

Low-Cost

North County Industrial Sublease

2760 Progress Street, Vista CA



| SPACE PROFILE | | |
|-------------------|-----------------------|----------------------|
| 123,270 SF | March 31, 2026 | \$0.95/SF NNN |
| Building 3 | Term Through | Rate |

BUILDING FEATURES

- Below-market Sublease Opportunity
- Freestanding Warehouse – Distribution / Manufacturing Building
- 26’ Clear Height
- Heavy Power - 3,000 Amps / 480 Volt
- Ability to scale within North County Corporate Center (500k SF multi-tenant project)
- 123,270 SF available now
- 14 Dock High Doors, 5 Grade Level Doors (ability to park additional trailers)
- Fire Sprinklers
- 180’ shared truck court
- Potential for longer term direct deal with ownership

Sublease Asking Rent: \$0.95/SF NNN



Joe Anderson
Senior Managing Director
+1 858 410 6360
Joe.Anderson@JLL.com
RE license #01509782

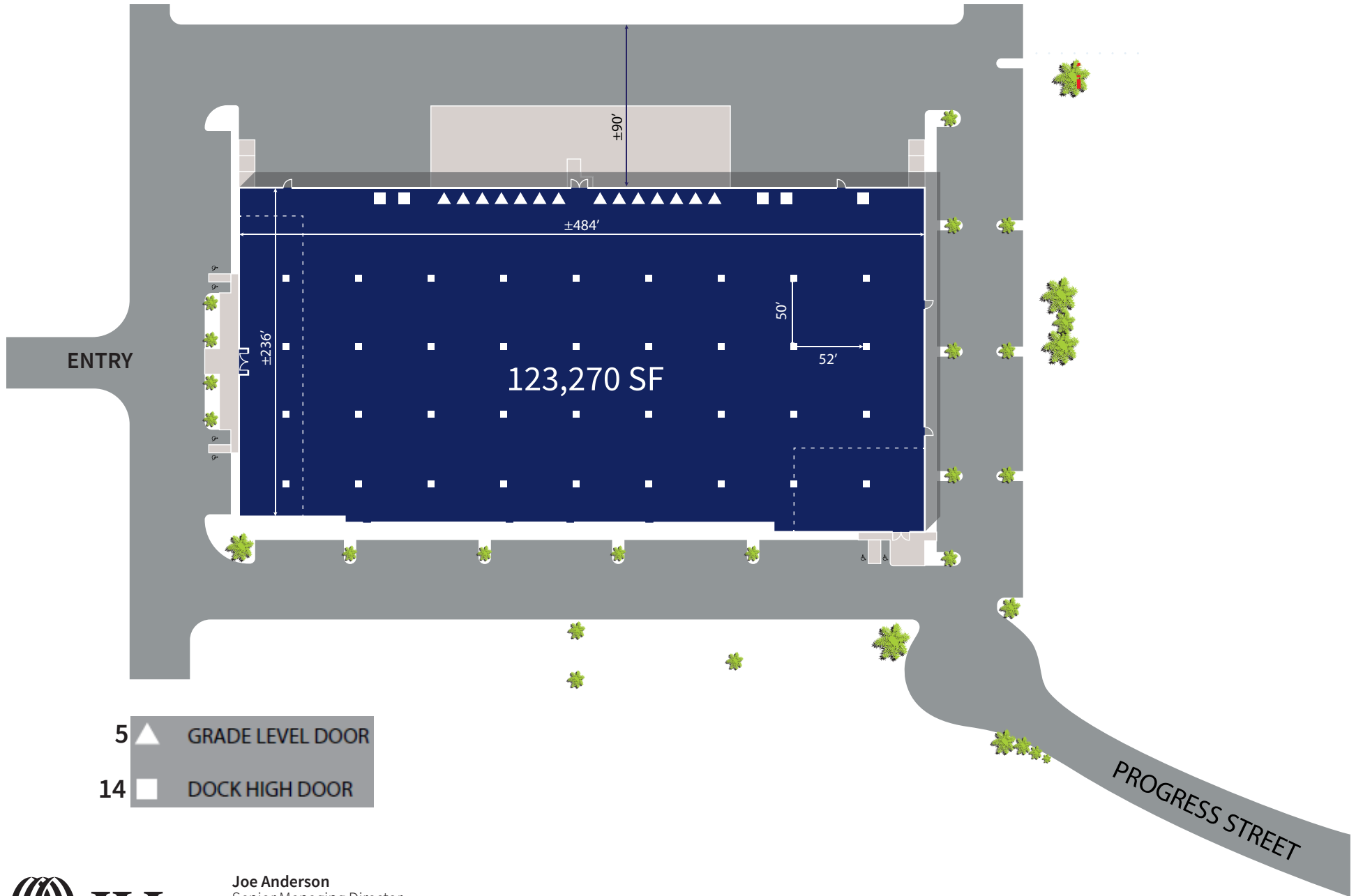


SITE PLAN



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Joe.Anderson@JLL.com
RE license #01509782

FLOOR PLAN

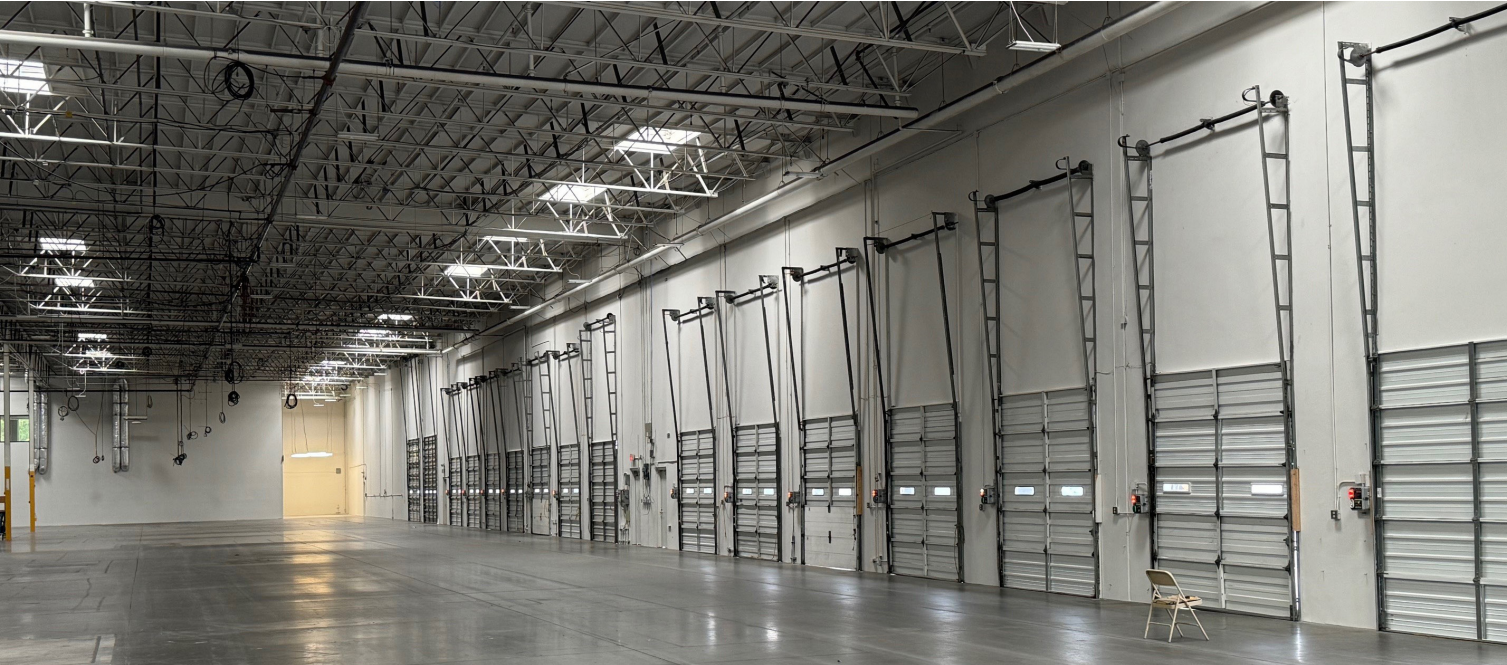


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CORPORATE NEIGHBORS





1

ACUSHNET
COMPANY

2

DDH
ENTERPRISE, INC.

3

DTD
Diversified Tool & Die

4

P2Q
PICKUP

5

AMI
APPLIED MEMBRANE INC.

6



7



8



9



10



11

BROWN SAFE

12



13

KILLION
INDUSTRIES, INC.

14

BIOFILM, INC.

15

amazon

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17

ACCUTEK
Packaging Equipment Companies, Inc.

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19



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WINNERS
ONLY

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AQUA LUNG

23



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FLUIDRA

25

UNITE
PROFESSIONAL
PARTS DIVISION

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HME

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PODS

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MERCK

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PHARMACEUTICALS

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CISCO

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BREG

32

OPTUMRx

33

amazon

34

glanbia

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