

FOR SALE OR LEASE

# 59,379 SF Freestanding Industrial & High Tech Manufacturing Building

2260 OAK RIDGE WAY, VISTA, CA



22'-24' CLEAR HEIGHT



4 DOCKS AND 3 GRADE LEVEL DOORS



4,000 AMPS  
277/480 V

FOR MORE INFORMATION CONTACT

**MICKEY MORERA**  
858.369.3030  
mickey.morera@kidder.com  
LIC N° 00950071

**JAMES DUNCAN, SIOR**  
858.369.3015  
james.duncan@kidder.com  
LIC N° 01253770

**HENRY ZAHNER**  
760.889.7943  
hzahner@intersectioncre.com  
LIC N° 00887367

 **Intersection**

 **Kidder Mathews**



FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING

## Features

**59,379 SF** freestanding industrial & manufacturing building

**DIVISIBLE** to approx. 25,000 SF and 35,000 SF

**LOCATED** one block from S Melrose Dr & close proximity to Bressi Ranch Corporate Center

**25% OFFICE & R&D** 75% high warehouse bay / manufacturing area

**LOADING DOORS** 4 dock doors and 3 grade level doors

**HEAVY POWER** 4,000 Amps of 277 / 480 Volts

**CLEAR HEIGHT** 22'-24'

**PARKING** ±120 spaces (2.05 / 1,000); expandable

**FIRE SUPPRESSION** .33 GPM / 3000 SF fire sprinklers

**FULLY FENCED** yard / secured yard area

**TWO (2) NATURAL GAS** lines in place

**COLUMN SPACING** warehouse column spacing 48' x 44' (typ.)

**OUTDOOR AMENITY** & 2nd Floor ocean view

**SECURITY SYSTEM** with video cameras throughout

**REDUCED ELECTRICITY** cost potential from Direct Energy

**AVAILABLE NOW**

**SALE PRICE** \$16,950,000

**RENTAL RATE** Contact broker



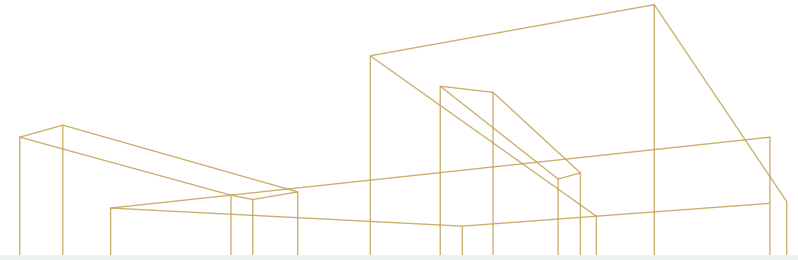
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE OR LEASE | 59,379 SF

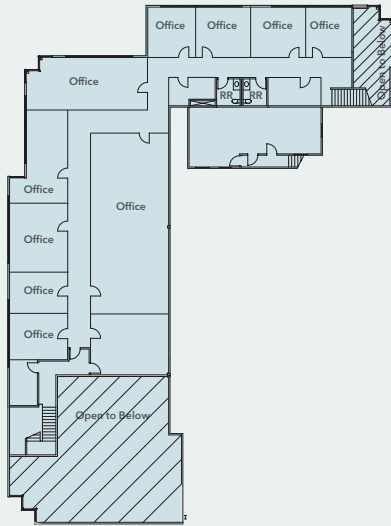
# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING

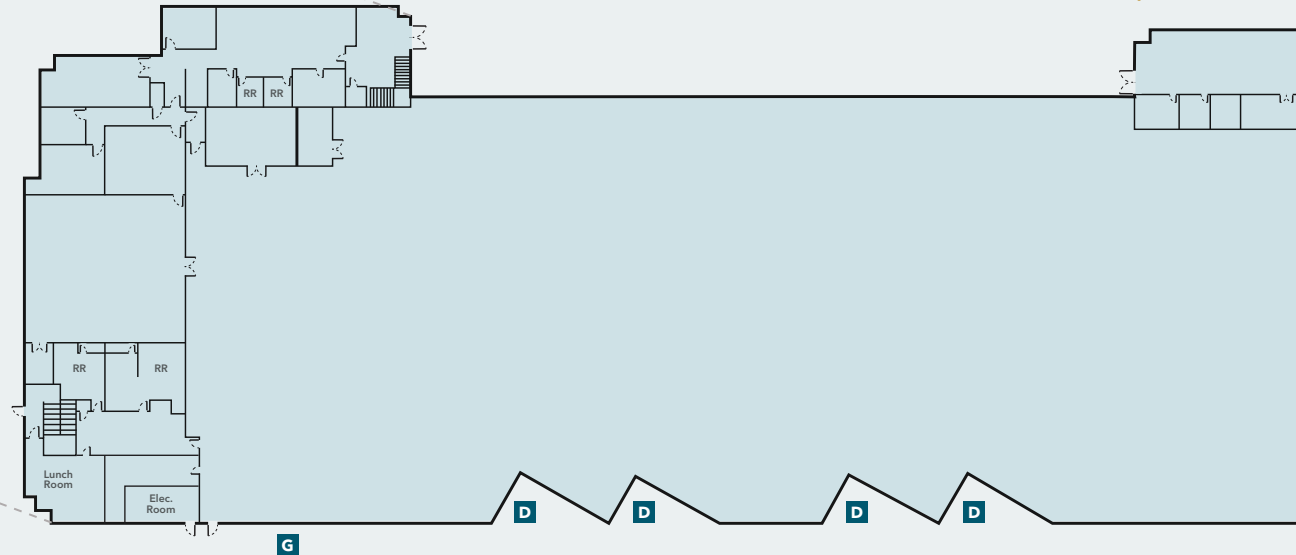


## Floor Plan

6,971 SF | SECOND FLOOR



52,408 | FIRST FLOOR



- D** Dock Door
- G** Grade-Level Door

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



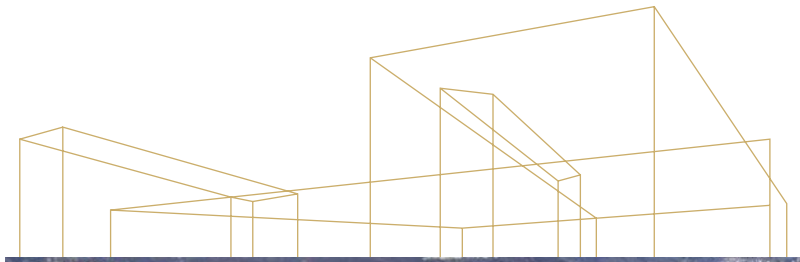


FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING

## Site Plan



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

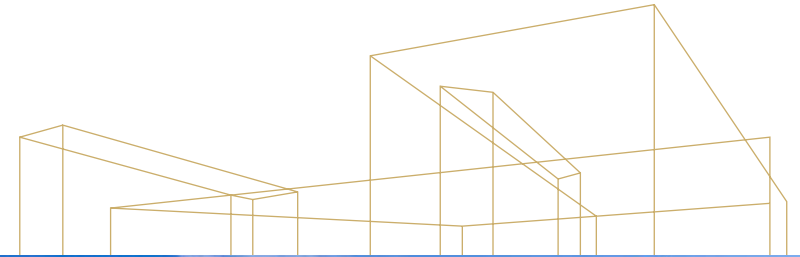




FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

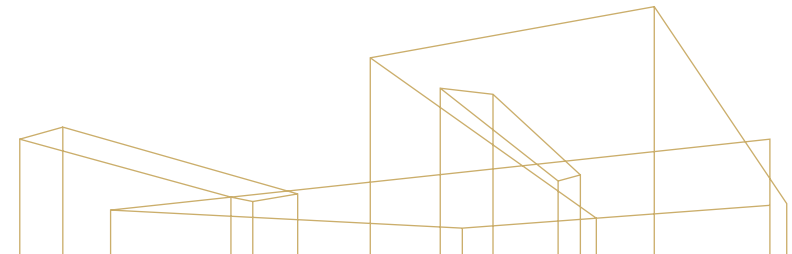




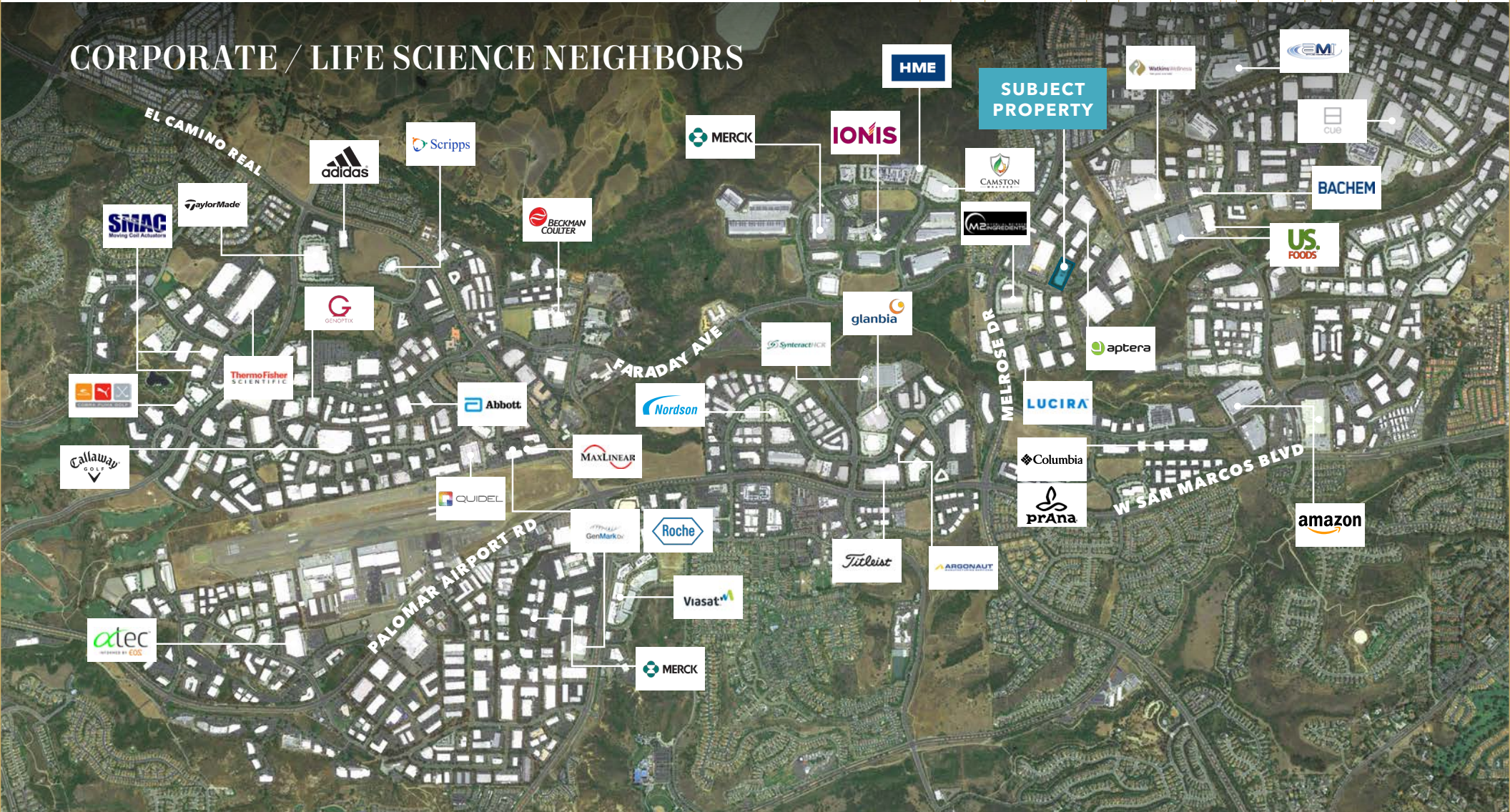
FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING



## CORPORATE / LIFE SCIENCE NEIGHBORS



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

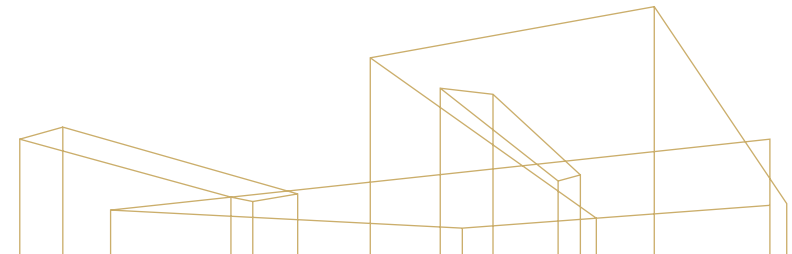




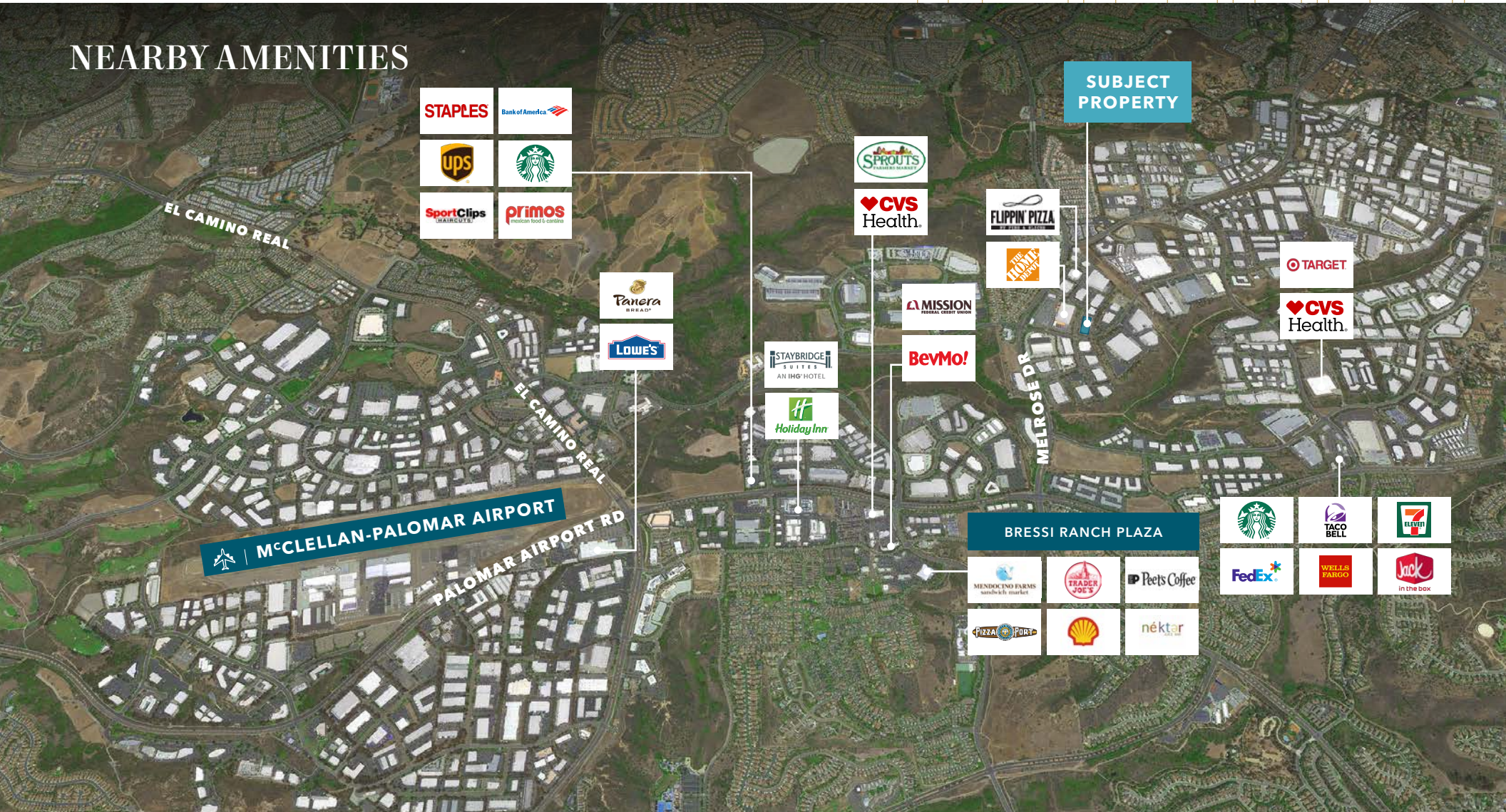
FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING



## NEARBY AMENITIES



STAPLES	Bank of America
UPS	Starbucks
Sport Clips	primos

Panera
LOWE'S

STAYBRIDGE
Holiday Inn

SPROUTS
CVS Health

MISSION
BevMo!

FLIPPIN' PIZZA
THE FLORIDA

SUBJECT PROPERTY

TARGET
CVS Health

MCCLELLAN-PALOMAR AIRPORT

BRESSI RANCH PLAZA

MENDOCINO FARMS	TRADER JOE'S	Peets Coffee
PIZZA PORT	Shell	néktar

Starbucks	TACO BELL	7 ELEVEN
FedEx	WELLS FARGO	Jack in the box

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

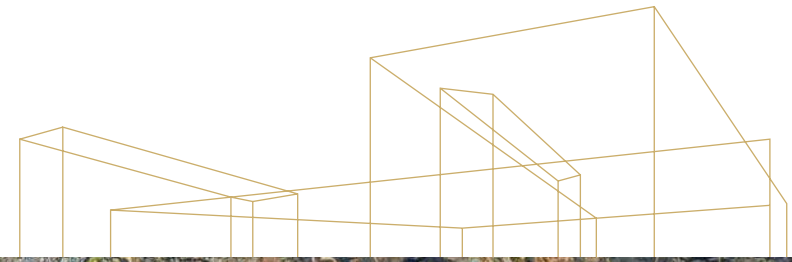




FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

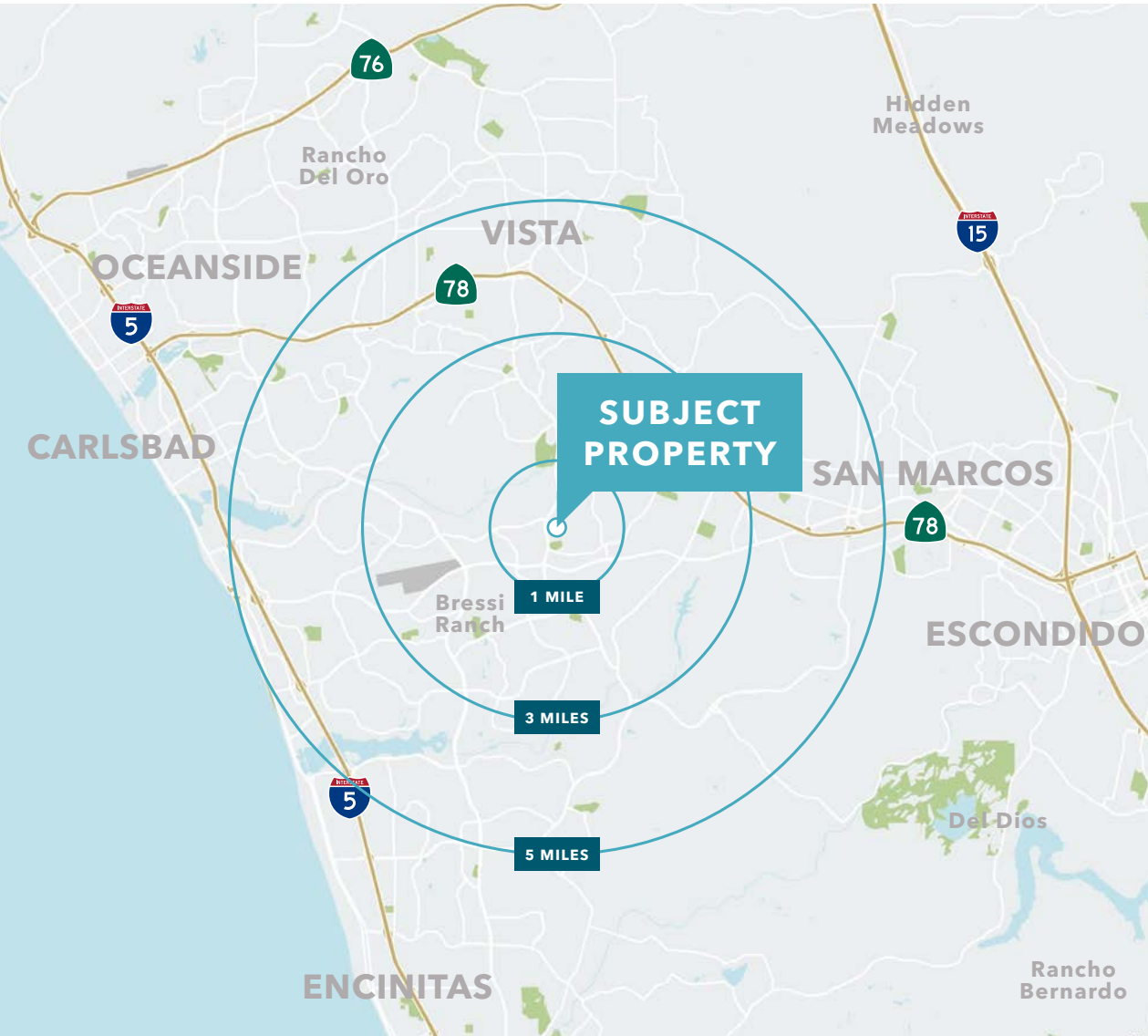
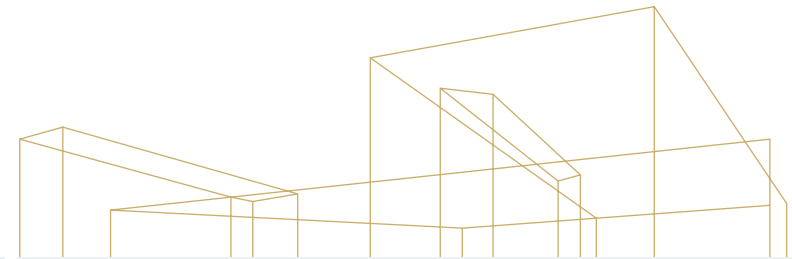




**FOR SALE OR LEASE | 59,379 SF**

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2022 Estimated	3,492	79,738	267,177
2027 Projected	3,556	80,415	280,013
2020 Census	3,434	80,426	269,068

## HOUSEHOLDS

2022 Estimated HH	1,208	30,047	93,598
2027 Projected Households	1,248	30,683	96,902
2020 Census Households	1,184	30,313	94,237

## INCOME

2022 Estimated Average HH	\$164,546	\$122,801	\$130,317
2022 Estimated Median HH	\$138,828	\$95,942	\$103,545
2022 Estimated Per Capita	\$57,285	\$46,454	\$45,829

## BUSINESS

2022 Estimated Total Businesses	1,321	7,205	14,263
2022 Estimated Total Employees	28,694	101,357	166,854

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





FOR SALE OR LEASE | 59,379 SF

# 2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING

Vista is a major commercial and industrial community in the north county of San Diego, California. Bound by State Route 78 to the north, Interstate 5 to the west, Interstate 15 to the east and Palomar Airport Rd to the south, Vista offers superior access to multiple freeways providing quick passage to all parts of the county.



**30 MIN**

TO TORREY PINES / UCSD

**40 MIN**

TO DOWNTOWN SAN DIEGO

**60 MIN**

TO IRVINE

**100 MIN**

TO LOS ANGELES



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.







**For more  
information  
contact**

**MICKY MORERA**  
858.369.3030  
[mickey.morera@kidder.com](mailto:mickey.morera@kidder.com)  
LIC N° 00950071

**JAMES DUNCAN, SIOR**  
858.369.3015  
[james.duncan@kidder.com](mailto:james.duncan@kidder.com)  
LIC N° 01253770

**HENRY ZAHNER**  
760.889.7943  
[hzahner@intersectioncre.com](mailto:hzahner@intersectioncre.com)  
LIC N° 00887367

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**Intersection**



**Kidder  
Mathews**