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 INDUSTRIALTM.



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.

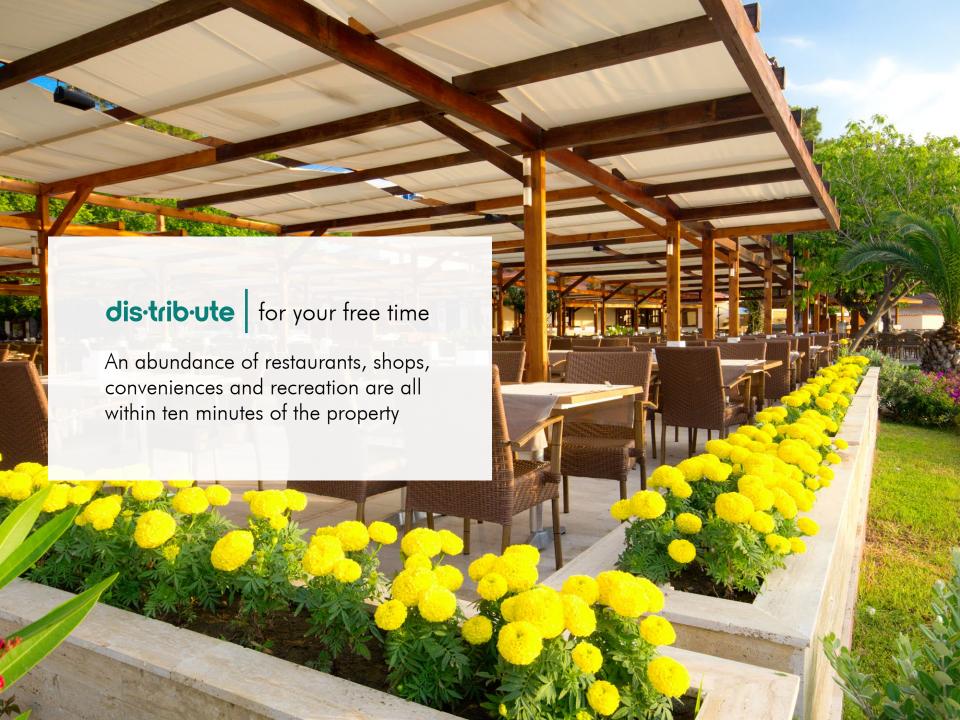
- Floor to ceiling glass entry
- Modern materials and finishes
- Great outdoor spaces for collaboration, be it work meetings or Friday barbeques

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









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 Labortories,
 Zodiac Pool Systems, DJO Global, Titleist,
 Cisco



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 Labortories,
 Zodiac Pool Systems, DJO Global, Titleist,
 Cisco





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

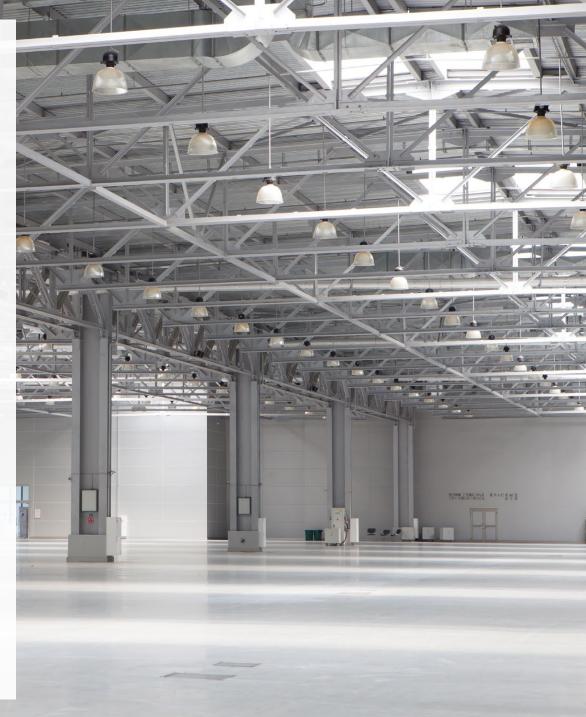
- ViaSat, Carlsbad 705,151 SF
- Genentech, Oceanside 501,690 SF
- Thermo Fisher, Carlsbad 403,860 SF
- Callaway Golf Company, Carlsbad 346,627 SF
- Zodiac Pool Systems, Vista 296,108 SF
- Acushnet Company, Carlsbad & Vista 263,630 SF

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





www.rafpacificagroup.com

#CreativeIndustrialRevolution

Leasing information for distribute



ARIC STARCK

760.431.4211 aric.starck@cushwake.com Lic # 01325461

DENNIS VISSER

760.431.4216 dennis.visser@cushwake.com Lic # 01255595

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