

For Lease - 23,500 SF Freestanding Industrial Building



2445

grand avenue

vista, ca 92081

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



LITTLE DRAGOVIC TEAM
78 Corridor Industrial Advisors



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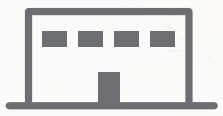
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key features



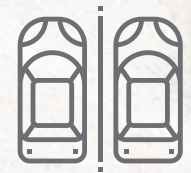
23,500 SF
freestanding building



Excellent Truck Circulation
dock & grade level loading



Corporate Headquarters Location
±5,500 SF of office



Excellent Parking
2.93/1,000 SF
69 parking stalls



Private 1.71 Acre Lot
secured & gated



Signage Opportunity
Exposure on a major thoroughfare

property highlights

Large Private Lot

- Private concrete Lot with no easements or access from neighboring tenants
- Quiet, tranquil environment
- Expansive lot with excellent truck access to the grade level and dock high loading doors

Excellent Curb Appeal

- Corporate image with clean exteriors
- New drought tolerant landscaping
- Yard/parking area is hidden from street visibility

Highly Functional Facility

- ±23% improved with high-end two-story office buildout
- ±77% warehouse with heavy power and functional dock high and ground level loading
- Large secure concrete parking/yard area for fleet parking or staging of materials and products



Dock & Grade Loading



18,000 SF of Warehouse Space



5,500 SF of Office Space



property overview

STREET ADDRESS: 2445 Grand Ave, Vista, CA 92081

BUSINESS PARK: Vista Business Park

YEAR BUILT: 2000

BUILDING SIZE: 23,500 Square Feet

LOT SIZE: 1.71 Acres

IMPROVED AREA: Approx. 5,500 SF (23%)

CLEAR HEIGHT: 24' Minimum

POWER: 2,000 Amps, 277/480 V

GRADE LEVEL LOADING: Three (3) Grade Level Doors

DOCK HIGH LOADING: One (1) Dock High Door

FIRE SPRINKLERS: Yes, Fire Sprinklers Throughout

ZONING: RLI Specific Plan

PARKING: ± 69 Parking Stalls (2.93/1,000 SF)

LEASE RATE: \$1.40 NNN

NNN'S: \$0.26/SF

AVAILABILITY: September, 2023

Call Brokers to Schedule Tour





site map



Not a Part



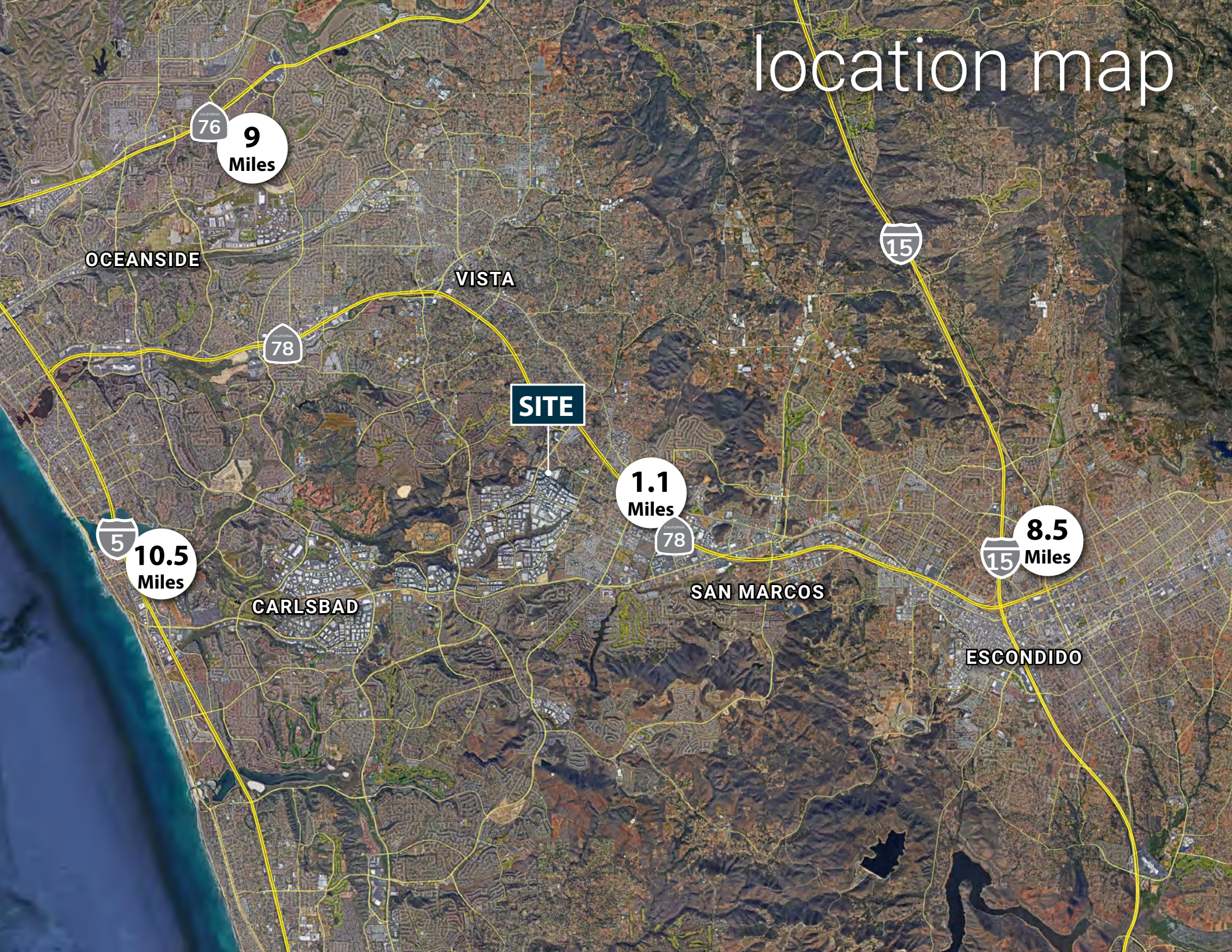
PACIFIC OCEAN



corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26		31	
2	DDH ENTERPRISE, INC.	7	JW JELD-WEN	12	DIG water matters	17	ACCLUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION ENERGY SERVICES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2BQ PICKUP	9	CAPTEK Softgel International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	WatkinsWellness [®] Feel good. Live well!	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI SUPPLIED MEMBRANES INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL BODY SYSTEM	30	CISCO		

location map



76
9
Miles

OCEANSIDE

VISTA



SITE

1.1
Miles



10.5
Miles

CARLSBAD

SAN MARCOS



8.5
Miles

ESCONDIDO

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