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Two Distribution Facilities Planned in Carlsbad

| By [David Phillips](#)

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CARLSBAD, CA—**RAF Pacifica Group**, a privately held owner, operator, and developer, has acquired 18.4 acres of land within the **Carlsbad Raceway Business Park**, on which it plans to build two state-of-the-art distribution buildings totaling 272,430 square feet.



“Dis-trib-ute” will total 272,430 sf, divisible down to 10,000 sf, with delivery in late 2017, RAF Pacifica Group says.

“Carlsbad’s significant growth in the technology, distribution, and manufacturing sectors is increasing demand for quality industrial space well beyond the market’s existing vacancy of just 3.7% in all of San Diego County,” said **Adam Robinson**, the firm’s principal. “We recognize the potential in this market, and are one of the first to capitalize on this growing demand by developing quality industrial product that supports the needs of industrial users.”

The firm's planned development project, which will be known as "dis-trib-ute," will be divisible down to 10,000 square feet and designed to accommodate a vast array of businesses, with a modern aesthetic and high-tech amenities to optimize efficiency, according to Robinson. "Our vision is to produce the highest quality, most functional industrial product in San Diego," said Robinson. "No new or innovative product has been built in this market in the past 10 years. During that time a wide array of changes have occurred in what industrial users want. We envision creative development as the future of the local industrial market, and anticipate that tenants will be seeking out RAF Pacifica Group's developments as the premier workspaces in the region."

RAF Pacifica Group acquired the 18.4-acre entitled land parcel for a total consideration of \$15,071,760 from **HG Fenton, Dennis Visser** and **Aric Starck** of **Cushman and Wakefield** represented both the buyer and the seller in the transaction.

RAF Pacifica plans to develop the distribution centers with a corporate headquarters aesthetic, incorporating a mix of modern creative office and state-of-the-art industrial space. According to Robinson, the industrial developments will integrate cutting-edge features including glass exteriors, updated **ESFR sprinkler systems**, - 30' clear height ceilings, and high-dock loading doors. The project will also incorporate an outdoor amenity space for people to gather and socialize, similar to a creative office campus environment.

"Based on these competitive and high-quality features, coupled with this project's prime location in one of the premier employment hubs in Southern California, our team views this development project as a solid long-term investment. This will be one of many ground-up developments for RAF Pacifica Group in San Diego County," says Robinson.

With multiple San Diego land acquisitions planned over the next 12 to 24 months, Robinson notes that the firm plans to differentiate itself as one of the premier developers in San Diego, drawing upon its local expertise, ability to identify long-term growth opportunities, and delivery of the most desirable industrial product in the market.

The dis-trib-ute project is slated to break ground in the **first quarter of 2017**, with an estimated completion date in **Q4 of 2017**.

With Adam Robinson, **Steve Leonard**, and **Matt Burton** at the helm, RAF Pacifica Group oversees a portfolio of 2.65 million square feet of real estate, with a niche focus in office and industrial product. The firm has an additional one million square feet of speculative development in the pipeline over the next 24 months, and continues to actively seek value-add investment and ground-up development opportunities in San Diego.