

# FOR SALE OR LEASE

## 24,014 SF Industrial Building



2445 CADES WAY, VISTA, CA 92081





# PROPERTY DETAILS



24,014 SF freestanding industrial building



**Lease Rate: \$1.15/SF NNN** *(low operating expenses)*  
**Sale Price: \$6,603,850**



High image corporate headquarters



Approximately 30% office



800 Amp 480/277v



Land area - 56,628 SF (1.3 AC)



35 parking spaces



Four (4) dock high loading doors, One (1) Ground level



Drive-around access



Approximately 28' warehouse clearance

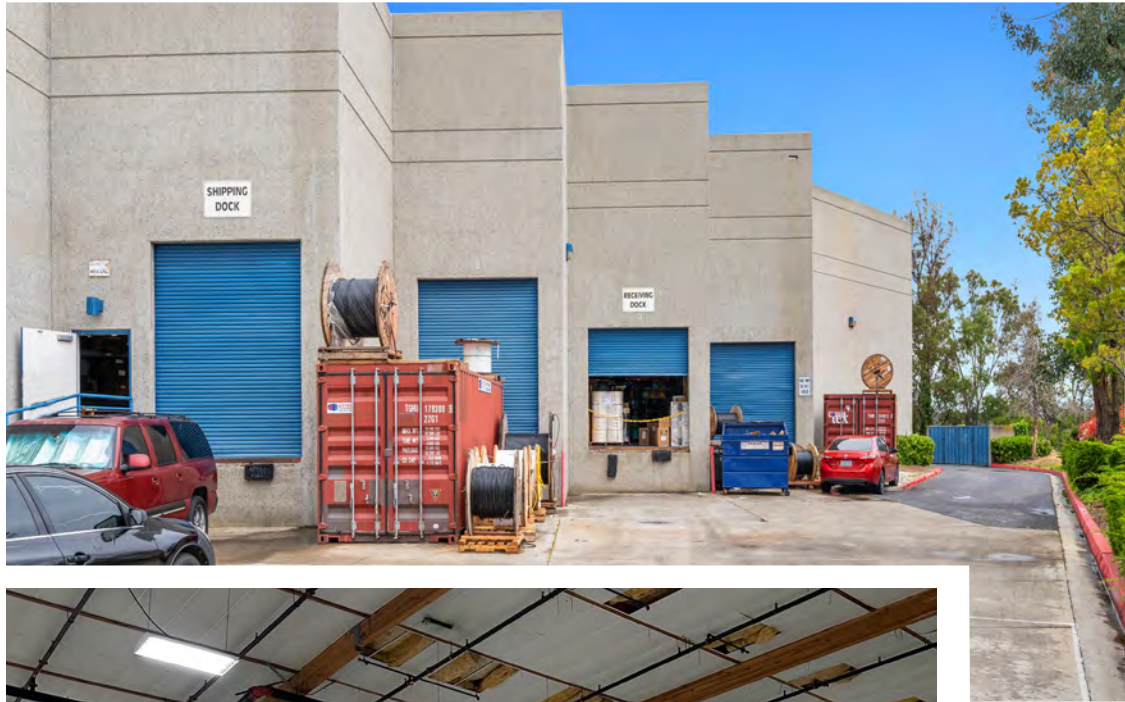


Zoning - Vista Business Park Specific Plan-B



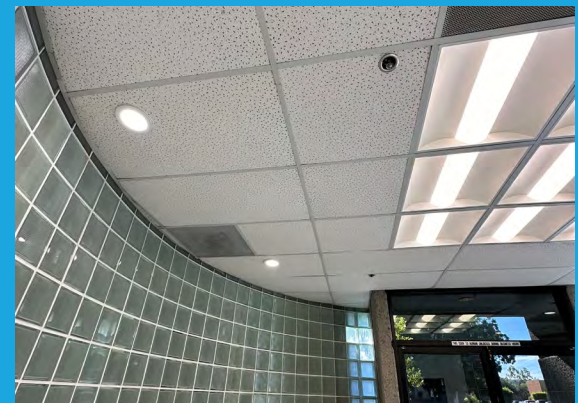
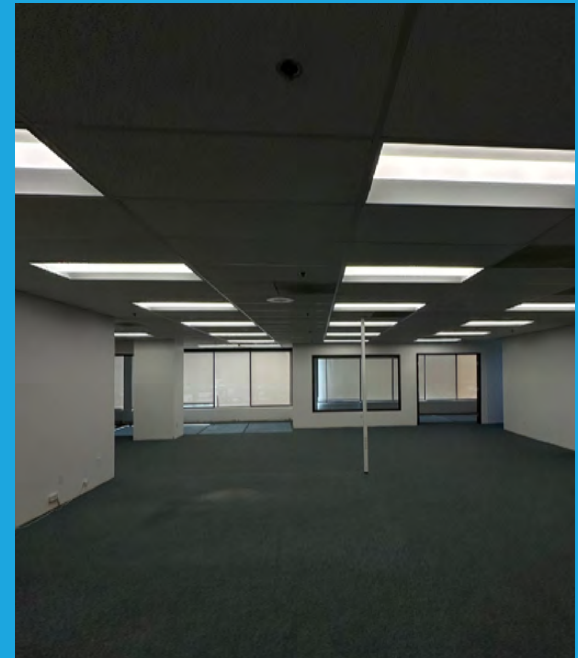
New interior lighting





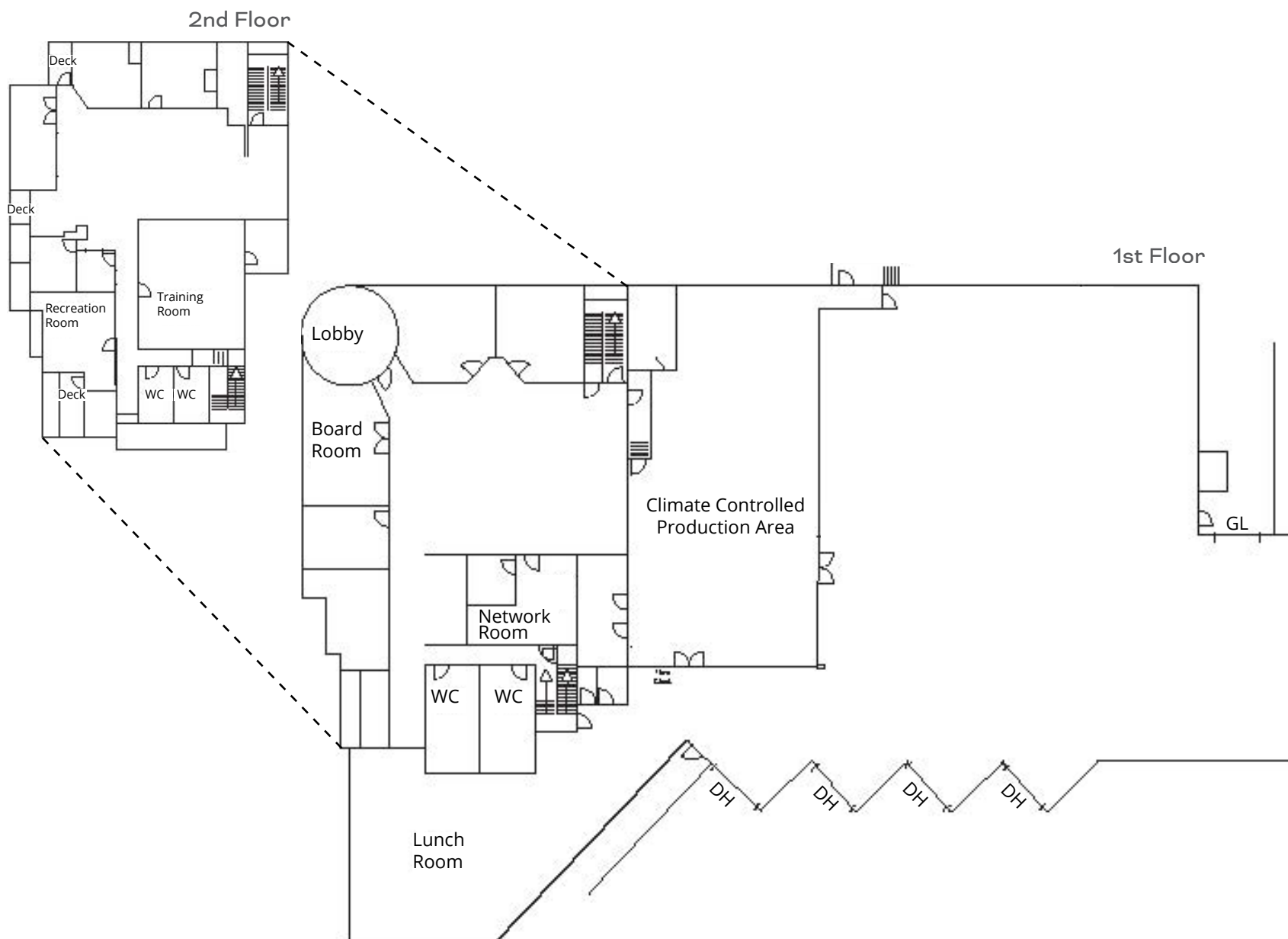


## New Lighting



# FLOOR PLAN

## Current Floor Plan





# VISTA



## POPULATION

89,005 | 2022 Population



## MEDIAN AGE

39.3



## JOB GROWTH

1.85% | Year over Year



## AVERAGE HOUSEHOLD INCOME

\$127,645



10 Miles to I-5



1.4 Miles to Highway 78



Vista is a city located in northwestern San Diego County, California, United States. It has a population of approximately 90,000 people and covers an area of 18.7 square miles.

Vista is known for its beautiful climate, which is Mediterranean-like, with warm summers and mild winters. The city is also home to many parks and recreational areas, including the Buena Vista Park, Brengle Terrace Park, and the Moonlight Amphitheatre.

In addition, Vista is known for its vibrant downtown area, which features a wide variety of restaurants, bars, and shops. The city is also home to several annual events, such as the Vista Strawberry Festival and the Vista Rod Run.

Overall, Vista is a thriving community with plenty of amenities and activities for residents and visitors alike.

# DRIVE TIMES



**30 MINUTES**  
ORANGE COUNTY



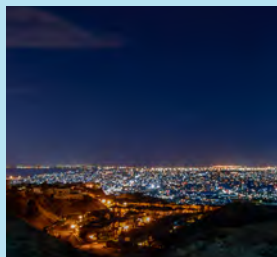
**12 MINUTES**  
I-5



**4 MINUTES**  
HIGHWAY 78



**10 MINUTES**  
I-15



**50 MINUTES**  
MEXICO BORDER



**35 MINUTES**  
DOWNTOWN SD





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