

For Lease - 41,472 SF Freestanding Industrial Building



2811
la mirada drive

vista, ca 92081

Central Vista Business Park Location



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Any of the foregoing information will need to be separately verified by Buyer.*



41,472 SF
freestanding building



Low Finish Space
10% office



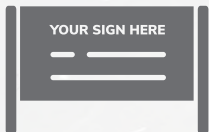
Single Story
no mezzanine



Dock High Loading
3 dock high doors



Grade Level Loading
3 grade level doors



Signage Opportunity
*Located on a major
thoroughfare*





property highlights

Strategic Location:

- Located on the busiest thoroughfare in the Vista Business Park
- Quick access to Highway 78, Interstate 5 & Interstate 15
- Irreplaceable location with frontage on La Mirada Drive

Unique Amenities:

- Dock & Grade level Loading
- Drive Around access with excellent truck circulation
- Large private lot with no shared access points
- Signage Opportunity

Strong Industrial Submarket

- Located within the heart of the Vista Business Park
- The Vista submarket has benefited from significant tenant migration
- No Industrial land available for future development in Vista
- Increase in tenant demand for low finish industrial properties throughout the region





property overview

STREET ADDRESS: 2811 La Mirada Drive, Vista, CA 92081

BUSINESS PARK: Vista Business Park

BUILDING SF: 41,472 Square Feet

LOT SIZE: 106,722 SF (2.45 Acres)

OFFICE: Approximately 4,128 SF (10%)

MINIMUM CLEAR HEIGHT: 17'6" - 19'6"

COLUMN SPACING: 48' x 24'

POWER: 800 Amps, 120/208 V

GRADE LEVEL DOORS: Three (3)

DOCK HIGH DOORS: Three (3)

ZONING: RLI Specific Plan

PARKING: ± 76 Parking Stalls

YEAR BUILT: 1986

LEASE RATE: \$0.79/SF NNN

LOW NNN'S: \$0.12/SF

AVAILABILITY: 30 Day Notice

Call Brokers to Schedule Showing

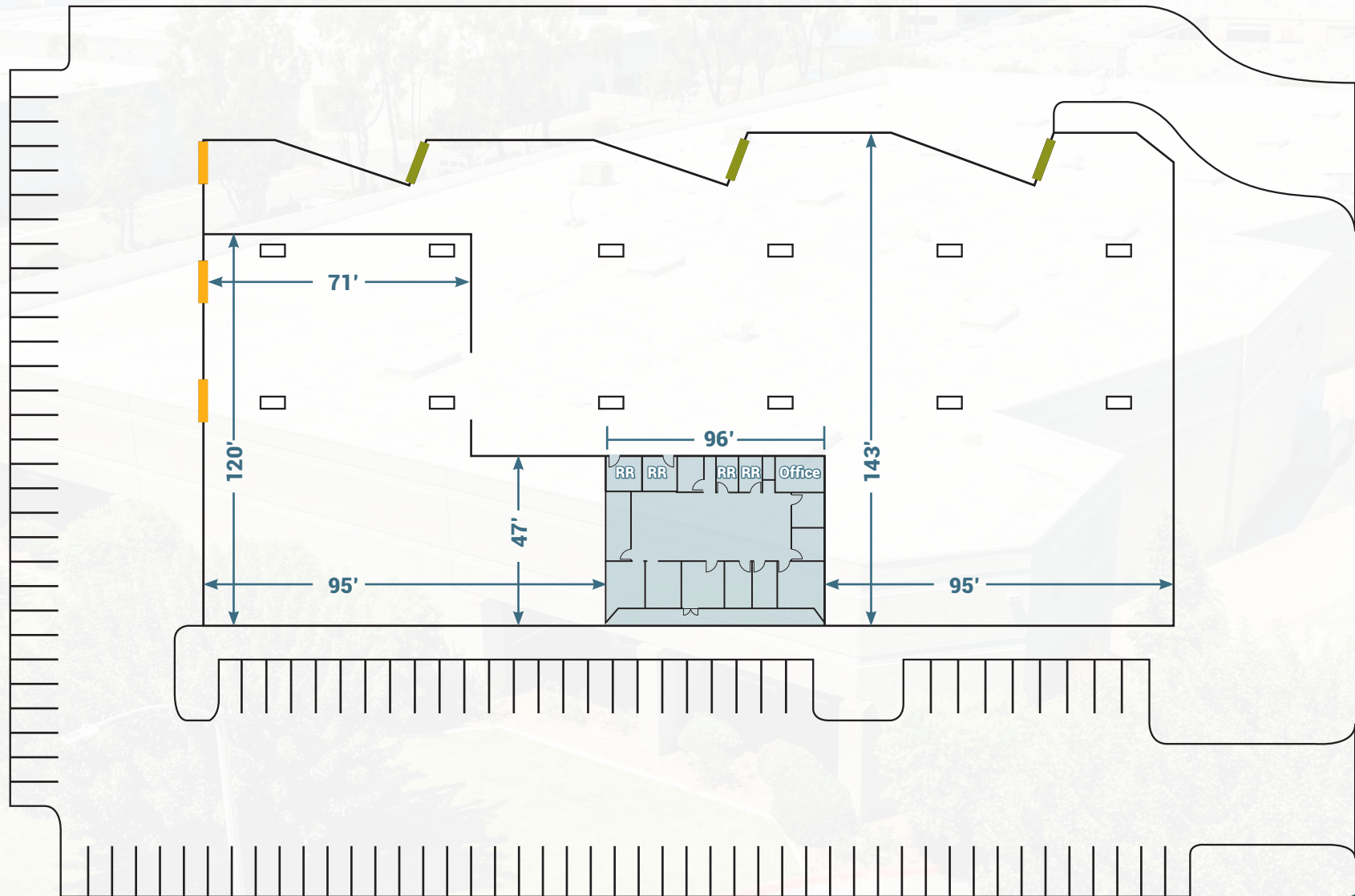


2811 LA MIRADA DRIVE

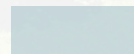
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floor plan



Office Area



Dock High Door



Grade Level Door



Central Vista Business Park Location



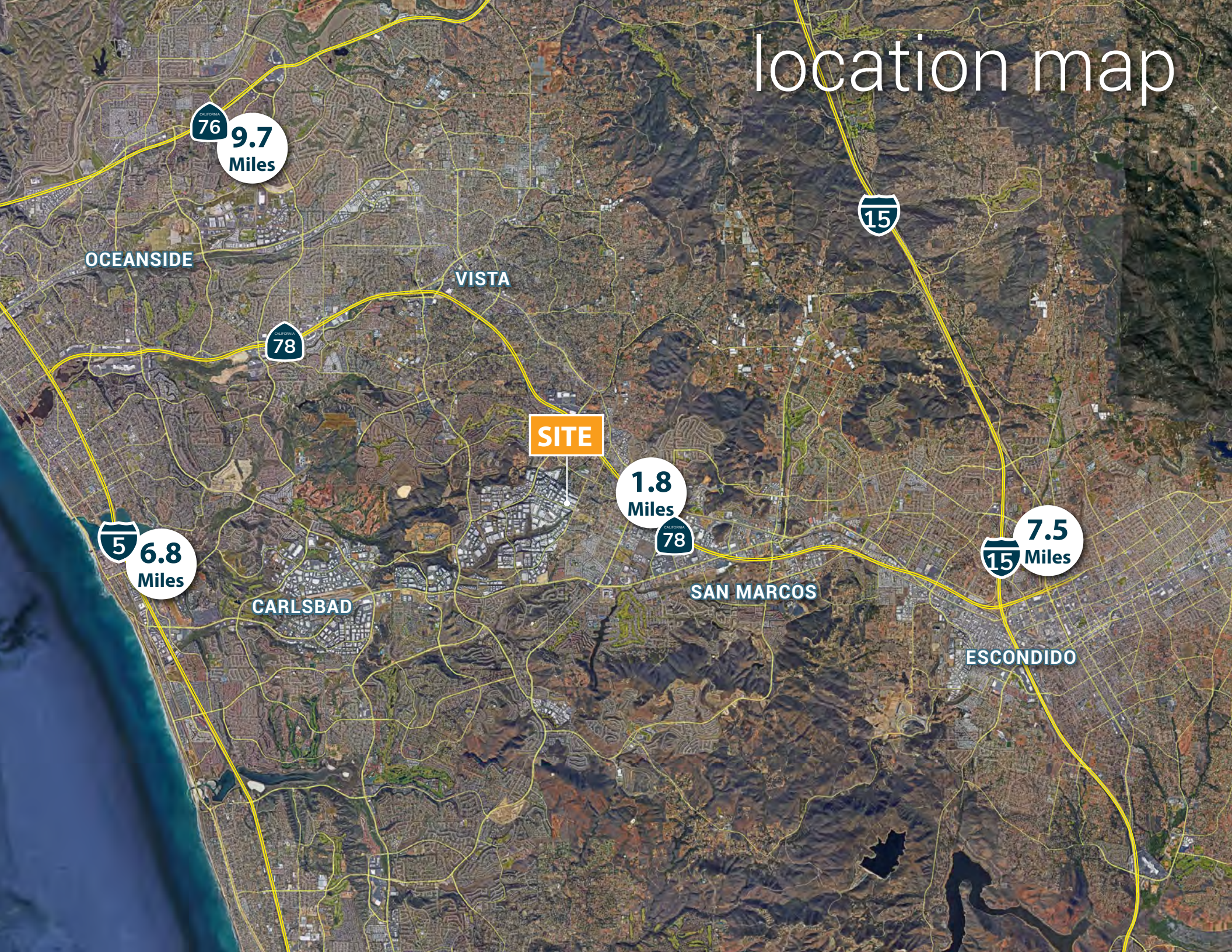
PACIFIC OCEAN



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		9		14	BIOFILM, INC.	19		24	FLUIDRA	29		34	
5		10		15	amazon	20		25		30			

location map



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