



FOR SUBLEASE-  
NORTH COUNTY LAB SPACE  
1221 LIBERTY  
WAY

1221 LIBERTY WAY • VISTA, CA 92081

**CBRE**

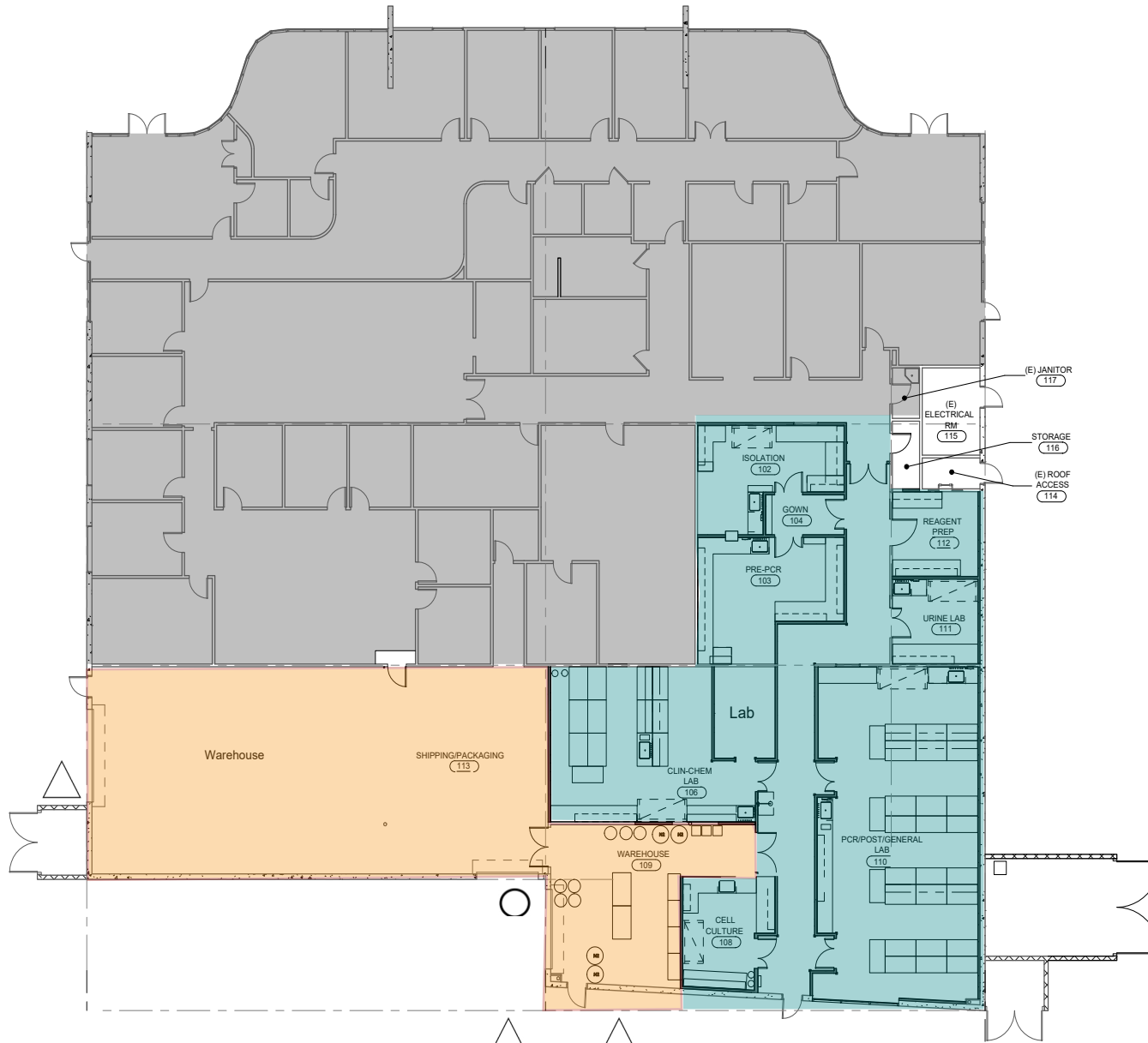


## PROPERTY FEATURES

- 19,504 SF
- Approx. 68% office
- Approx. 15% warehouse – expandable
- Approx. 17% lab
- 18-20' clear height
- 3 Grade level doors
- 1 Dock high door
- Parking ratio: 2.1/1,000 SF
- Sprinklered
- FF&E can be provided
- Unique lab infrastructure in place
  - o HEPA filters
  - o Compressed air lines
  - o Deionized Water
  - o Lab benches
  - o Emergency eye wash stations
  - o Fume hoods
  - o 100kW/125kVA Natural Gas Generator can be made available



# FLOOR PLAN



△ Grade Level Door

○ Dock High Door

Office

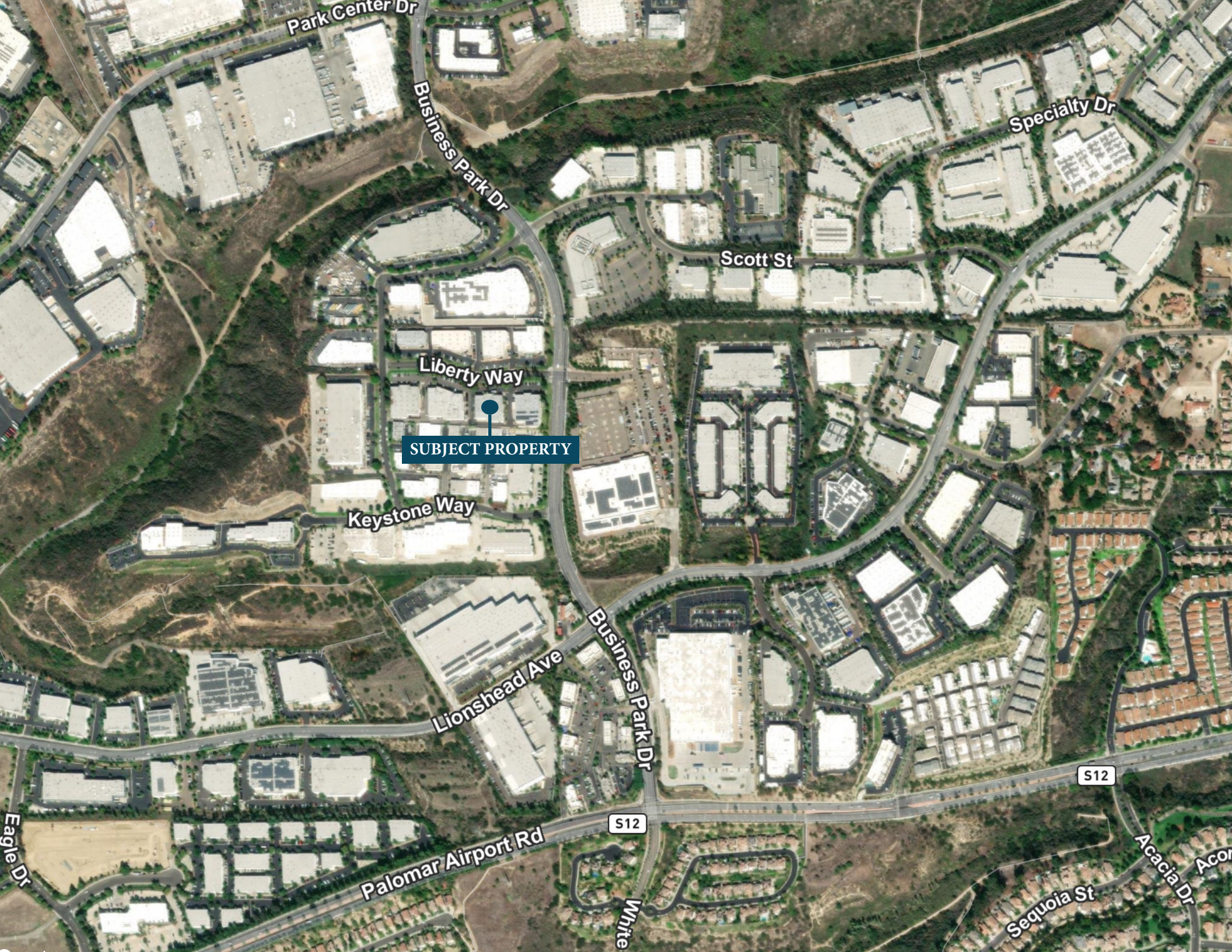
Warehouse

Lab









Park Center Dr

Business Park Dr

Specialty Dr

Scott St

Liberty Way

SUBJECT PROPERTY

Keystone Way

Lionshead Ave

Business Park Dr

S12

Eagle Dr

Palomar Airport Rd

S12

White

Sequoia St

Acacia Dr

Acor



## CONTACT US

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