

For Lease - 23,500 SF Freestanding Industrial Building



2445

grand avenue

vista, ca 92081



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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key features



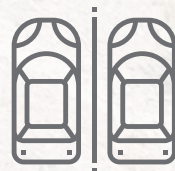
23,500 SF
freestanding building



Excellent Truck Circulation
dock & grade level loading



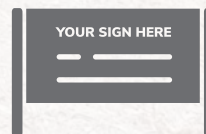
Corporate Headquarters Location
±5,500 SF of office



Excellent Parking
2.93/1,000 SF
69 parking stalls



Private 1.71 Acre Lot
secured & gated



Signage Opportunity
Exposure on a major thoroughfare

property highlights

Large Private Lot

- Private concrete Lot with no easements or access from neighboring tenants
- Quiet, tranquil environment
- Expansive lot with excellent truck access to the grade level and dock high loading doors

Excellent Curb Appeal

- Corporate image with clean exteriors
- New drought tolerant landscaping
- Yard/parking area is hidden from street visibility

Highly Functional Facility

- ±23% improved with high-end two-story office buildout
- ±77% warehouse with heavy power and functional dock high and ground level loading
- Large secure concrete parking/yard area for fleet parking or staging of materials and products



Dock & Grade Loading



18,000 SF of Warehouse Space



5,500 SF of Office Space



property overview

STREET ADDRESS: 2445 Grand Ave, Vista, CA 92081

BUSINESS PARK: Vista Business Park

YEAR BUILT: 2000

BUILDING SIZE: 23,500 Square Feet

LOT SIZE: 1.71 Acres

IMPROVED AREA: Approx. 5,500 SF (23%)

CLEAR HEIGHT: 24' Minimum

POWER: 2,000 Amps, 277/480 V

GRADE LEVEL LOADING: Three (3) Grade Level Doors

DOCK HIGH LOADING: One (1) Dock High Door

FIRE SPRINKLERS: Yes, Fire Sprinklers Throughout

ZONING: RLI Specific Plan

PARKING: ± 69 Parking Stalls (2.93/1,000 SF)

LEASE RATE: \$0.98/SF NNN

LOW NNN'S: \$0.24/SF

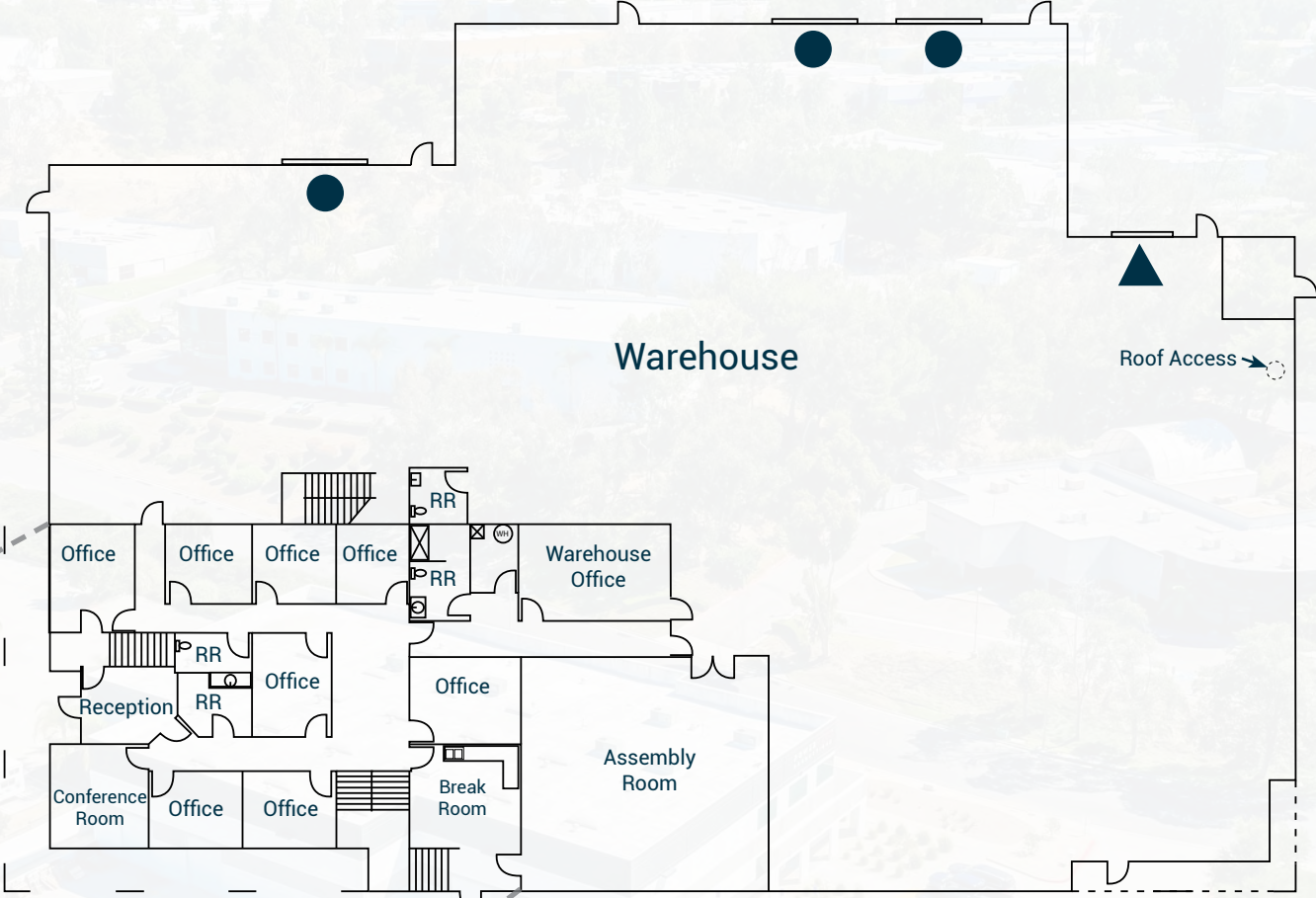
AVAILABILITY: 90 Day Notice

Call Brokers to Schedule Tour



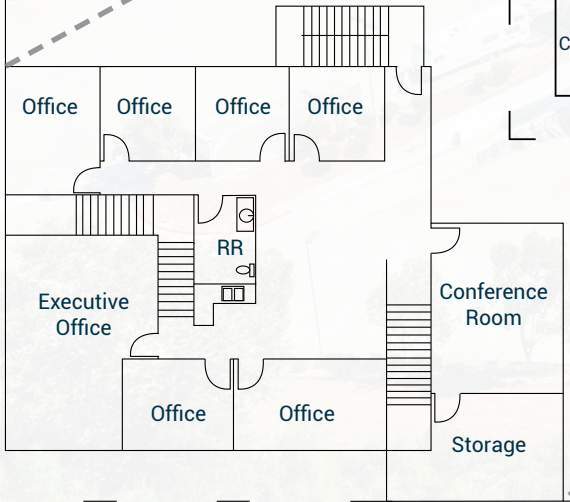


floor plan



Roof Access →

- ▲ Dock High Door
- Grade Level Door



site map



Not a Part



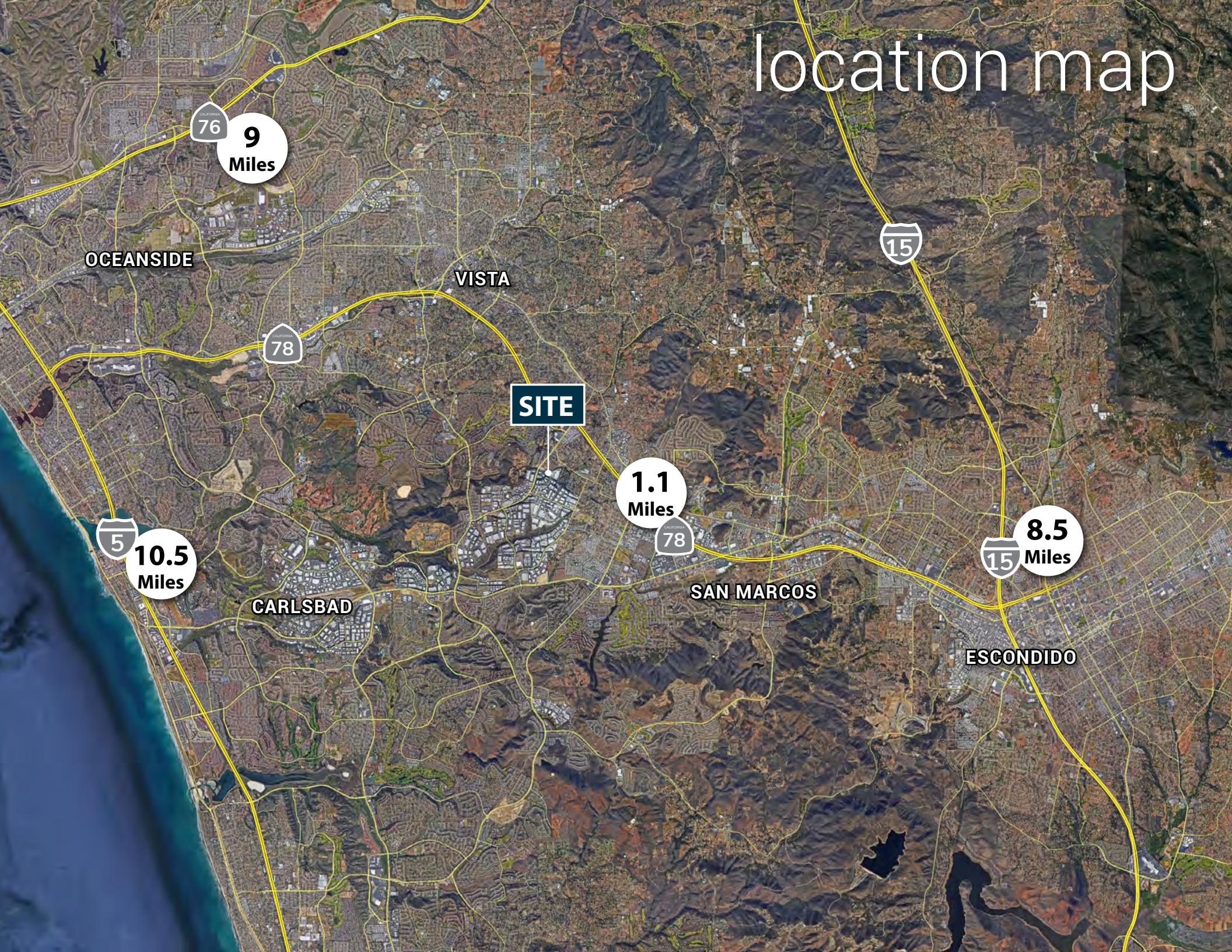
PACIFIC OCEAN



corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26		31	
2	DDH ENTERPRISE, INC.	7		12		17		22	AQUA LUNG	27		32	
3	DTD Diversified Tool & Die	8		13		18		23		28		33	amazon
4	P2DQ PICKUP	9		14	BIOFILM, INC.	19		24	FLUIDRA	29		34	glanbia
5		10		15	amazon	20		25	UNITE	30			

location map



76
9
Miles

OCEANSIDE

VISTA



SITE

1.1
Miles



8.5
Miles



10.5
Miles

CARLSBAD

SAN MARCOS

ESCONDIDO

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