

*For Sale/Lease: 7,536 SF Freestanding Industrial/Flex Building*



2405

2405  
dogwood way

vista, ca 92081





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# key features



**7,536 Square Feet**  
*freestanding property*



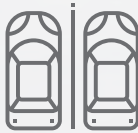
**Grade Level Loading**  
*two grade level doors*



**Multi Use Facility**  
*flex or industrial*



**Single Story Facility**  
*100% ground floor SF*



**Excellent Parking Ratio**  
*2.9 spaces per 1,000 SF*



**Private Secluded Environment**  
*fee simple ownership*



# property highlights

## Strategic Location

- Located on a major corner in the Vista Business Park
- Quick access to Highway 78, Interstate 5 & Interstate 15
- Irreplaceable corner lot location

## Multi Use Configuration

- Current configuration can accommodate multiple Flex/R&D Requirements
- 100% climate-controlled facility
- Can easily be converted to low finish industrial space

## Two Adjacent Building Purchase/Lease Opportunity

- Adjacent 8,572 SF building can also be leased or purchased (2401 Dogwood Way)
- Both buildings combined are 16,108 Square Feet
- Rare investment opportunity to own adjacent freestanding properties









Subject Property  
**2405 Dogwood Way**  
7,536 SF

Also Available  
**2401 Dogwood Way**  
8,572 SF





# property overview

**STREET ADDRESS:** 2405 Dogwood Way, Vista, CA 92081

**BUSINESS PARK:** Vista Business Park

**BUILDING SIZE:** 7,536 Square Feet

**% IMPROVED:** 100% Improved  
(can be delivered low finish)

**LOT SIZE:** .76 acres (33,106 SF)

**CLEAR HEIGHT:** 16' Minimum

**POWER:** 800 Amps, 120/208V

**PARKING:** 22 Spaces (2.9/1,000 SF)

**LOADING:** Two Grade Level Loading Doors

**FIRE SPRINKLERS:** Yes, Fire Sprinklers throughout

**ZONING:** RLI Specific Plan

**YEAR BUILT:** 1990

**AVAILABILITY:** May 2021

**LEASE RATE:** \$1.15 NNN

**PURCHASE PRICE:** \$1,643,000 (218/SF)

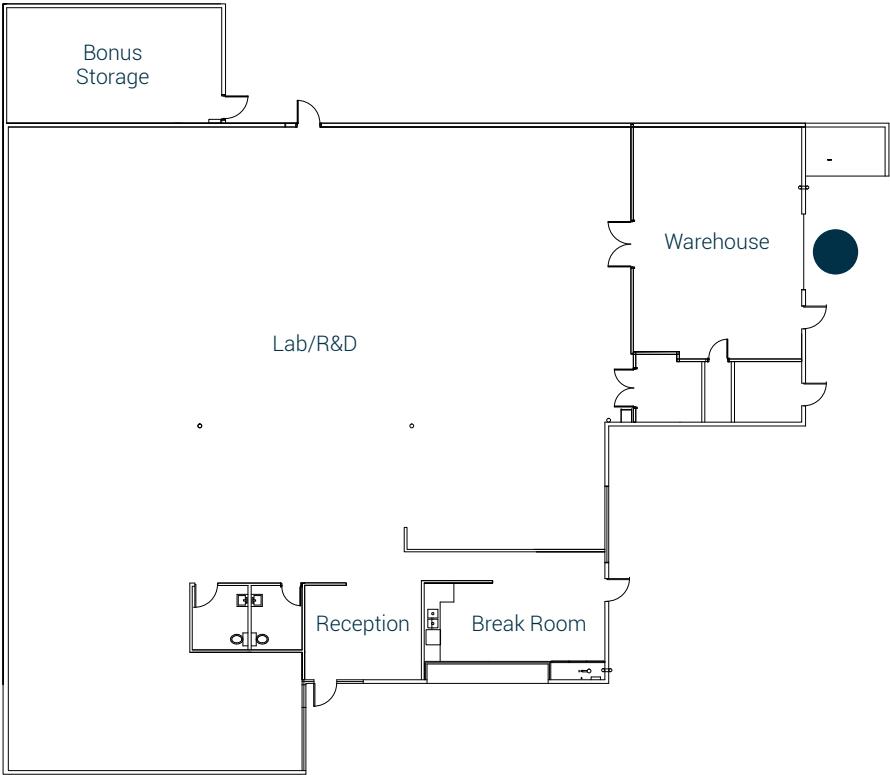
*Call Brokers to Schedule Tour*



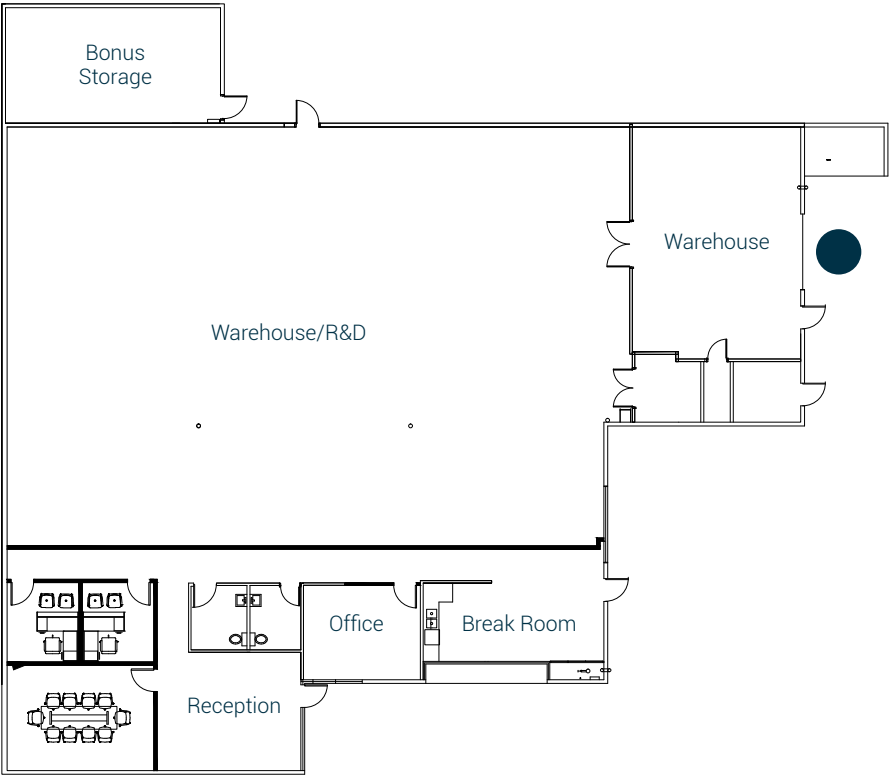
2405 Dogwood way // 7



existing floor plan



conceptual floor plan



Grade Level Door ●










# site map



Subject Property  
**2405 Dogwood Way**  
7,536 SF

Also Available  
**2401 Dogwood Way**  
8,572 SF



# Central Vista Business Park Location





PACIFIC OCEAN



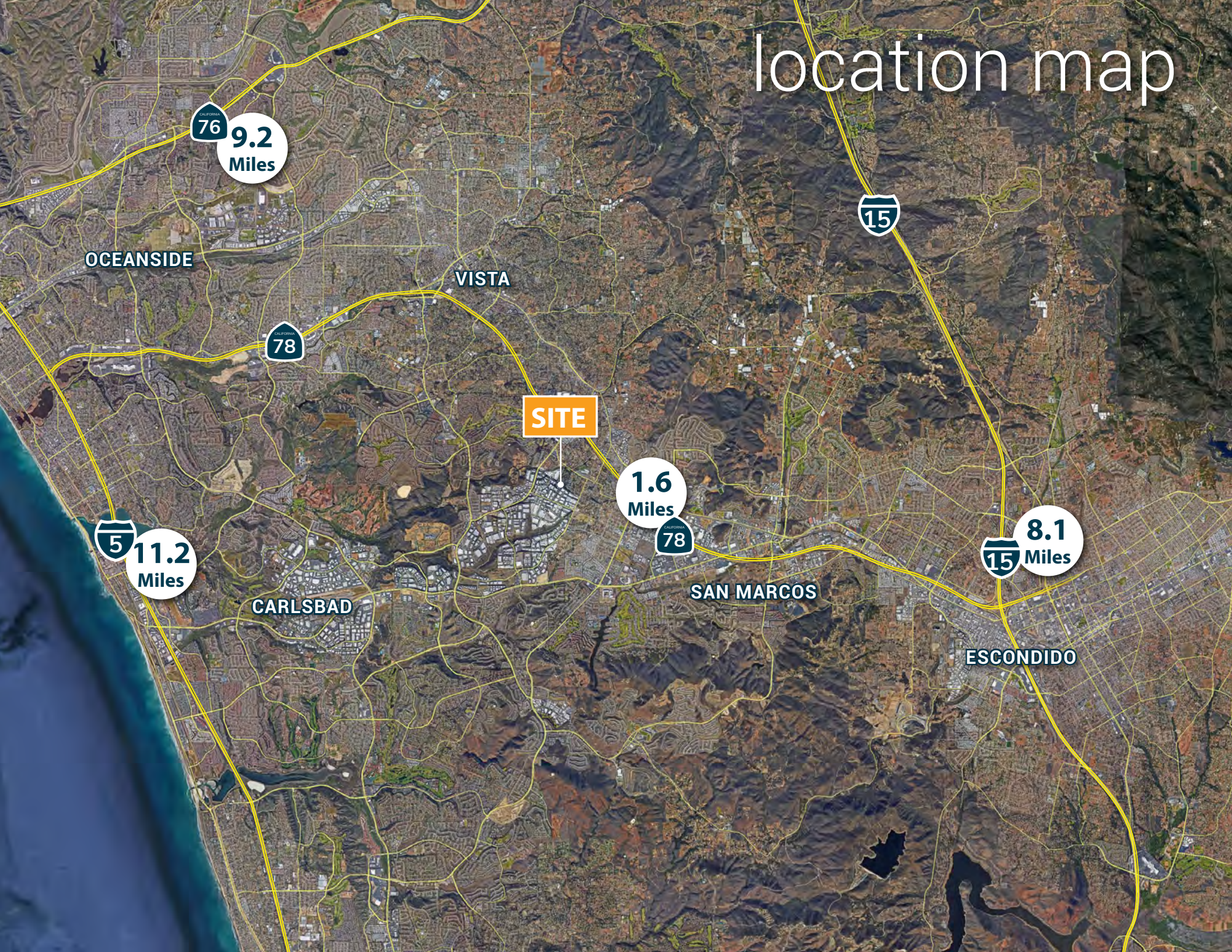
2405 dogwood way

# corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	EASYTURF	7	JW JEWELL-WEN	12	DIG water matters	17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION ENERGLIS TRUSTS, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2BQ PICKUP	9	CAPTEK International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI SUPPLIED MEMBRANES INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SERVICE	30	2. CISCO wood way // 12		



# location map





# 2405

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