



dis·trib·ute

Part of RAF Pacifica Group's
Creative Industrial™ portfolio

Carlsbad, California

Now Leasing for Q1 2018 Occupancy

FORGET ABOUT
RETROFITTING THE OLD
INDUSTRIAL BUILDING.

**RAF PACIFICA GROUP PRESENTS
A NEW PRODUCT TO THE MARKET
WITH CREATIVE INDUSTRIAL™.**



Creative Industrial™ integrates a creative office, corporate headquarters aesthetic, with the functionality of a modern, highly efficient, cost-effective industrial facility.

The key differentiator here is quality.

A Creative Industrial facility can provide the design and amenities of a headquarters location with a state-of-the-art light industrial/distribution/manufacturing facility, including:

- Extensive glass throughout the entire facility
- Open-plan creative office space
- Skylights to ensure abundant natural light
- Patios and other outdoor amenity areas
- Best-in-class loading, warehouse design, and clear heights
- Efficient parking and truck traffic flow

In addition, our Creative Industrial buildings are uniquely designed to cultivate a culture of collaboration and socialization, incorporating areas that blur the boundary between indoor and outdoor space.



dis•trib•ute | for your business

At dis•trib•ute, RAF Pacifica Group is developing tomorrow's product today so that your business can be on the forefront of growth and profitability.

- Minutes to freeways and the airport
- Brand new, state-of-the-art energy efficient buildings
- Easy access to employees, amenities, suppliers, and customers





dis•trib•ute | for your team

Beyond its location in one of Southern California's most appealing live/work/play communities, dis•trib•ute provides creative environment your best employees and your next great hires are seeking.

- Floor to ceiling glass entry
- Modern materials and finishes
- Great outdoor spaces for collaboration, be it work meetings or Friday barbeques

A photograph of a modern office interior. In the foreground, a woman in a red dress is walking down a wide staircase with a metal railing. In the background, a man in a blue shirt is walking up the same staircase. The office has a bright, open-plan design with large windows and a yellow wall. The text 'dis·trib·ute | for your brand' is overlaid on the left side of the image.

dis·trib·ute | for your brand

When clients, prospects, and shareholders see your firm in a space that speaks to the modern company aesthetic, your value immediately increases.

- Corporate headquarters setting that provides pride for you and your team
- Large open plan to enhance creative office layout
- Great location for your team and for visitors and customers

A photograph of an outdoor dining area. In the foreground, there are two long, low concrete planters filled with bright yellow marigold flowers. Behind the planters is a dining area with several square tables and wicker chairs. The area is covered by a large wooden pergola with a white fabric roof. The background shows more of the dining area and some greenery under a clear blue sky.

dis·trib·ute | for your free time

An abundance of restaurants, shops,
conveniences and recreation are all
within ten minutes of the property

5 minutes to:

- McClellan-Palomar Airport
- Highway 78

10 minutes to:

- Interstate 5
- The Pacific Ocean

15 minutes to:

- Interstate 15

55 minutes to:

- Orange County

40 minutes to:

- Downtown

70 minutes to:

- Riverside County

Transit times may vary based on traffic conditions.



Riverside
County →



pro-duction



↑
Orange
County



Pacific
Ocean

Downtown
↓



cre-ate



el-e-vate



vec-tor

in-sti-gate



distrib-ute





dis·trib·ute | for your property

Lot 12 Site Description:

- Approximately 102,080 SF building
- Divisible down to 18,060 SF and up to 28,040 SF
- 17 dock-high doors
- 8 grade-level doors
- 30' clear height
- ESFR sprinklers
- Parking at 2.00 /1000 SF
- Covered amenity area with gas firepit
- 48'x48' column spacing
- Amenity Areas: 2 large outdoor patios with bbq, sail shades, plus each tenant has own covered outdoor patio
- Corporate Neighbors: IONIS Pharmaceuticals, Cobra Puma Golf, Thermo Fisher Scientific, Covidien, Callaway Golf, TaylorMade Golf, Abbott Labs, Alphatec Spine, Beckman Coulter, ViaSat, Masco Corporation, Applied Membranes, US Food, Leidos, Denso Wireless, J&D Laboratories, Zodiac Pool Systems, DJO Global, Titleist, Cisco

Lot 12

dis·trib·ute

Site Plan

LIONSHEAD AVENUE

A
16,650 SF 1ST FLR
2,970 SF MEZZ
19,620 SF TOTAL

B
16,460 SF 1ST FLR
1,600 SF MEZZ
18,060 SF TOTAL

C
16,460 SF 1ST FLR
1,600 SF MEZZ
18,060 SF TOTAL

D
16,620 SF 1ST FLR
1,680 SF MEZZ
18,300 SF TOTAL

E
25,240 SF 1ST FLR
2,800 SF MEZZ
28,040 SF TOTAL

Elec
Tele

dis·trib·ute | for your property

Lot 15 Site Description:

- Approximately 175,330 SF building
- Divisible down to 11,050 SF and up to 37,620 SF
- 35 dock-high doors
- 8 grade-level doors
- 30' clear height
- ESFR sprinklers
- Parking at 2.08 /1000 SF
- Covered amenity area with gas firepit
- 56x52' column spacing
- Amenity Areas: large outdoor patio with bocce ball court, bbq, sail shades, plus each tenant has own covered outdoor patio
- Corporate Neighbors: IONIS Pharmaceuticals, Cobra Puma Golf, Thermo Fisher Scientific, Covidien, Callaway Golf, TaylorMade Golf, Abbott Labs, Alphatec Spine, Beckman Coulter, ViaSat, Masco Corporation, Applied Membranes, US Food, Leidos, Denso Wireless, J&D Laboratories, Zodiac Pool Systems, DJO Global, Titleist, Cisco



Lot 15

dis·trib·ute

Site Plan



dis·trib·ute | is in the vibrant Carlsbad Market





Area Amenities

- Carlsbad Outlets
- Costco Shopping Center
- Grand Pacific Palisades Resort & Hotel
- Legoland California Resort
- The Crossings at Carlsbad
- Residence Inn by Marriott
- McClellan-Palomar Airport
- Homewood Suites Hampton Inn
- Lowe's Shopping Center
- Staples Shopping Center
- Holiday Inn (Coming Soon)
- Bressi Ranch Village Center
- Hyatt Place
- Park Hyatt Aviara Resort
- La Costa Resort & Spa
- Home Depot Shopping Center

Corporate Neighbors

- Cobra Puma Golf
- Thermo Fisher Scientific
- Covidien
- Callaway Golf
- TaylorMade Golf
- Medtronic
- Abbott Labs
- Alphatec Spine Inc.
- Beckman Coulter Inc.
- ViaSat Inc.
- IONIS Pharmaceuticals
- Masco Corporation
- Applied Membranes Inc.
- US Food
- Leidos Inc.
- DENSO Wireless
- J&D Laboratories
- Zodiac Pool Systems
- DJO Global
- Titleist

dis·trib·ute

centrally located in a strong,
growing region, driving demand
for creative industrial uses

Top Occupiers

- ViaSat, Carlsbad - 705,151 SF
- Genentech, Oceanside - 501,690 SF
- Thermo Fisher, Carlsbad - 403,860 SF
- Callaway Golf Company, Carlsbad - 346,627 SF
- Zodiac Pool Systems, Vista - 296,108 SF
- Acushnet Company, Carlsbad & Vista - 263,630 SF

Major Industries

- Innovation and Specialized Manufacturing
- Connected Tourism and Agriculture
- Biomedical Devices and Products
- Biotechnology and Pharmaceuticals
- Cleantech
- Information, Communications, and Technologies
- Education

Colleges/ Universities

- National University, Carlsbad
- University of San Diego
- University of California, San Diego
- San Diego State University, San Diego
- MiraCosta College, Oceanside
- Palomar College, San Marcos
- CSU San Marcos, San Marcos
- Coleman University, San Marcos
- Kaplan College, Vista





RAF PACIFICA GROUP

CREATIVE INDUSTRIAL™

www.rafpacificagroup.com

#CreativeIndustrialRevolution

Leasing information for **dis·trib·ute**



CUSHMAN &
WAKEFIELD

ARIC STARCK

760.431.4211

aric.starck@cushwake.com

Lic # 01325461

DENNIS VISSER

760.431.4216

dennis.visser@cushwake.com

Lic # 01255595

©2016 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.