

FOR LEASE | ±93,662 SF INDUSTRIAL WAREHOUSE  
WITH ±1 ACRE SECURED YARD

# 1445 | ENGINEER STREET

VISTA, CA 92081



For more information, please contact:

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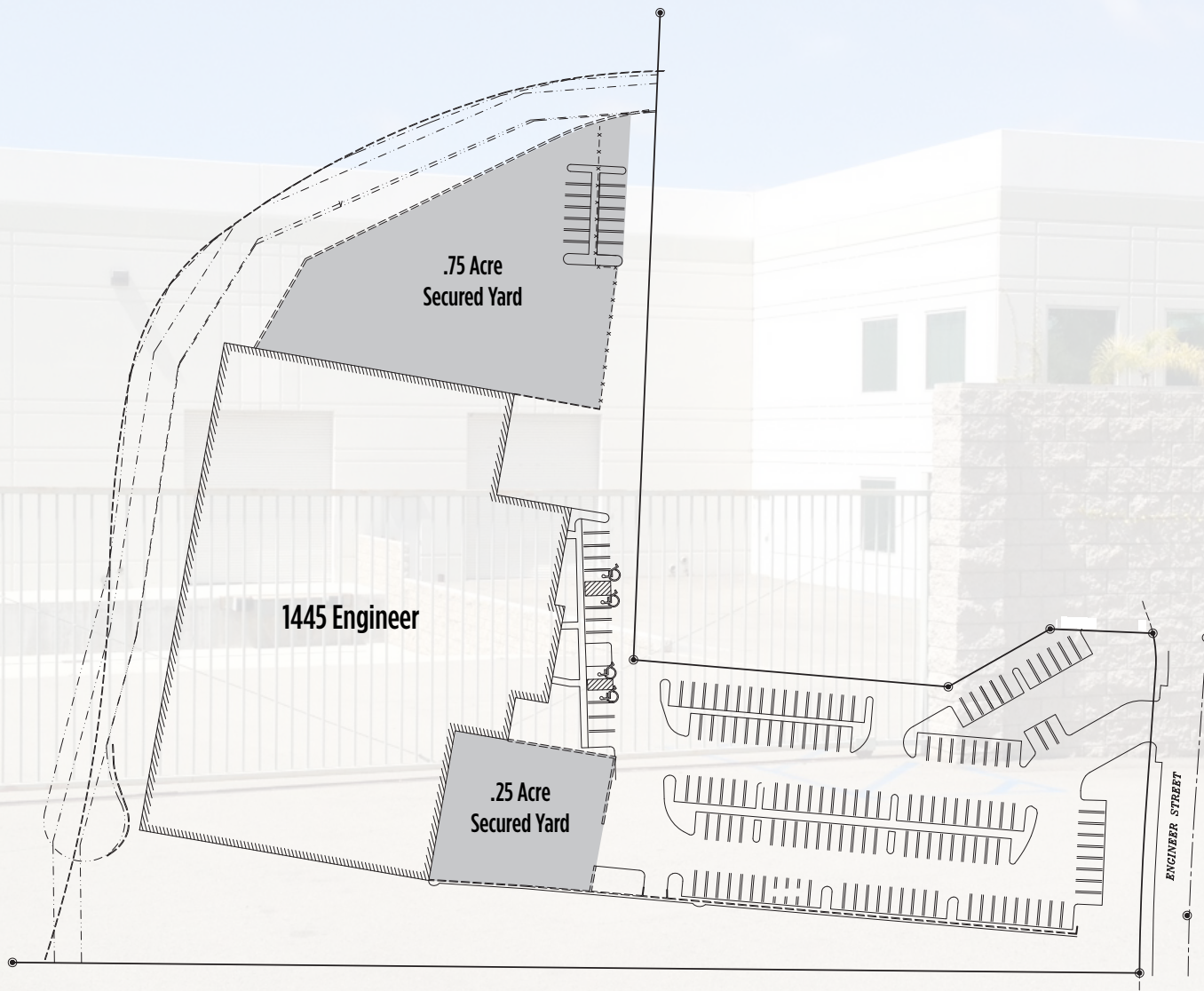


# building specifications

<b>ADDRESS:</b>	1445 Engineer Street, Vista
<b>RBA:</b>	±93,662 SF
<b>% OFFICE:</b>	±10%
<b>YARD AREA:</b>	±1.0 acre secured yard
<b>LOADING DOORS:</b>	7 dock positions 5 grade level
<b>AVAILABLE:</b>	NOW
<b>YEAR BUILT:</b>	1999
<b>CLEAR HEIGHT:</b>	26' min.
<b>POWER:</b>	4,000A 277/480v
<b>PARKING:</b>	2.00/1,000
<b>FIRE SPRINKLERS:</b>	Upgraded to ESFR in 2022
<b>ROOF:</b>	Replaced in 2022
<b>CONSTRUCTION:</b>	C.T.U.

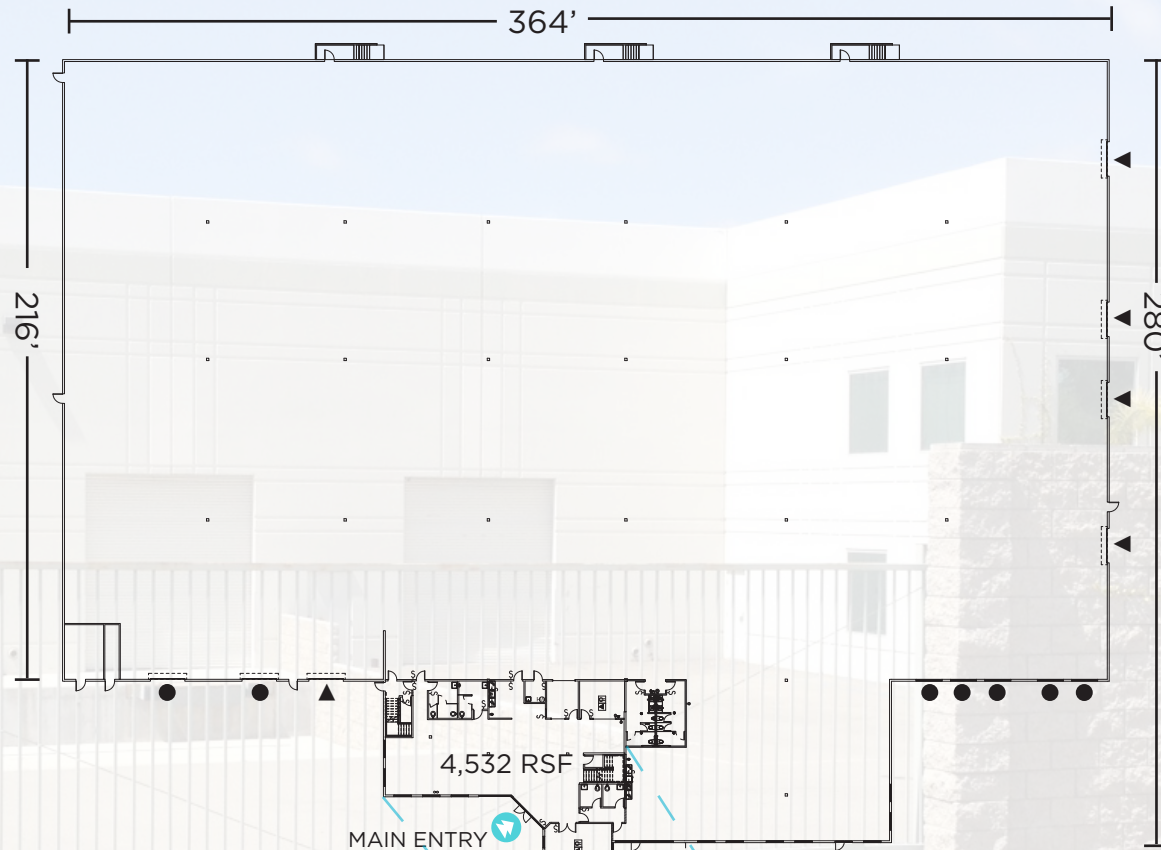
*\*Contact broker to schedule tours.*

# site plan

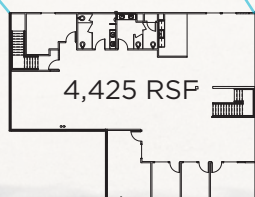


# floor plan

1445 Engineer St., Vista



4,532 RSF  
MAIN ENTRY



1<sup>ST</sup> FLOOR OFFICE: ±4,532 SF  
WAREHOUSE: ±84,298 SF  
UTILITY ROOM: ±407 SF  
2<sup>ND</sup> FLOOR OFFICE: ±4,425 SF  
**TOTAL: ±93,662 SF**

● Dock High Loading    ▲ Grade Level Loading

# gallery



market aerial



1445

ENGINEER ST.

ENGINEER ST.

BUSINESS PARK DR.

DISTRIBUTION WAY

SYCAMORE AVE.



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**VIEW SITE SPECIFIC COVID-19  
PREVENTION PLAN**

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