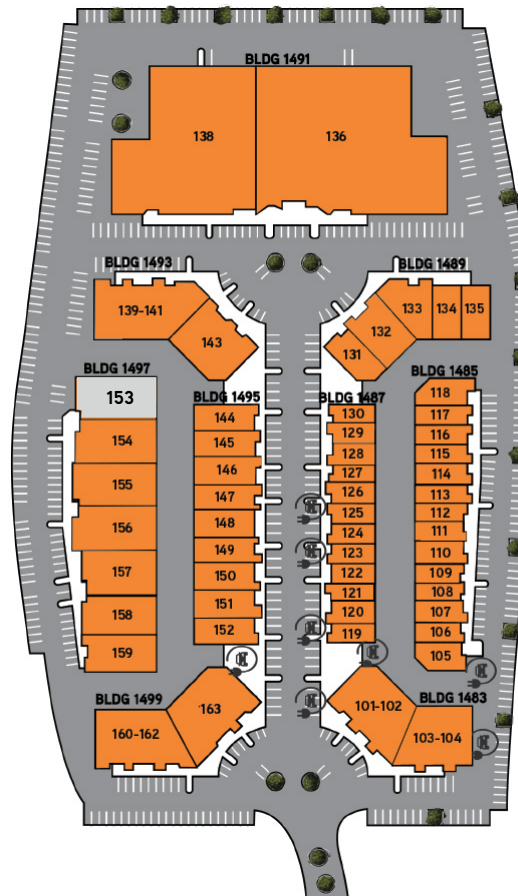
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FLOOR PLAN



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SITE KEY PLAN



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BLDG. 1497 / SUITE 153

- 4,750 SF
- \$1.55/SF + EST. NNN
- MFG/ R&D/ Climate Controlled Warehouse
- Heavy power available - 3-Phase, 277/480v

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LIONSHED LANDING

CORPORATE NEIGHBORS



LIONSHEAD LANDING



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