



NORTH COUNTY CORPORATE CENTER



ARES
INDUSTRIAL
MANAGEMENT

2765 PROGRESS ST, SUITES A & B, VISTA, CA 92081

FOR LEASE | 37,445 SF Immediately Available | 34,240 SF Available With Notice | Distribution/MFG



ARIC STARCK

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37,445 SF Immediately Available

(Total of 71,685 SF Available With Notice)



8,978 Total Office SF



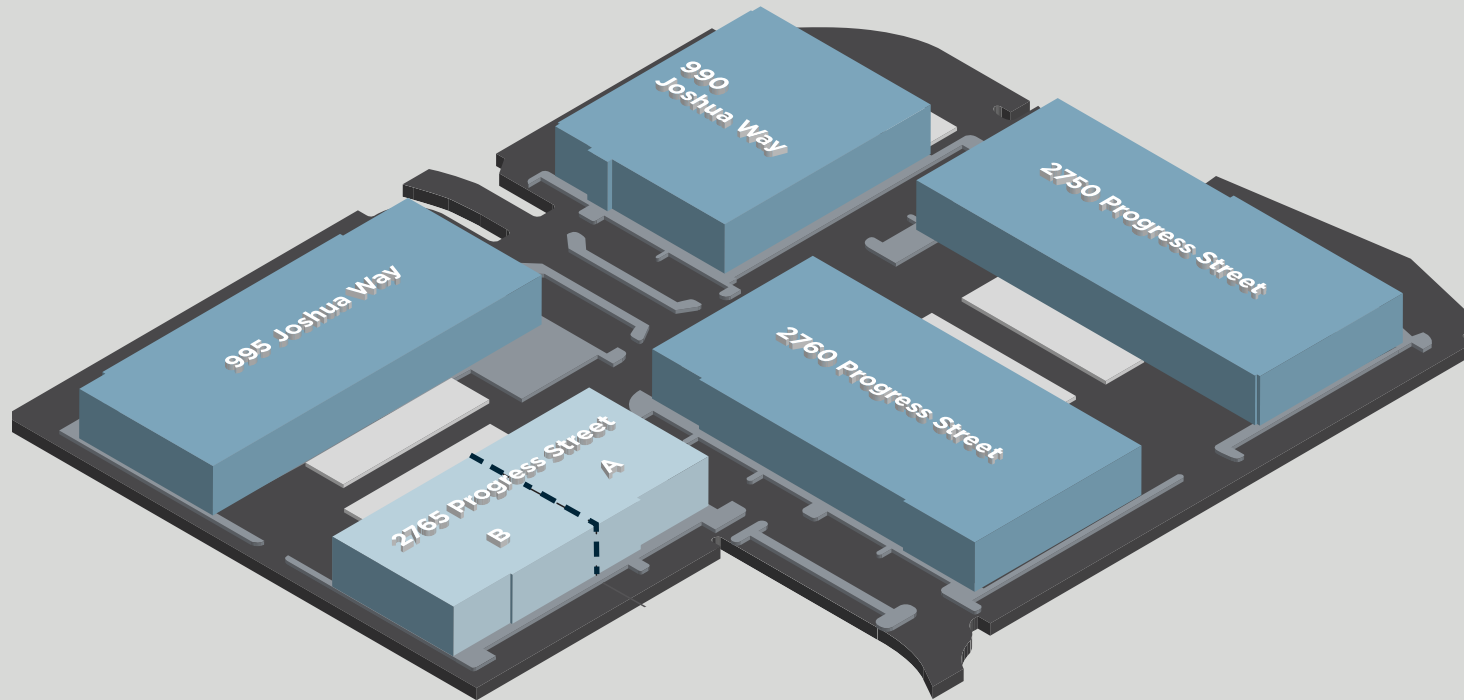
96 Spaces



7 Dock-Level Loading
2 Grade-Level



180' Shared Truck Court



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990 Joshua Way



995 Joshua Way



2750 Progress Street



2760 Progress Street



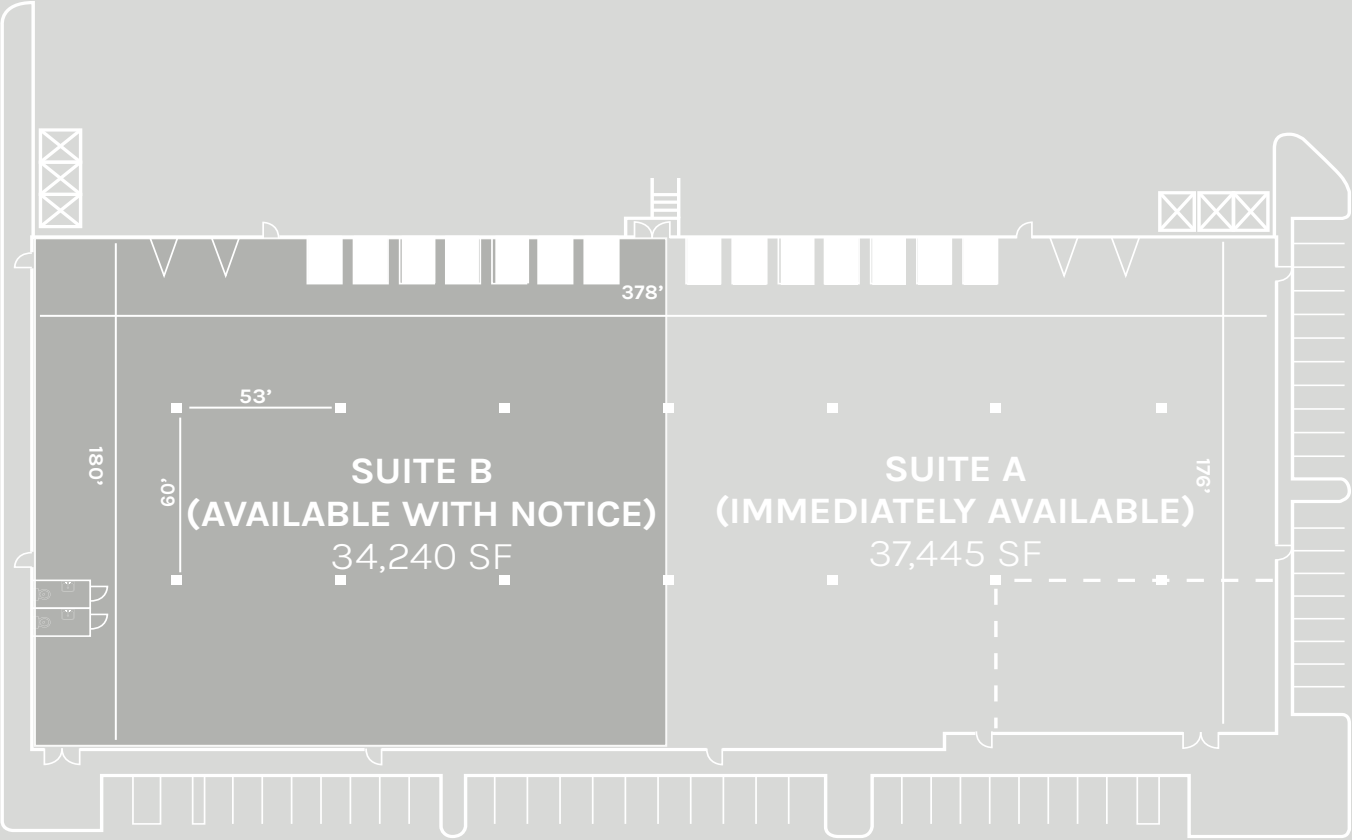
2765 Progress Street



Property FEATURES

- Common Area Park Amenity for Individual Company Gatherings
- 26' Min Warehouse Clearance Providing Efficient High Cube Storage
- Fire Sprinklers System Provides Maximum Use/Storage Flexibility (.45 GPM/3,000 SF Easily Converted to ESFR)
- Unique Expansion Opportunity in a 500,000 SF Business Park

Site PLAN



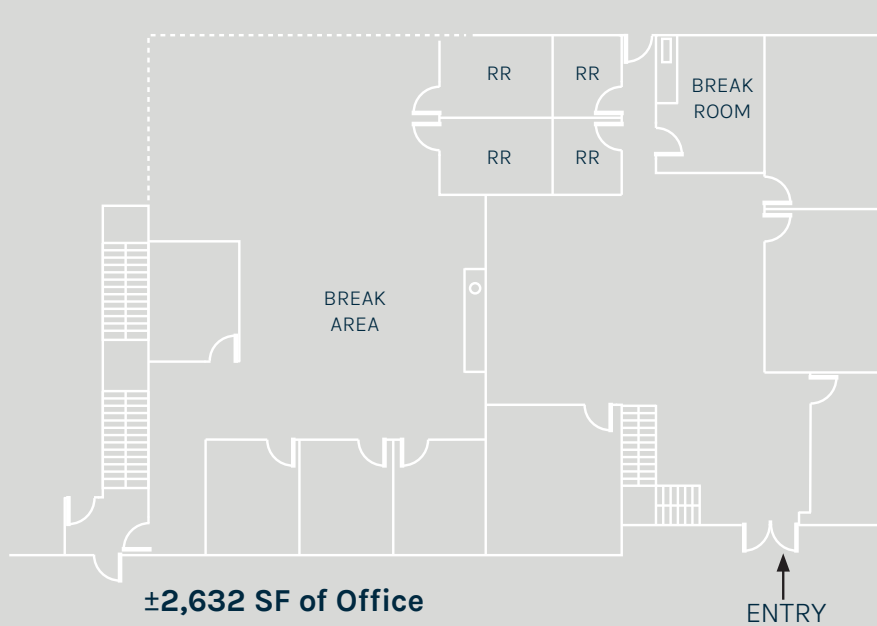
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V GRADE LEVEL DOOR
□ DOCK HIGH DOOR

Property FEATURES

- Efficient & Functional Site Design
- 8,978 SF of Total Office Space
- 100% Concrete Truck Aprons
- Ample Parking to Accommodate Corp HQ/MFG/DIST Uses
- Elevated Lot Providing Expansive Views

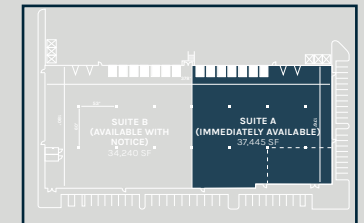
First Floor | Office Floor Plans



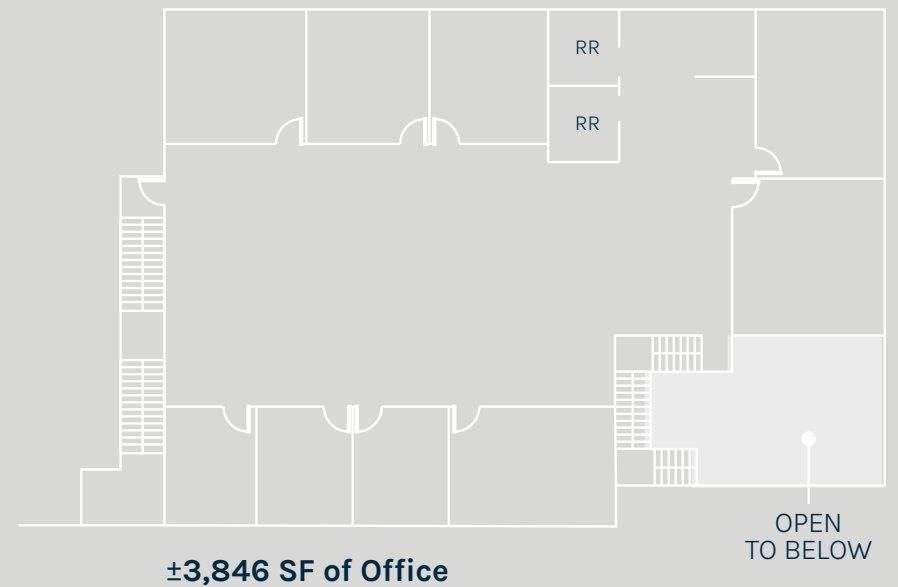
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Floor Plans | Suite A

2765 PROGRESS ST



Second Floor



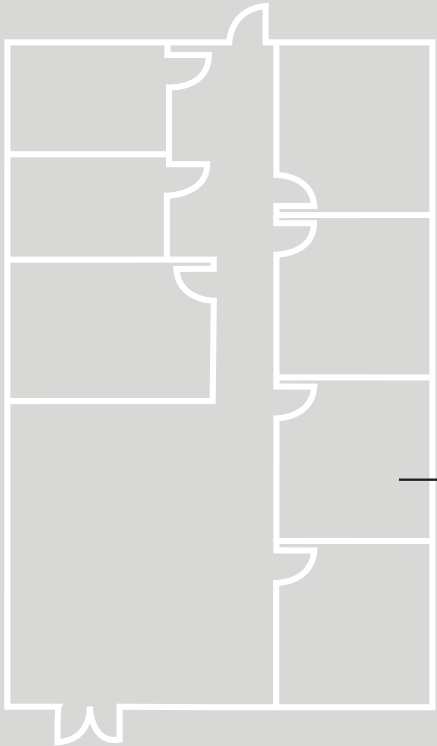
Property FEATURES

- Prominent Building Image & Identity
- 180' Truck Courts for Efficient Loading & Truck Access
- Efficient Column Spacing at $\pm 60'$ x $\pm 53'$ (Typical) with Front Bay Depth of 60'
- Heavy Power Capacity - 3,000a/480v

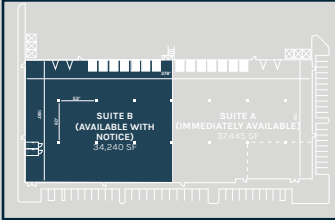
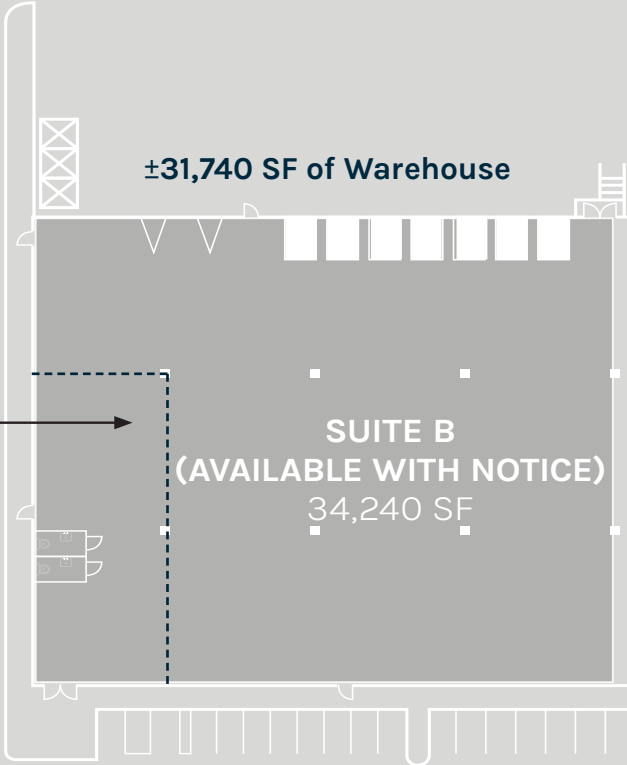
Floor Plans | Suite B

2765 PROGRESS ST

$\pm 2,500$ SF of Office



$\pm 31,740$ SF of Warehouse



▽ GRADE LEVEL DOOR
□ DOCK HIGH DOOR



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Business Park Dr

Sycamore Ave



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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Corporate NEIGHBORS

Amazon
US Foods
Jeld Wen
Country Malt Group
Titleist



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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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