

**FOR SALE
OR LEASE**

**Divisible From
23,542 -52,775 SF**

2611
ISLAND VIEW WAY

VISTA | CA 92081



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

**RARE FREESTANDING DISTRIBUTION
BUILDING WITH 10 DOCK HIGH POSITIONS**

PROPERTY HIGHLIGHTS

2611



3.5%

Low finish single story office



VARIOUS LOADING AREAS

10 dock high positions



70' TRUCK SCALE

on site



YARD AREA

Offers trailer or outside storage options



DRIVE AROUND ACCESS

Large truck court



FREESTANDING BUILDING

High end corporate image



FRESH DRIVEWAY & LOT

Slurry coat and striping



SECURE SITE

Fully fenced and gated



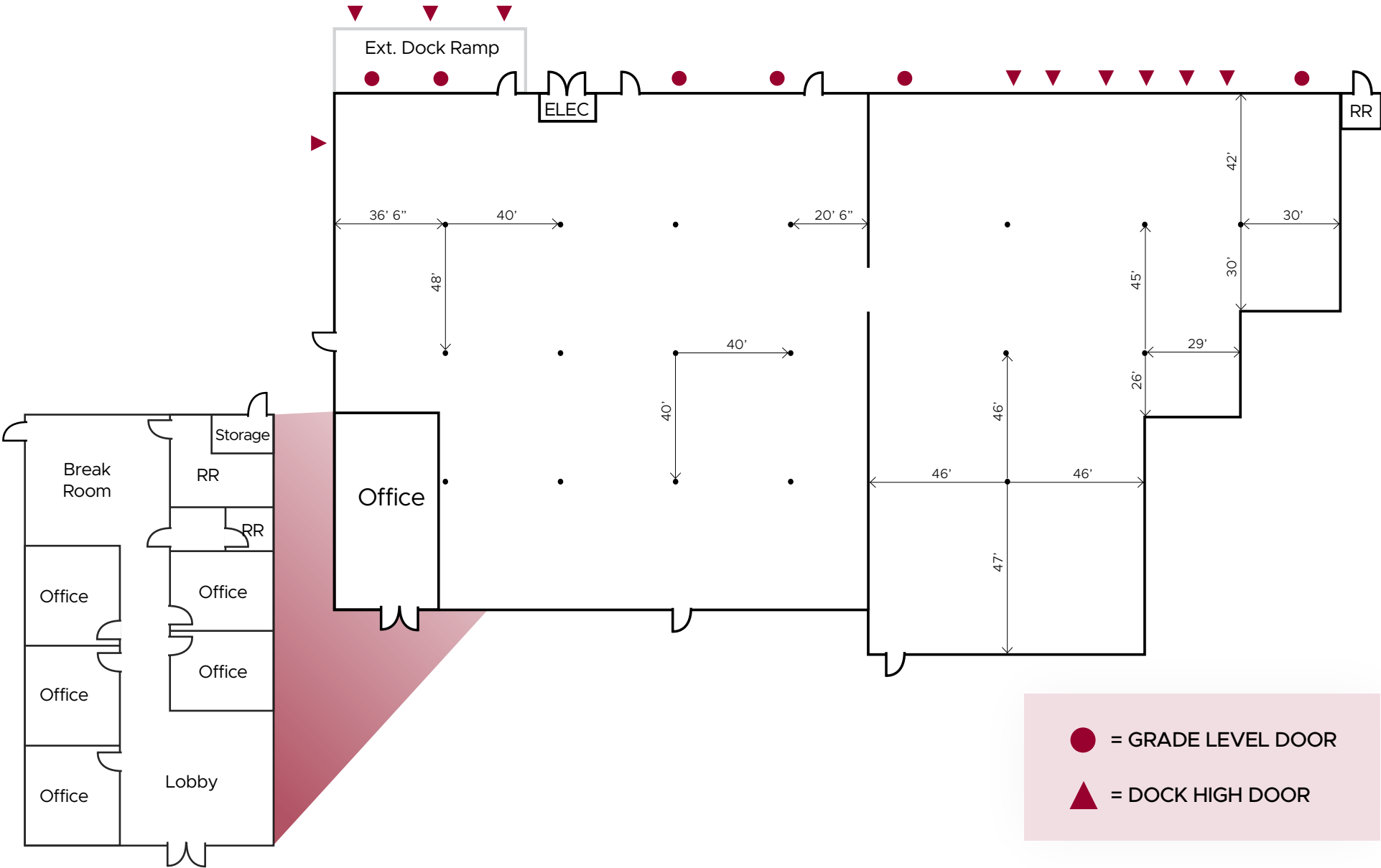
PROPERTY FEATURES

BUILDING SIZE	52,775 SF
OFFICE SIZE	±1,860 SF (3.5%) Single Story
LOT SIZE	5.03 Acres (219,128 SF)
NET COVERAGE	29%
DOCK HIGH LOADING	10 Dock Positions - 6 Dock Loading Doors with Levelers (9' x 10') - 3 Positions to an Exterior Dock Platform - 1 Side Loading Dock Door (9' x 10')
GRADE LEVEL DOORS	6 (12' x 14') Grade Level Doors
CLEAR HEIGHT	27' - 28'
POWER	400 Amps, 120/208 Volt, 3 Phase-4 Wire (Upgrading to 800 Amps. Estimated completion March 2026)
PARKING	1.01/1,000 SF (53 spaces)
SPRINKLERS	.45/3,000
ZONING	<u>SPI-VBP</u>
NNNS	\$0.13
ASKING RATE	CONTACT BROKER
SALE PRICE	CONTACT BROKER



FLOOR PLAN - FULL BUILDING

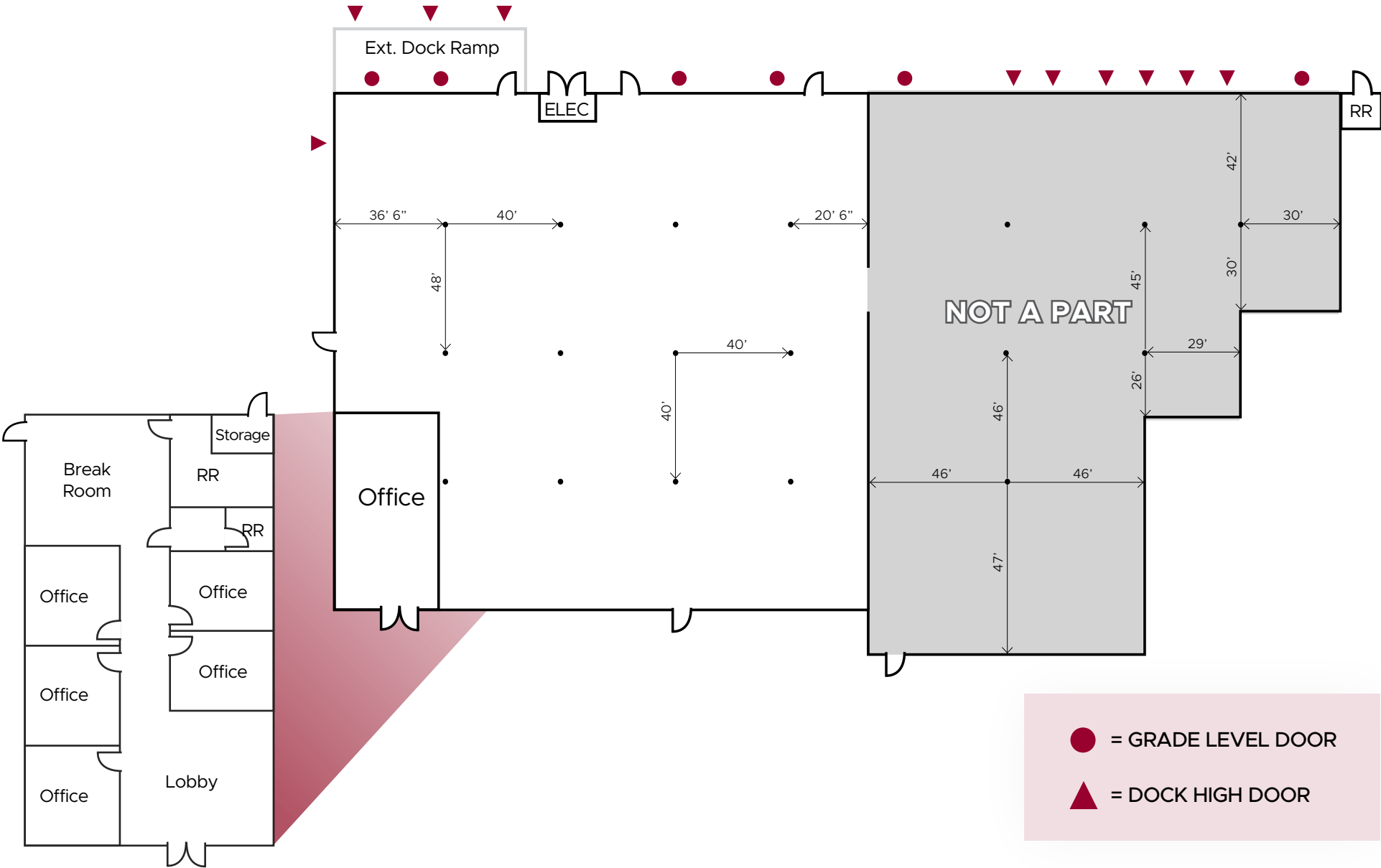
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- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

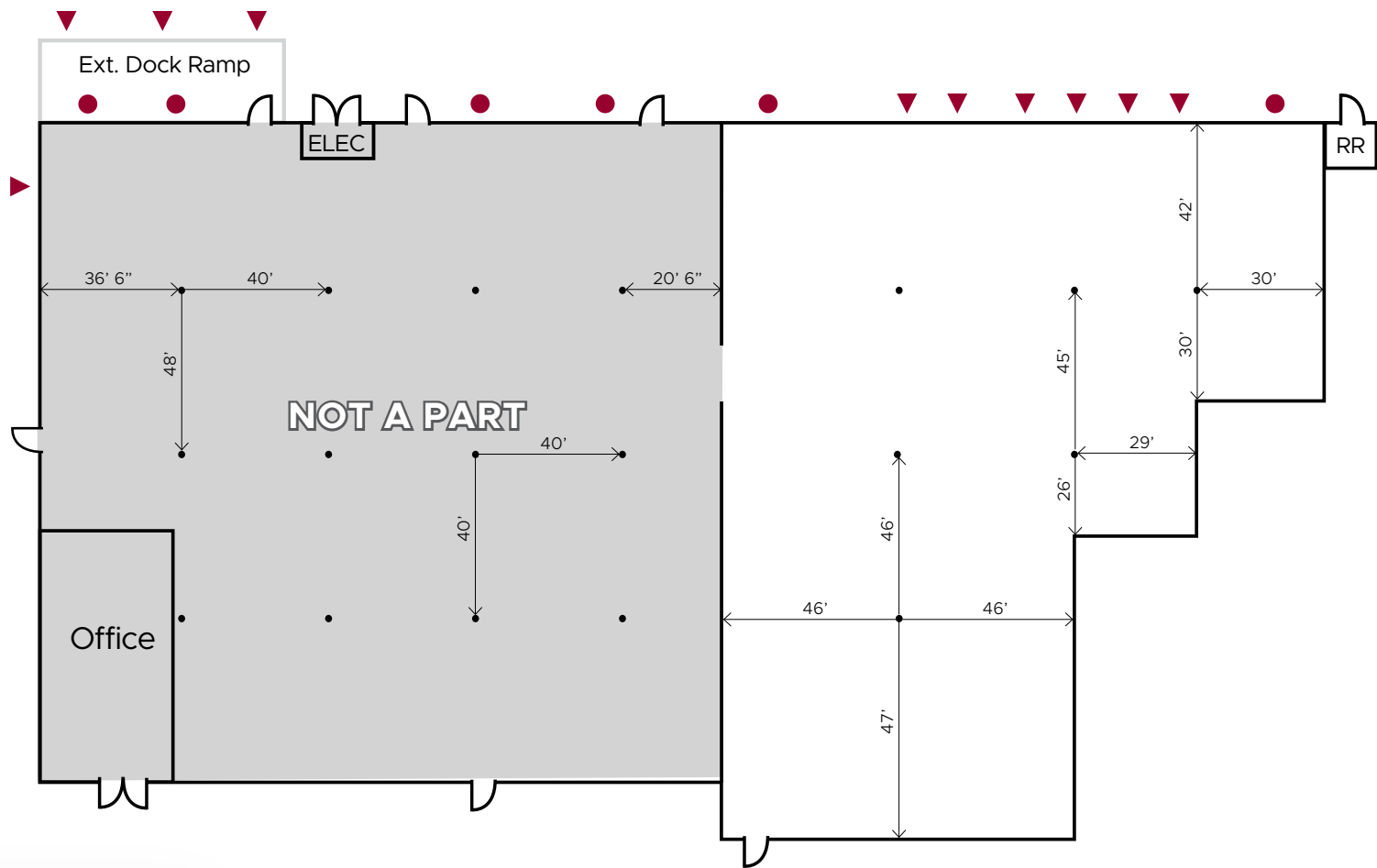
FLOOR PLAN - 29,064 SF

2611



FLOOR PLAN - 23,542 SF

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*Office to be built to suit

- = GRADE LEVEL DOOR
- ▲ = DOCK HIGH DOOR

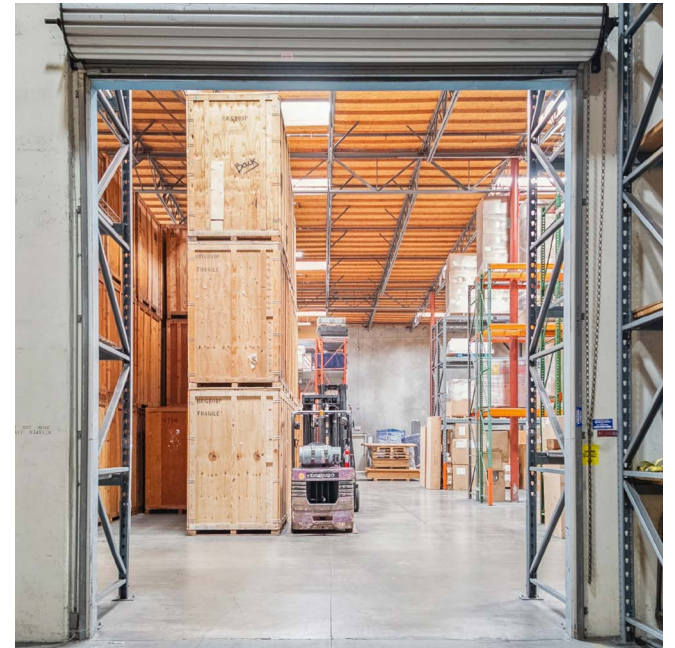
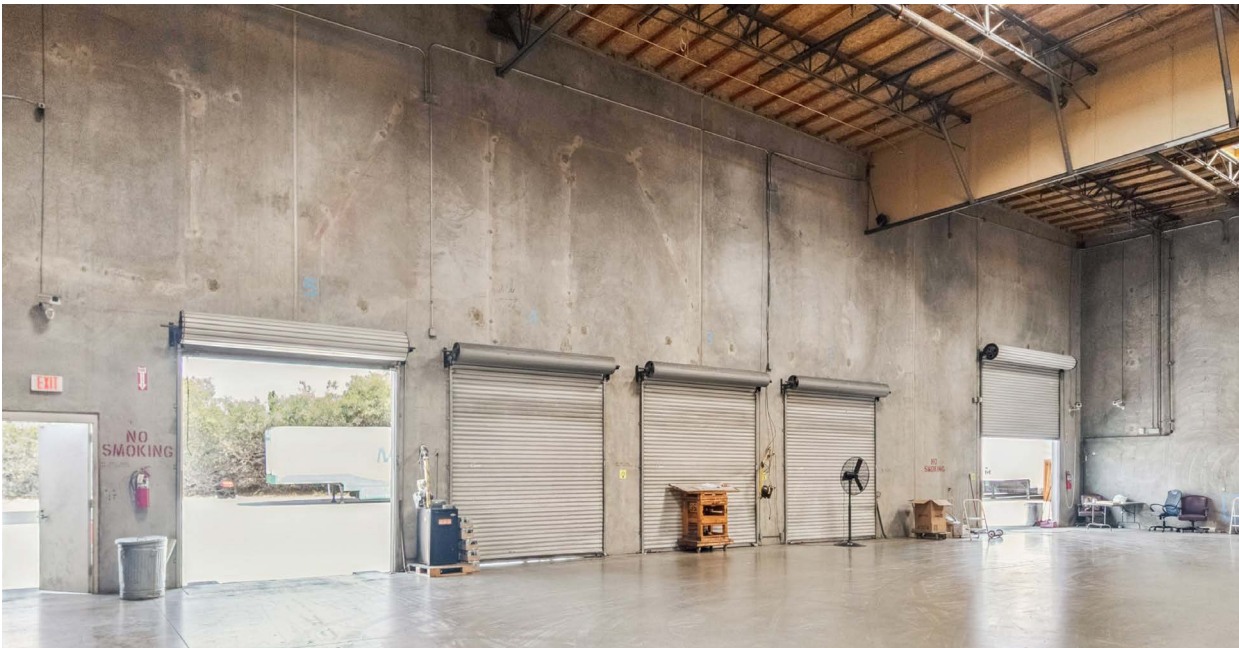
PROPERTY PHOTOS

2611

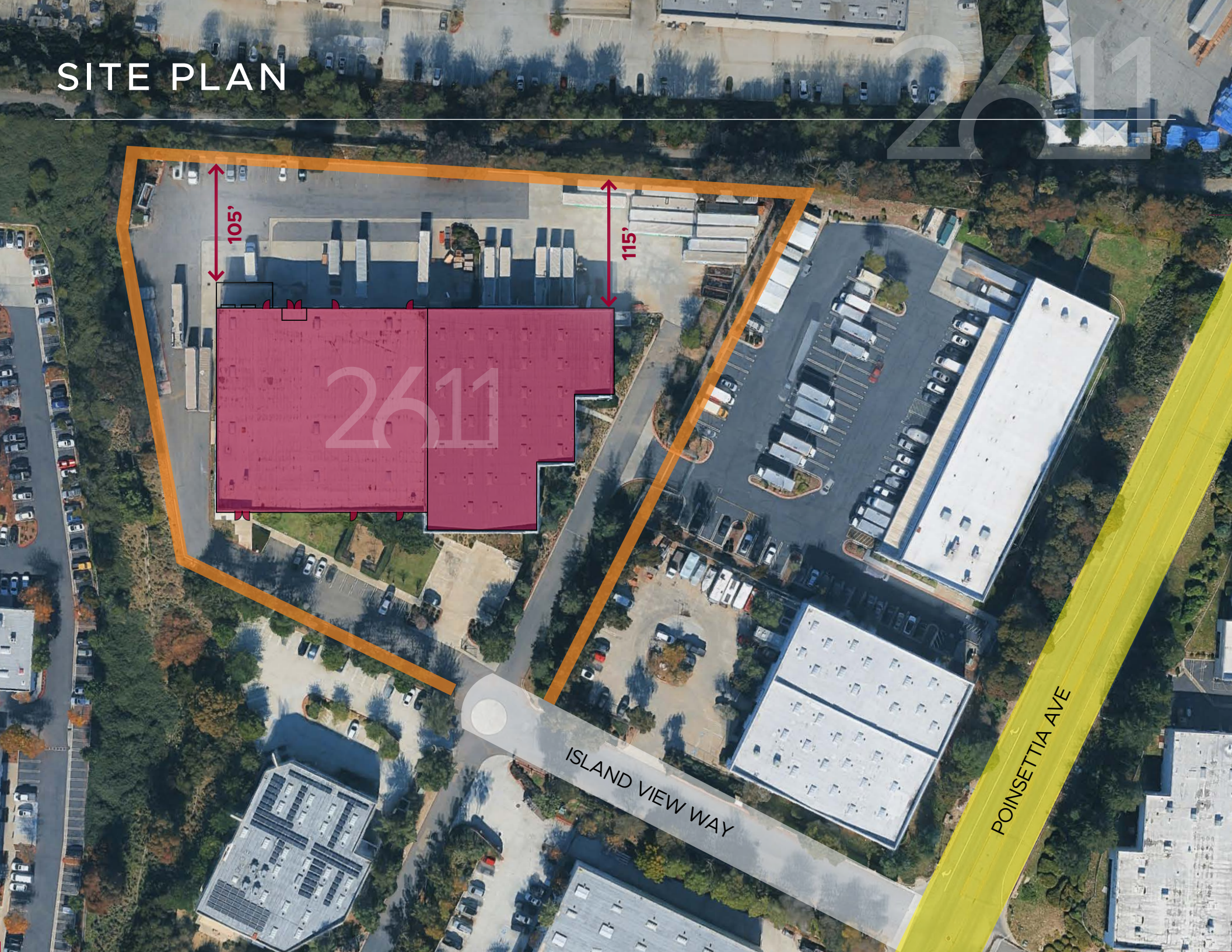


PROPERTY PHOTOS

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SITE PLAN



105'

115'

ISLAND VIEW WAY

POINSETTIA AVE

CORPORATE NEIGHBORS

5

carlsbad



amazon

RESER'S
FINE FOODS

TESLA

ups

S Melrose Dr

amazon

ACCUTEK
Packaging Equipment Corporation, Inc.

leidos

Poinsettia Ave

NAL
National Alternatives
International, Inc.

US
FOODS

Watkins Wellness

dp



2611 ISLAND VIEW WAY

BACHEM

HARO

GRANITE

Business Park Drive

UNITED STATES
POSTAL SERVICE

BELCHING
BEAVER

GREAT WESTERN MALT
THE HEART OF YOUR CRAFT

SI
SHOW IMAGING

DATRON

CAPTEK
Softigel International
ENCAPSULATING QUALITY

J.B. HUNT

EarthLite

Quadra

JW
JELD-WEN
WINDOWS & DOORS

Joshua Way

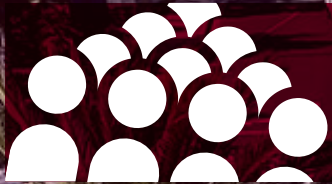
Sycamore Ave

vista

NEARBY RETAIL & AMENITIES



Vista



POPULATION

98,344



CORPORATE & LOCAL
BUSINESSES

±10,000



MEDIAN HOUSEHOLD
INCOME

\$93,329



MULTI-INDUSTRY
JOB FORCE

48,000+

california's craft beer capital

MOST CRAFT BREWERIES PER
CAPITA OF ANY CALIFORNIA CITY

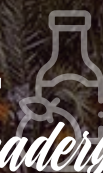
18

Breweries



1

Meadery



2

Wineries



vista's local industries

Manufacturing
warehousing
logistics
action sports

Life sciences
maritime
active lifestyle
information technology



breweries



1. DOGLEG
2. CARLSBAD BREWING
3. AZTEC
4. BURGEON
5. CULVER
6. BOOZE BROS
7. BELCHING BEAVER PUB 980
8. PURE PROJECT
9. FIVE SUITS
10. CRAFT COAST

attractions



1. OCEANSIDE PIER & HARBOR
2. CARLSBAD STATE BEACH
3. CARLSBAD CAMPGROUND
4. CINEPOLIS THEATRES
5. LEGOLAND
6. CARLSBAD FLOWER FIELDS & PREMIUM OUTLETS
7. LEUCADIA STATE BEACH
8. MCCLELLAN-PALOMAR AIRPORT
9. LAKE SAN MARCOS
10. AVIARA GOLF CLUB
11. LA COSTA RESORT AND GOLF
12. BRESSI RANCH



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ISLAND VIEW WAY

VISTA | CA 92081

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