

FOR SUBLEASE | 10,464 SF LOW FINISH INDUSTRIAL SUITE



2575

pioneer ave  
vista, ca 92081



LITTLE DRAGOVIC TEAM  
78 Corridor Industrial Advisors



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES





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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.*



# project highlights



## IDENTITY & IMAGE

- Project has Impressive Corporate Image with excellent curb appeal
- Approximate 68,935 square feet multitenant industrial project
- The property benefits from institutional ownership and management.

## PREMIUM LOCATION

- Located within the heart of the Vista Business Park
- Centrally located along the 78 corridor with quick access to interstate 5 & 15.
- Strong Nearby Demographics and Employment Base
- Nearby retail and restaurant amenities



## UNIQUE AMENITIES

- Dock & Grade Level Loading
- Three separate entrances with drive around access
- Excellent curb appeal with lush tropical landscaping
- Outdoor patio and grass areas for tenant's enjoyment



# premises overview

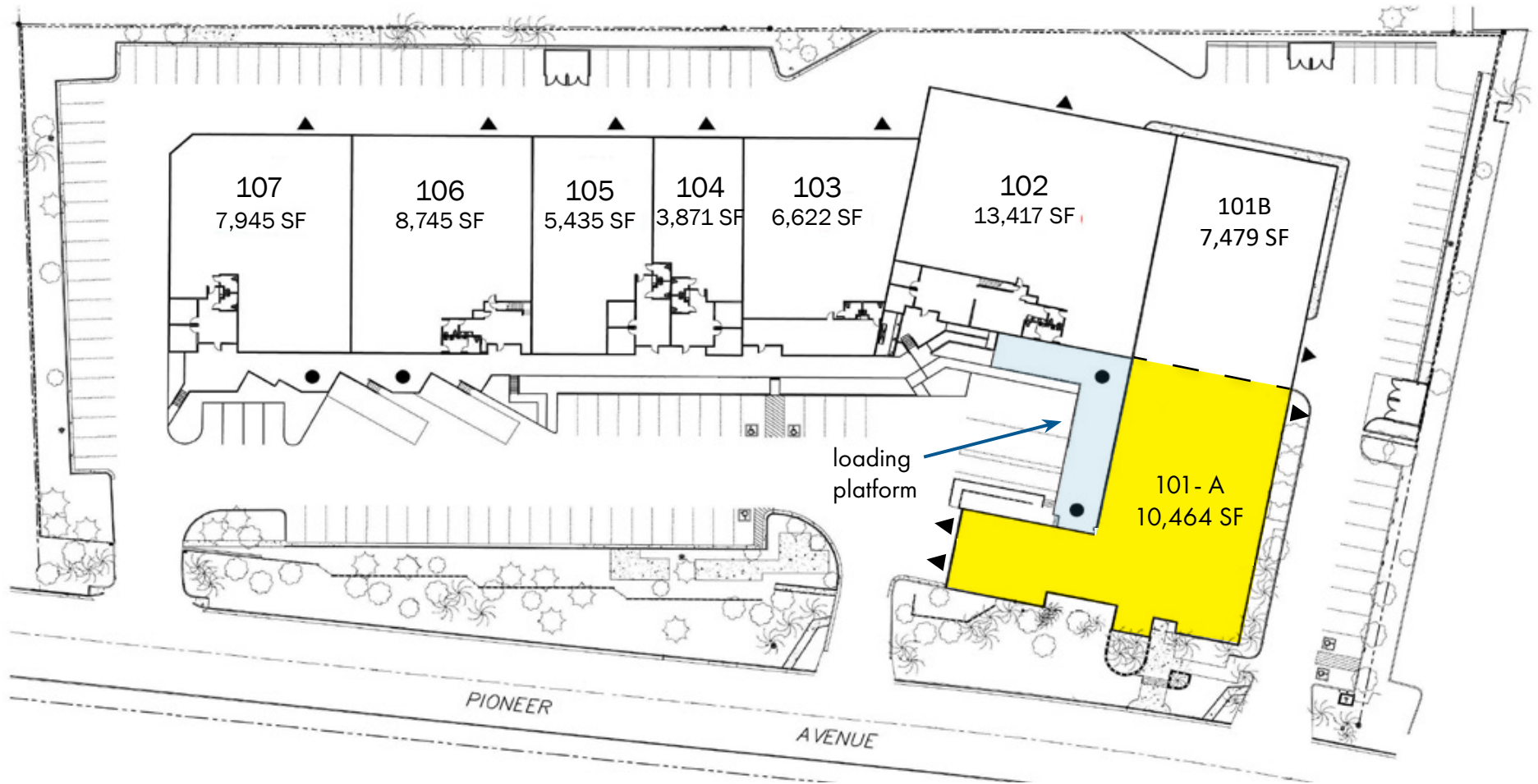
<b>ADDRESS:</b>	2575 Pioneer Ave, Vista, CA 92081
<b>SUITE #</b>	101 A
<b>CITY, STATE &amp; ZIP:</b>	Vista, CA 92081
<b>SUITE SIZE:</b>	10,464 Square Feet
<b>OFFICE SQUARE FEET:</b>	2,156 SF (20%)
<b>MINIMUM CLEAR HEIGHT:</b>	19' - 21'
<b>POWER:</b>	±600 Amps, 277/480v To be Verified by Tenant
<b>GRADE LEVEL LOADING:</b>	Three (3) Grade Level Doors
<b>DOCK HIGH LOADING:</b>	Large Dock Platform with one (1) dock position with leveler
<b>ZONING:</b>	Research Light Industrial - Specific Plan
<b>PARKING RATIO:</b>	2 Spaces per 1,000 Square Feet
<b>LEASE RATE:</b>	Call Agents
<b>AVAILABILITY</b>	Immediately
<b>SUBLEASE EXPIRATION:</b>	July 21, 2024 (Direct Longer-Term Leas Available)





# site plan

2575 PIONEER AVENUE

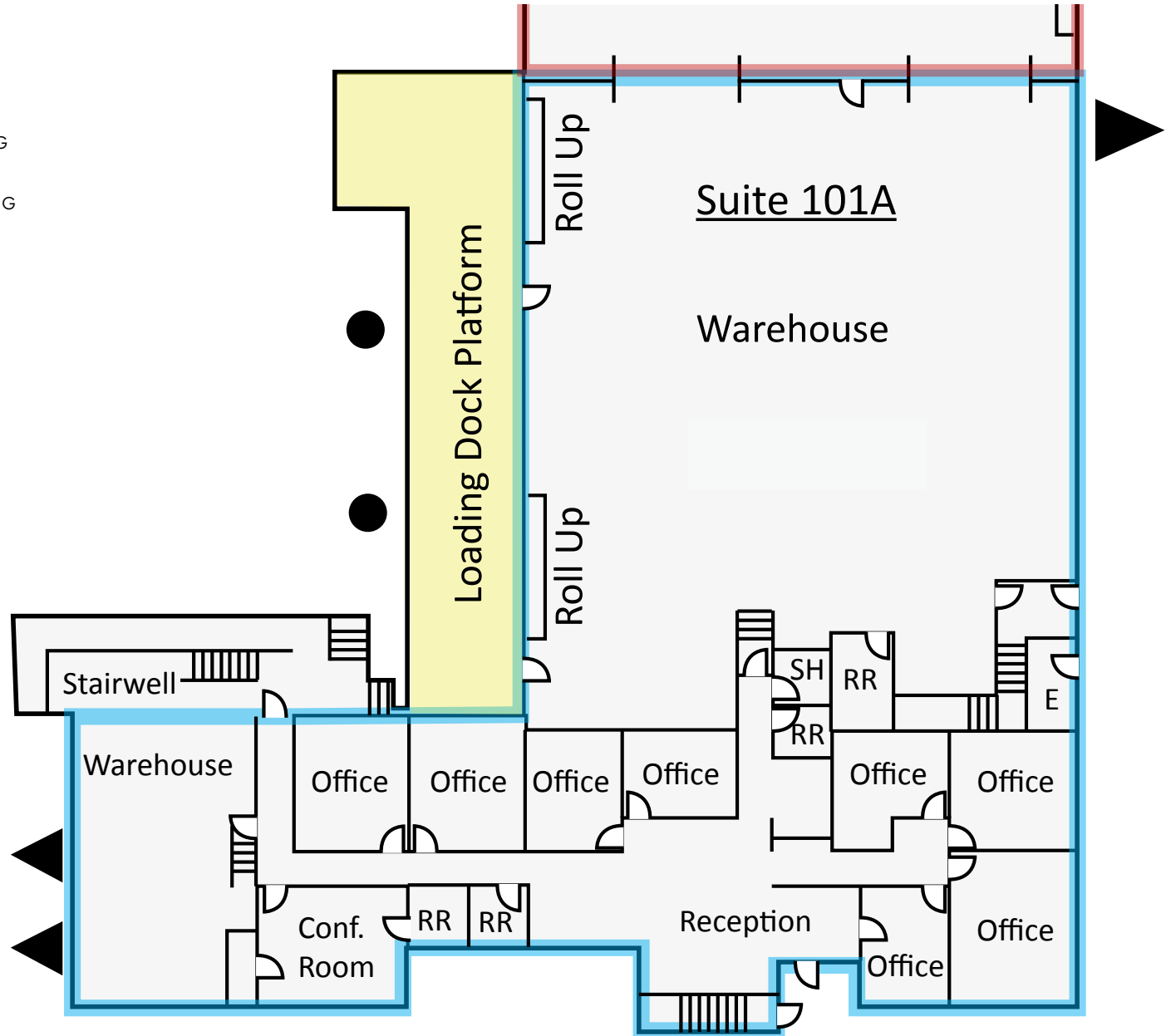


- DOCK HIGH LOADING
- ▲ GRADE LEVEL LOADING



# floor plan

- DOCK HIGH LOADING
- ▲ GRADE LEVEL LOADING





# property photos





PACIFIC OCEAN

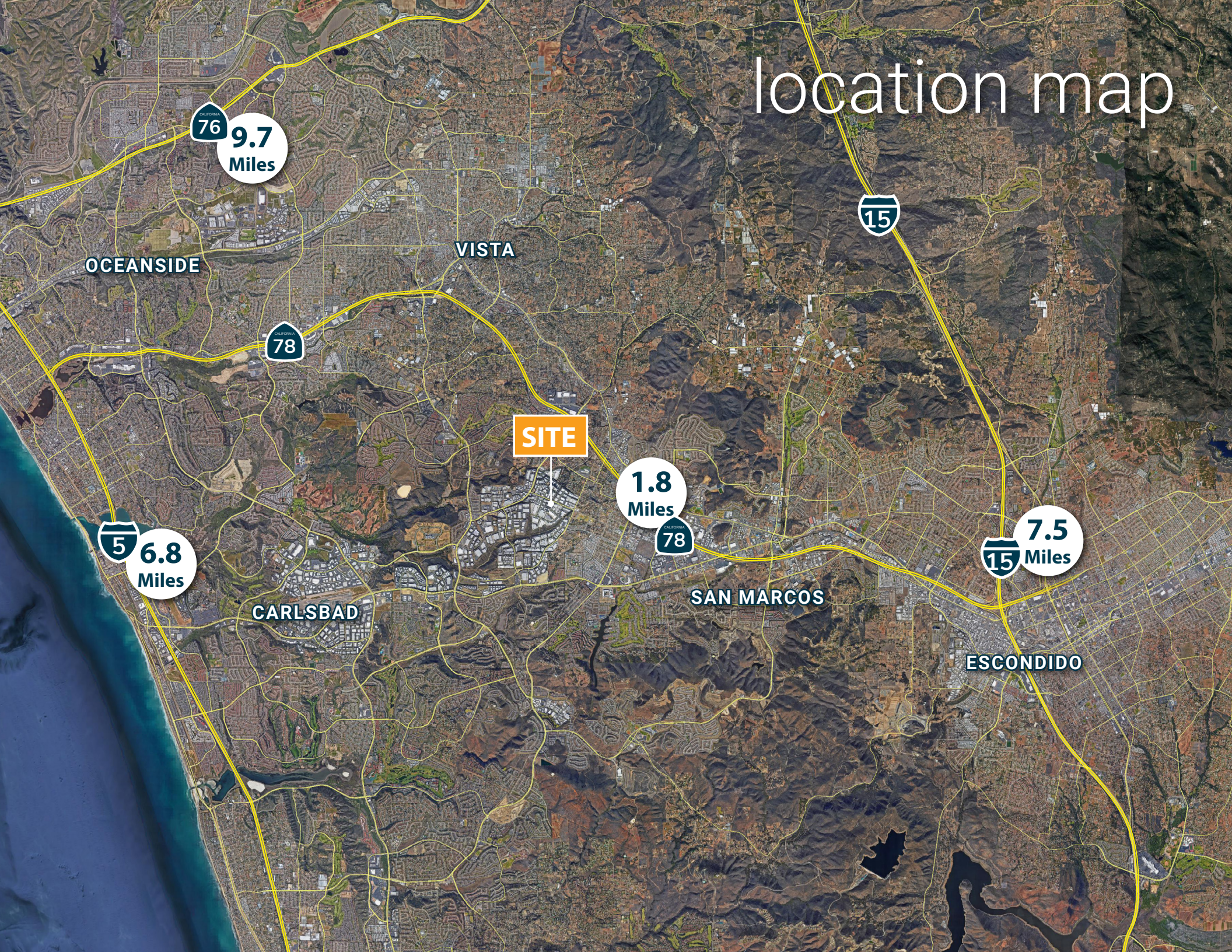


# corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7		12	DIG water matters	17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23		28	MERCK	33	amazon
4	P2DQ PICKUP	9	CAPTEK <sup>®</sup> Softgel International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	WatkinsWellness <sup>®</sup> Feel good. Live well.	24	FLUIDRA	29	IONIS <sup>®</sup> PHARMACEUTICALS	34	glanbia
5	AMI APPLIED MEMBRANES INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL BACK SYSTEM	30	CISCO		



# location map



9.7 Miles

OCEANSIDE

VISTA



SITE

1.8 Miles



6.8 Miles

CARLSBAD

SAN MARCOS

7.5 Miles

ESCONDIDO





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