



# ±14,907 Square Foot Freestanding Building

OWNER / USER OR INVESTOR OPPORTUNITY

## FOR SALE

2349 LA MIRADA DR | VISTA, CA 92081



**22"** CLEAR HEIGHT

 **HEAVY POWER**

 **HVAC WAREHOUSE**

**\$4.35M** SALE PRICE

**Kidder  
Mathews**

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## PROPERTY OVERVIEW

Total SF	±14,907 SF
Ground Floor Office	±2,287 SF
Second Floor Office	±1,959 SF
Production & Warehouse	±10,063 SF
Mezzanine Warehouse	±598 SF (Heavy Load)
Loading	3 (10' x 14') Grade Level Doors
Power	800 Amps 277 / 480 Volt
Clear Height	22'
Sprinklers	Fully Sprinkled
Natural Gas	1.9 Million BTU Capacity

## PROPERTY HIGHLIGHTS

Currently an approved food processing facility

Located within the master planned Sycamore Vista Business Park

Convenient access to CA - 78

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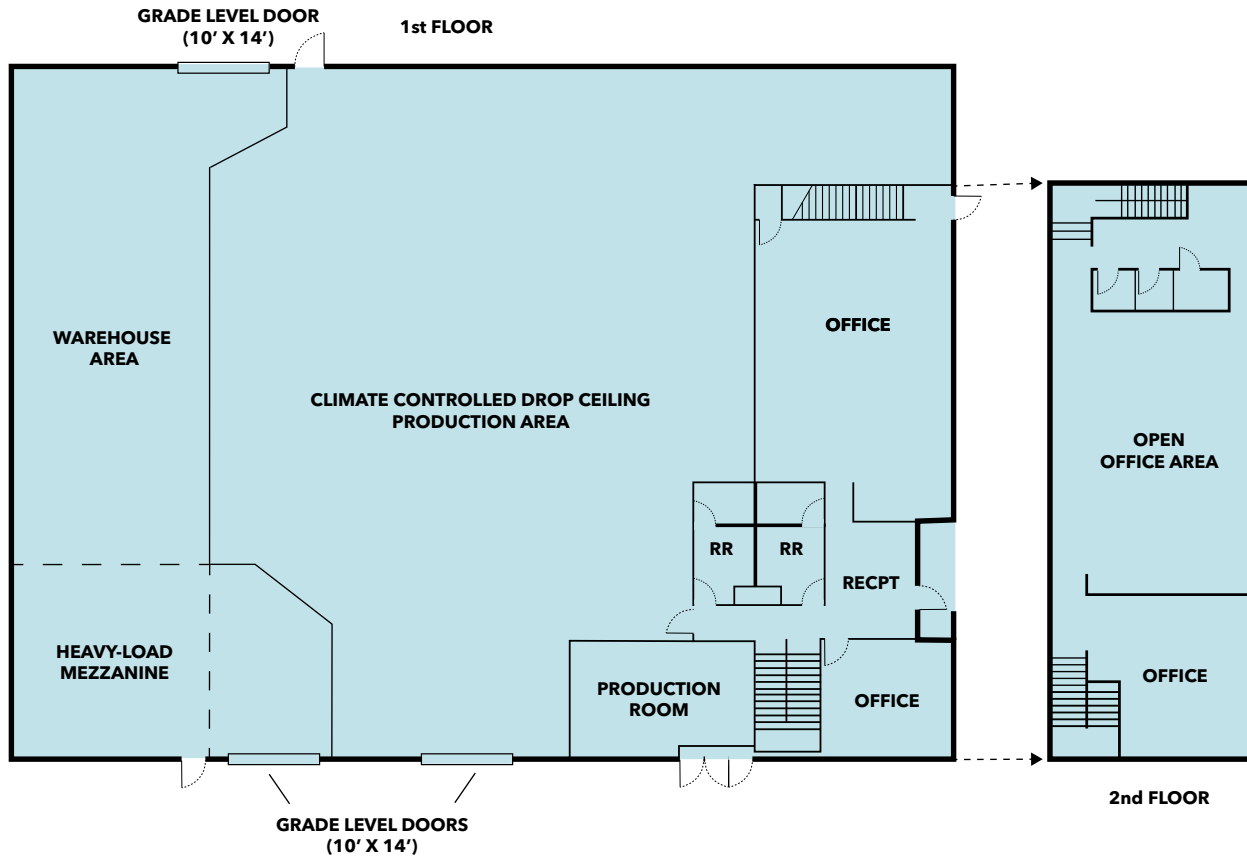


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## Floor Plan



±14,907

TOTAL SQUARE FEET

2006

YEAR BUILT

2.0 / 1,000

PARKING RATIO (EST.)

\$1,197 / MO

PROFESSIONAL ASSOCIATION MGMT

(Burke Vista Business Center Association.  
Monthly dues cover exterior paint, parking lot and landscaping)

\$4,350,000

PURCHASE PRICE

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## Site Plan



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PACIFIC OCEAN

Palomar Airport

LEGOLAND CALIFORNIA

Highway 5

Ocean Hills Country Club

NORTH COUNTY SQUARE

THE SQUARE AT BRESSI RANCH & BRESSI RANCH VILLAGE

SUBJECT PROPERTY

SHADOWRIDGE SHOPPING CENTER

Highway 78

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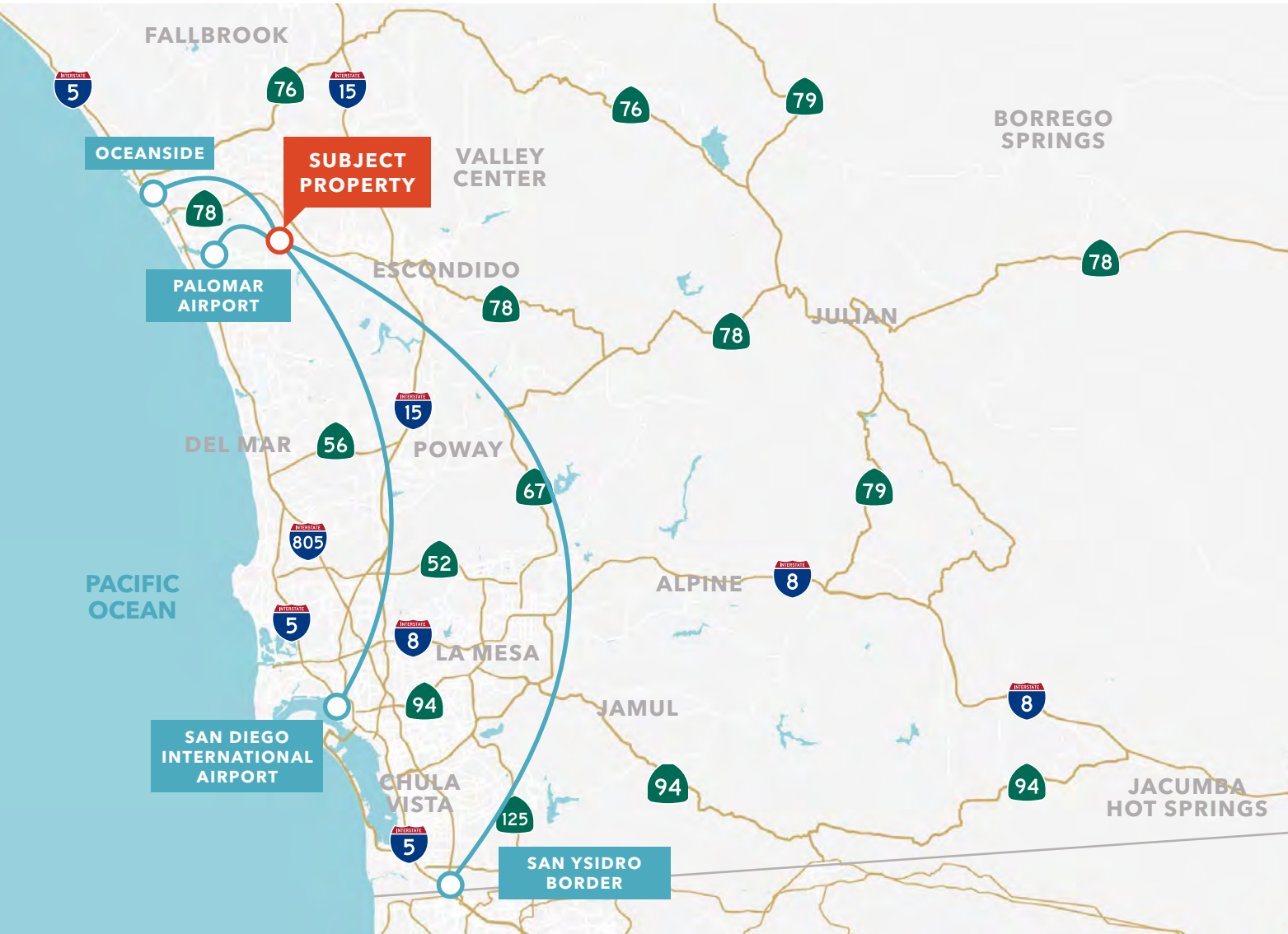
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**11 MIN**

TO PALOMAR AIRPORT  
CARLSBAD, CA

**19 MIN**

TO OCEANSIDE, CA

**47 MIN**

TO SAN DIEGO  
INTERNATIONAL AIRPORT

**58 MIN**

TO SAN YSIDRO BORDER

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## For more information contact

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