

# FOR LEASE

## HIGH IMAGE INDUSTRIAL UNIT: 1,728 SQUARE FEET

Thibodo Ranch Business Center – 2330 – 2336 La Mirada Drive, Vista CA



### PROPERTY OVERVIEW

The Thibodo Ranch Business Center is one of Vista's most prestigious multi-tenant Industrial Parks. Originally built in 2005, the 53,572 square foot business center offers single story industrial units for lease ranging in size from 1,628 to 3,552 square feet with the ability to combine units for larger lease requirements. The quality of the construction, the irreplaceable location and the properties unique amenities make this one of the most highly sought after business Parks in North San Diego County.

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COMMERCIAL REAL ESTATE SERVICES

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**CLICK HERE TO FLY PROJECT BY DRONE**

<https://youtu.be/Vm3VK68hcVg>

*\*Case Sensitive Link*



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### BUSINESS PARK FEATURES

<b>Property Address:</b>	2330, 2332 & 2336 La Mirada Drive
<b># of Units:</b>	30 units
<b>Size Range:</b>	1,628 - 8,732 square feet
<b>Construction Type:</b>	Concrete tilt up
<b>Average (%) Improved:</b>	25% ±
<b>Loading:</b>	10' x 12' grade level loading doors
<b>Mechanical Systems:</b>	HVAC in office areas
<b>Warehouse Clear Height:</b>	14' minimum clear height
<b>Gas Service:</b>	Available - Call for details
<b>Zoning:</b>	SPI
<b>Excellent Parking:</b>	2.62/1,000 square feet
<b>Lot Size:</b>	4.63 acres (201,683 square feet)
<b>Year Built:</b>	2005
<b>Distance to Highway 78 Access:</b>	1 Mile
<b>Distance to Interstate 15/5 Access:</b>	8/10 Miles
<b>Private Restrooms:</b>	Each unit has a private restroom
<b>3 Phase Power:</b>	200 amps, 120/208 volt panel per unit
<b>Electricity &amp; Water:</b>	Each unit is separately metered
<b>Security:</b>	26 on-site cameras in place
<b>Fire Sprinklers:</b>	Each unit has fire sprinklers
<b>Internet Connectivity:</b>	Fiber Optic technology available
<b>Landscaping:</b>	Tropical lush landscaping



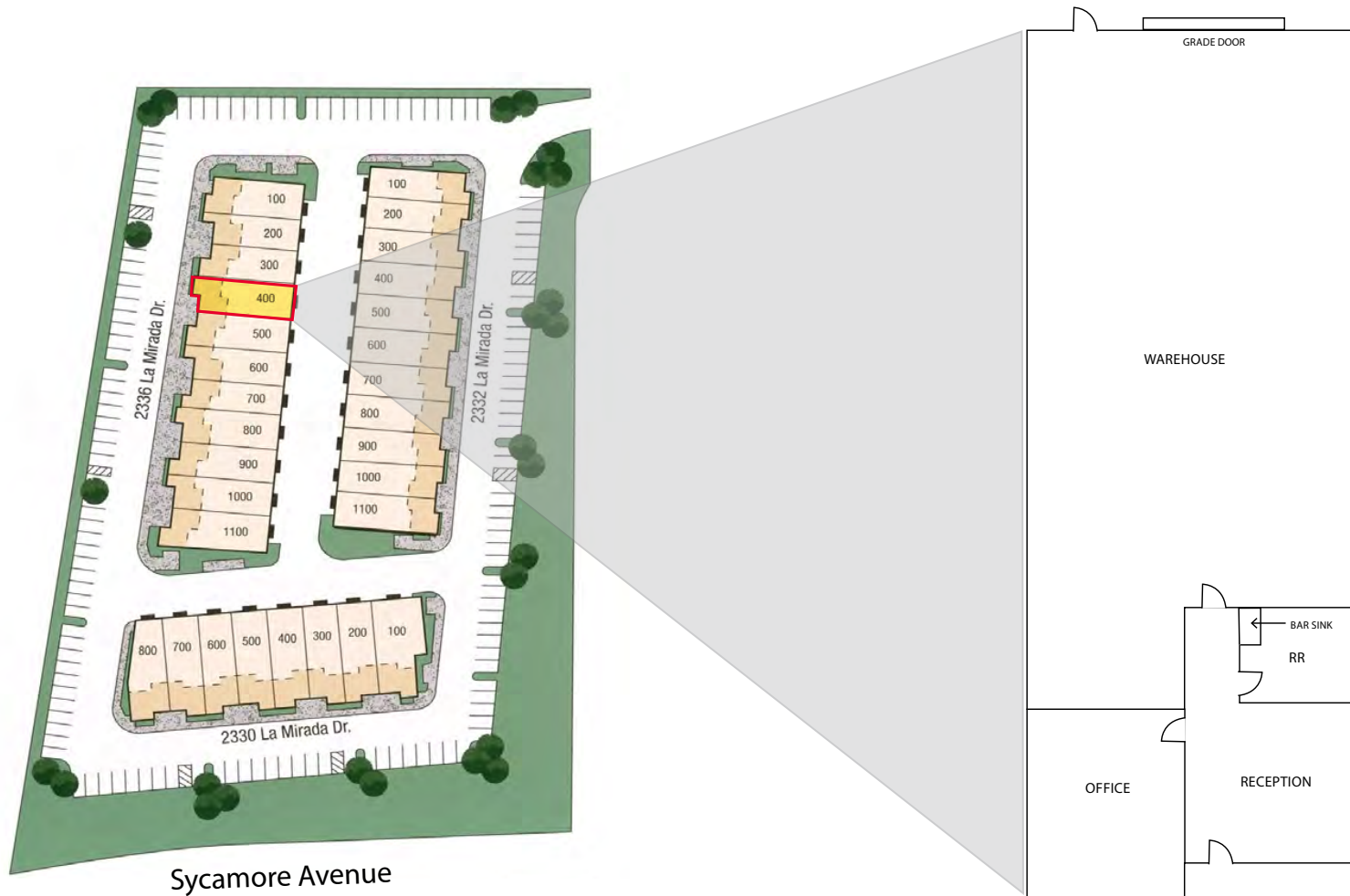
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### AVAILABILITY CHART

Address:	Unit #:	Size:	Improved %	Suite Description:	Base Rent/SF:	CAM/SF:	Availability:
2336 La Mirada Drive	400	1,728 SF	25%	Reception, 1 private office, wet-bar, restroom with remainder warehouse with 1 grade level door	\$1.10	\$0.14	September 1, 2018



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### TENANT AREA MAP

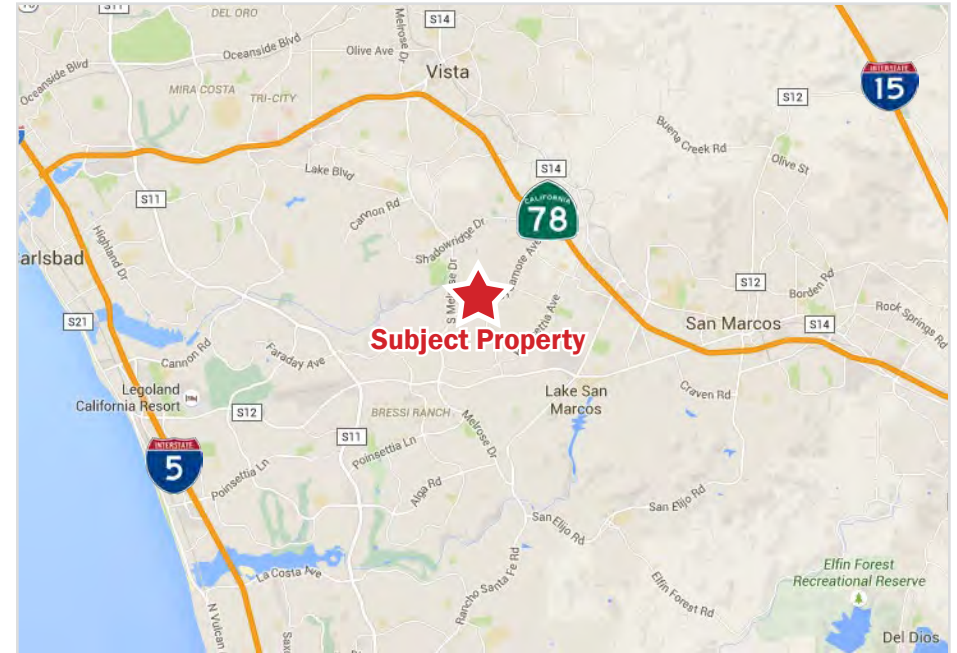


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### AERIALS



### FOR MORE INFO PLEASE CONTACT:

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