

Rare Opportunity

8,000 Amps

Existing Power Available

2065

— THIBODO RD —

FOR LEASE

**76,872 SF Freestanding Industrial / cGMP /
Advanced Manufacturing Facility**



Joe Anderson
joe.anderson@am.jll.com
+1 858 410 6360
RE Lic #01509782

Tim Olson
tim.olson@am.jll.com
+1 858 410 1253
RE Lic #01364117

Greg Moore
greg.moore@am.jll.com
+1 858 410 6367
RE Lic #02068852

Under New Ownership!

LPCWEST
LINCOLN PROPERTY COMPANY



Property Highlights

Available Now

Ideal infrastructure

to support cGMP Facility

Heavy power off the shelf

8,000 Amps, 3-Phase existing

28'

Clear Height

Experienced ownership group

with right team and capital to accommodate
cGMP uses

Freestanding building

corporate Identity

2022 Renovations completed

2008 Construction

Excellent Location

in North County San Diego

Only Vacant Property Offering

8,000 amps off the shelf

Renovations Completed

New Exterior Employee Amenity Area

Exterior Painting

Asphalt work to parking lot

New Landscaping

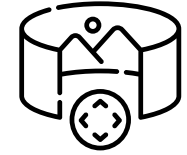
Fence Work

Enlarged Breakroom

Addition of enlarged windows on the 2nd story office



Building Features



Take a
Virtual Tour

76,872 SF Total

Corporate Identity, Freestanding

±15,000 SF office space
(portion can be converted to
labs/manufacturing)

±60,000 SF warehouse space

8,000 Amps 3-Phase
Power existing

28' Minimum Clear Height

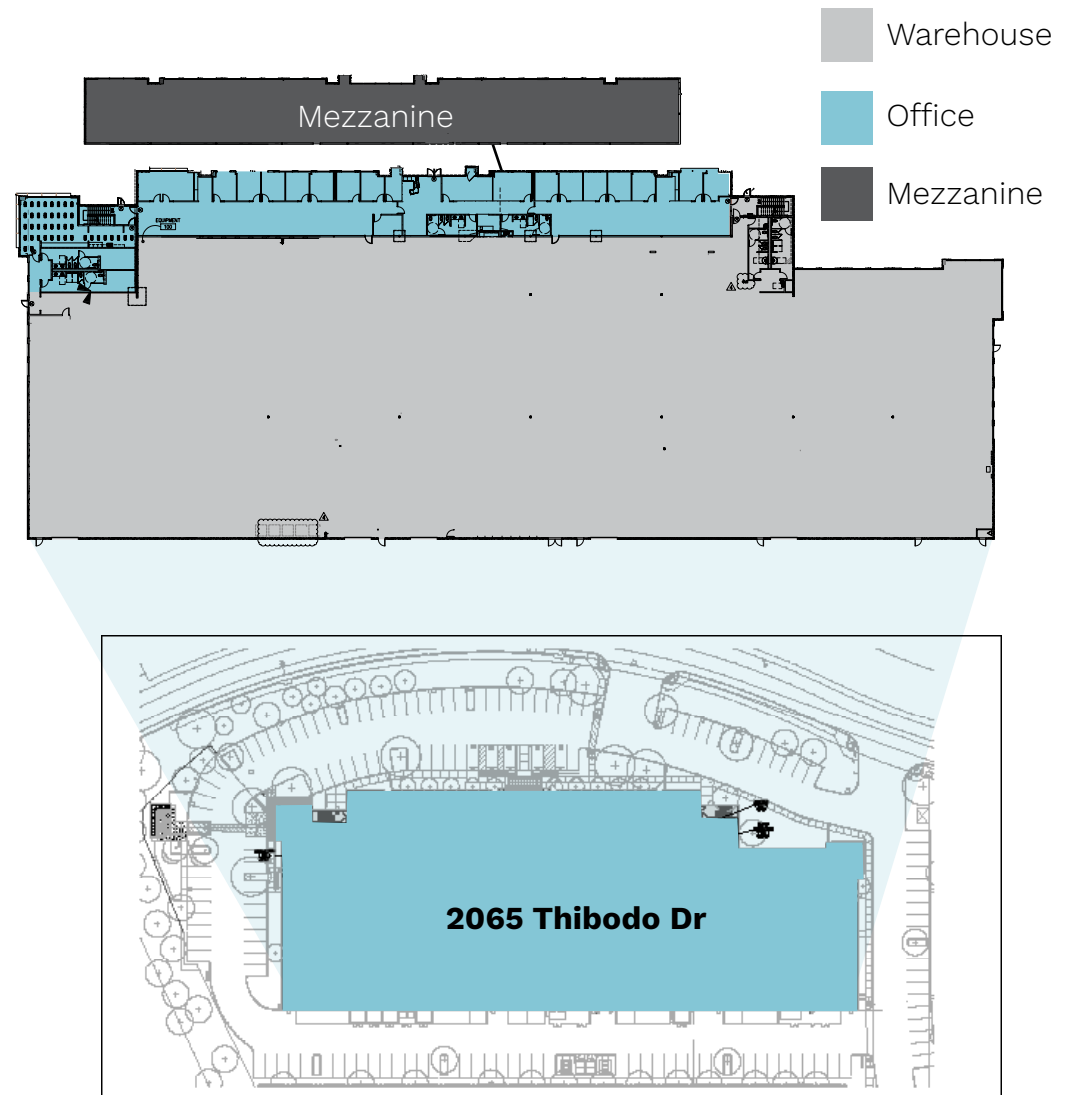
5 Grade Level Doors

Ability to add Dock Loading Well

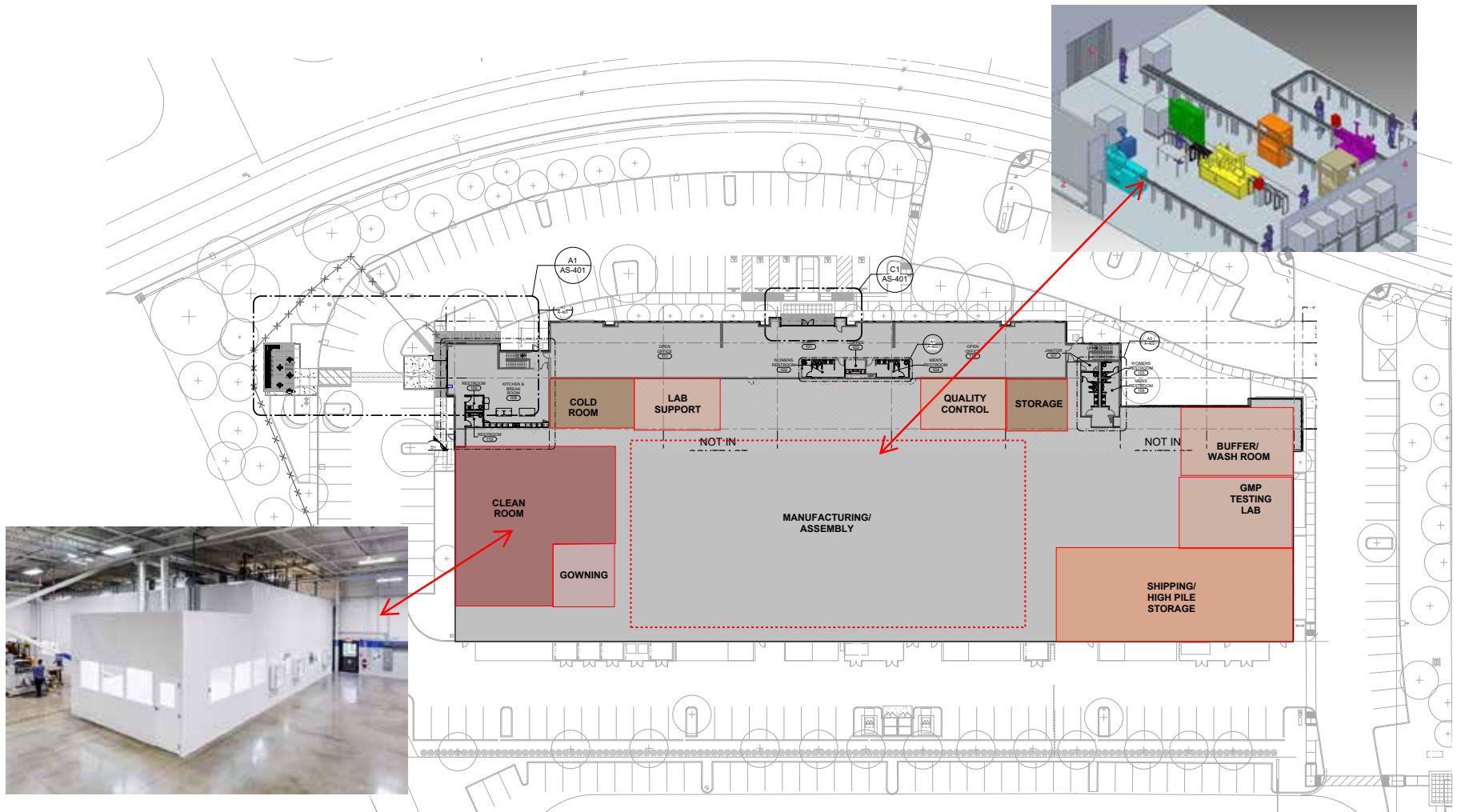
Fenced, secure parking lot

Ability to support exterior mechanical
plant and backup generator

Zoned: C-3 in business friendly,
City of Vista



Hypothetical Block Plan



Interior Photos



Break Area



Open Office/Break Area



Warehouse



Warehouse

2065

— THIBODO RD —

Drive Time



UTC
Torrey Pines
Sorrento Valley

56 Corridor

UCSD

USD

SDSU

San Diego
International
Airport

McClellan-
Palomar
Airport

Scripps
Ranch

Site Plan



Corporate Neighbors





2065

— THIBODO RD —

Joe Anderson

joe.anderson@am.jll.com

+1 858 410 6360

RE Lic #01509782

Tim Olson

tim.olson@am.jll.com

+1 858 410 1253

RE Lic #01364117

Greg Moore

greg.moore@am.jll.com

+1 858 410 6367

RE Lic #02068852



LPCWEST
LINCOLN PROPERTY COMPANY



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.