

FOR LEASE | FROM ±46,858 SF TO ±99,407 SF INDUSTRIAL WAREHOUSE  
WITH ±1 ACRE SECURED YARD

# 1445 | ENGINEER STREET

VISTA, CA 92081



For more information, please contact:

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P. +1 760 431 4200 F. +1 760 454 3869



# suite specifications

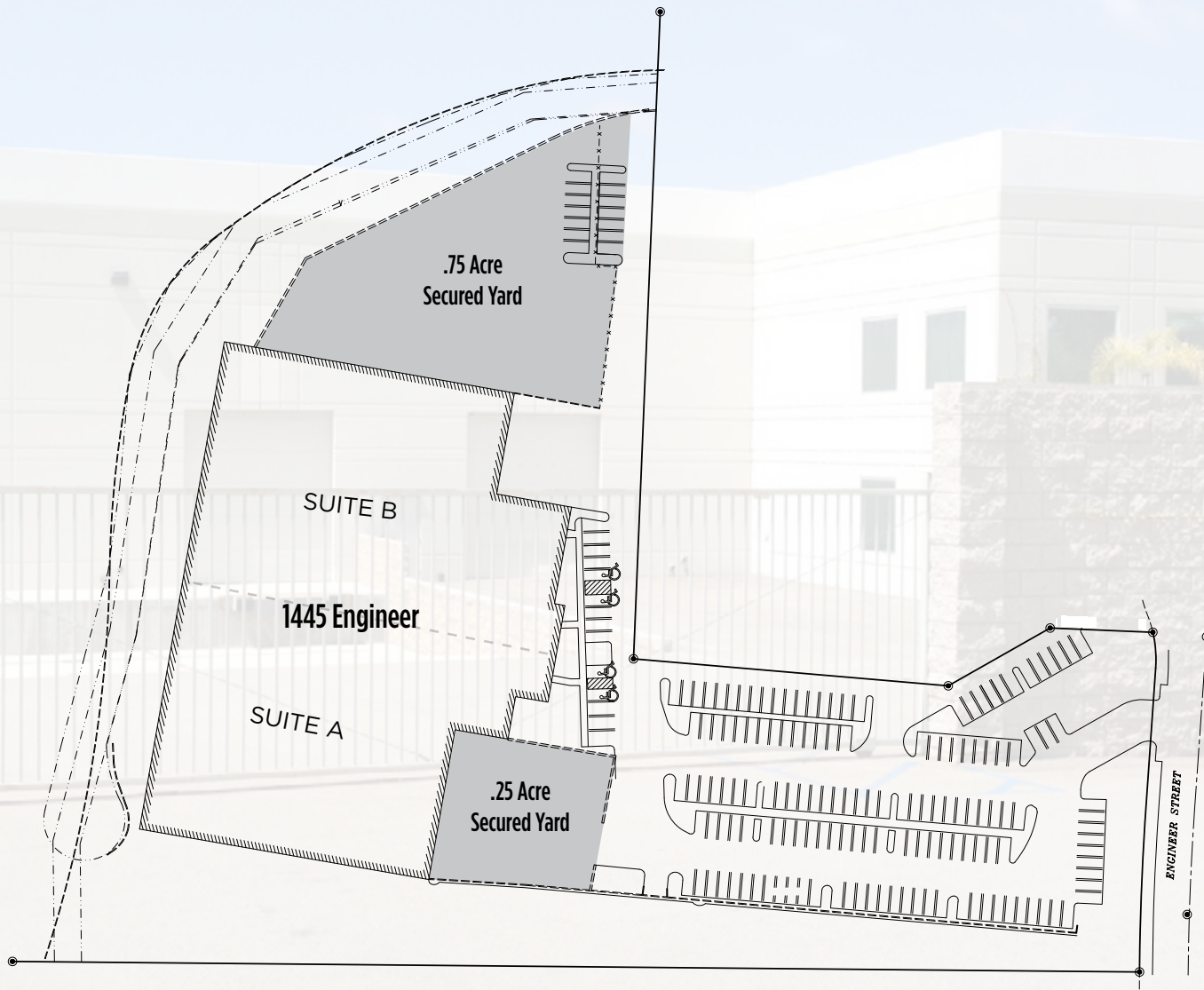
<b>ADDRESS:</b> 1445 Engineer St., Vista Suite A	1445 Engineer St., Vista Suite B	1445 Engineer St., Vista Suite A & B
<b>RBA:</b> ±52,549 SF	±46,858 SF	±99,407 SF
<b>% OFFICE:</b> ±17%	±13%	±15%
<b>YARD AREA:</b> ±.25 acre secured yard	±.75 acre secured yard	±1.0 acre secured yard
<b>LOADING DOORS:</b> 2 dock positions 1 grade level	5 dock positions 4 grade level	7 dock positions 5 grade level
<b>AVAILABLE:</b> 3/1/2022	7/18/2021	3/1/2022

# building specifications

<b>YEAR BUILT:</b> 1999	<b>POWER:</b> 4,000A 277/480v	<b>FIRE SPRINKLERS:</b> .33/3,000 GPM
<b>CLEAR HEIGHT:</b> 26' min.	<b>PARKING:</b> 2.0/1,000	<b>CONSTRUCTION:</b> C.T.U

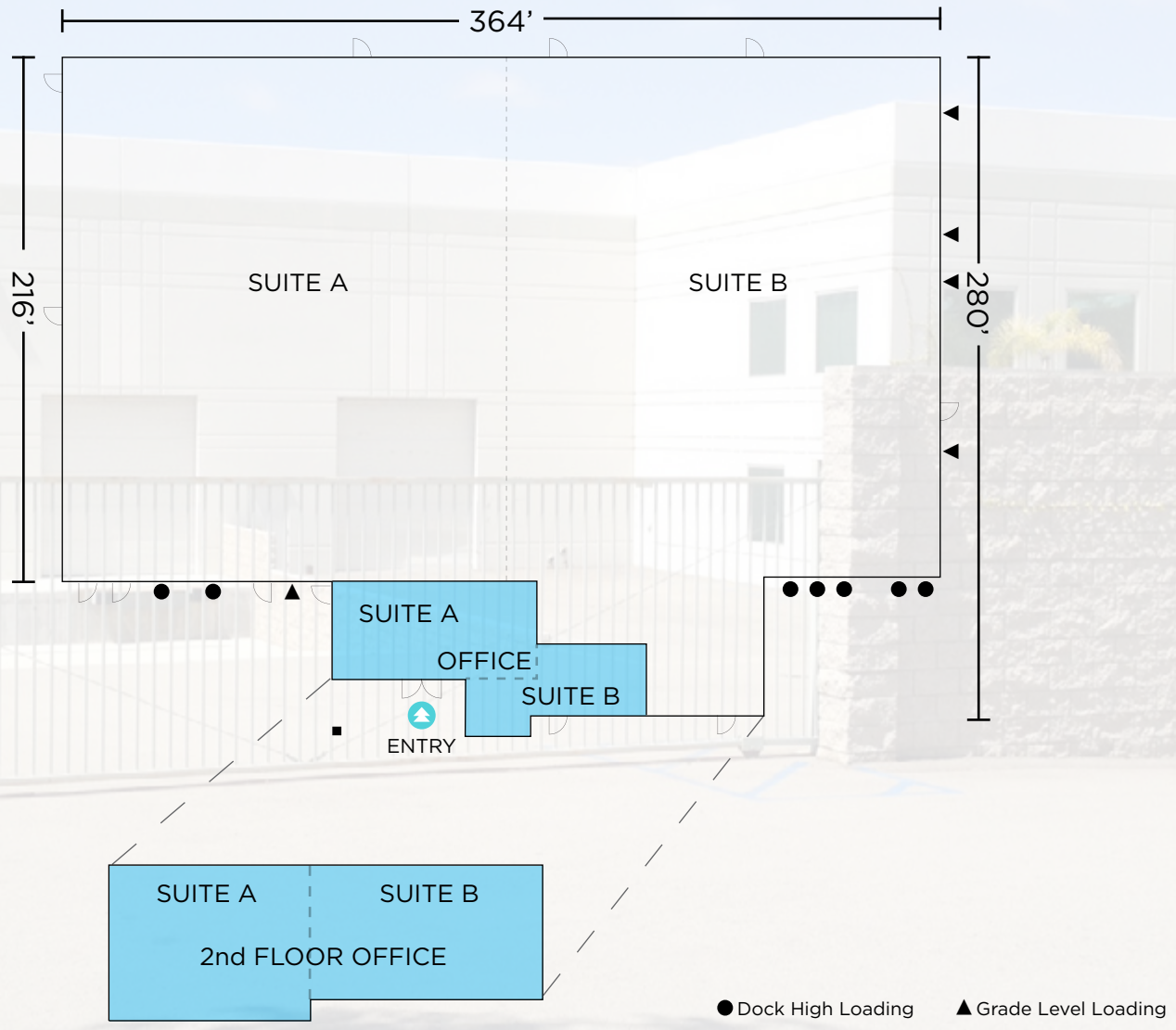
*\*Please do not disturb tenant. Contact broker to schedule tours.*

# site plan



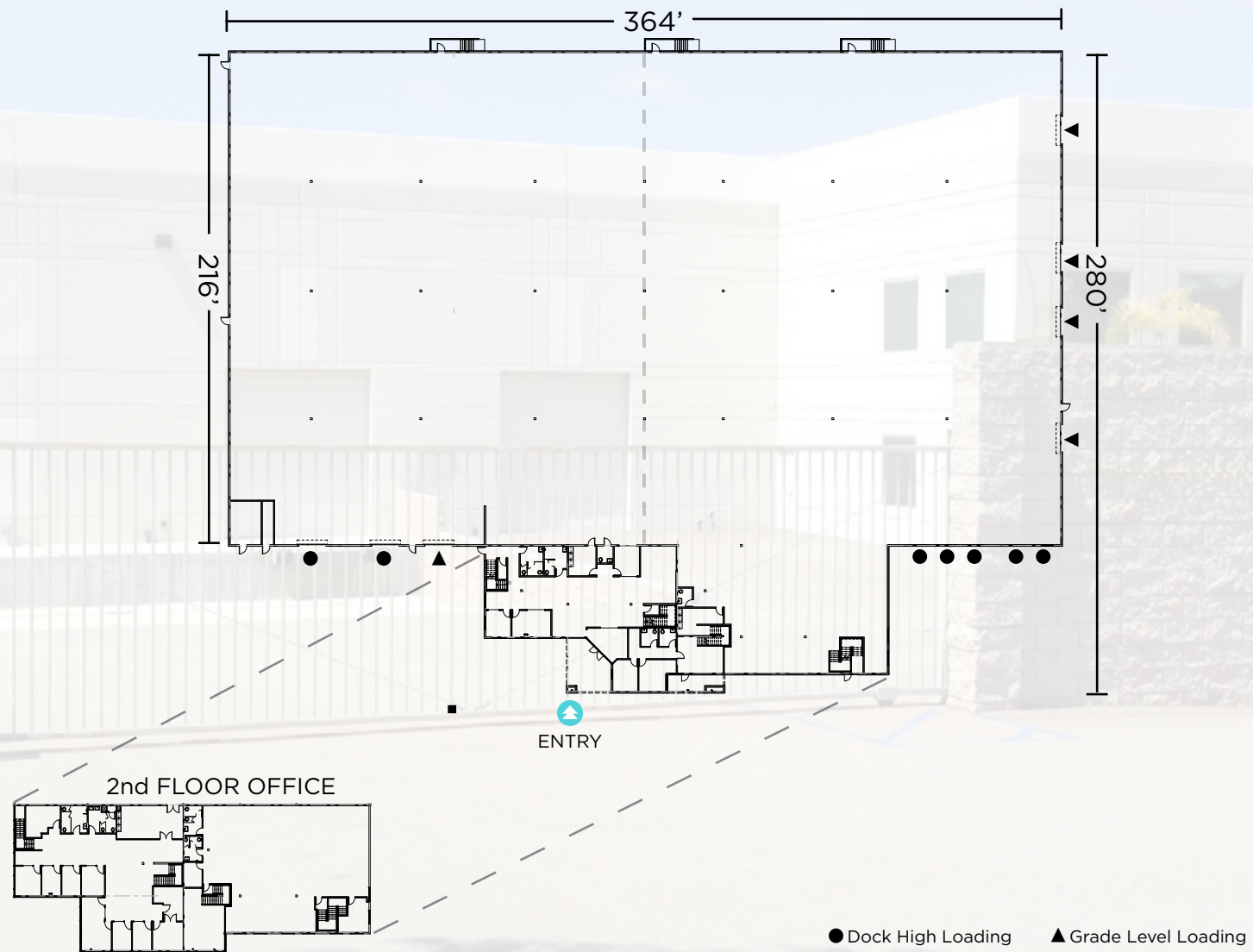
# floor plan

1445 Engineer St., Vista



# as-built floor plan

1445 Engineer St., Vista



# gallery



# market aerial

1445  
A B

ENGINEER ST.

ENGINEER ST.

DISTRIBUTION WAY

BUSINESS PARK DR.

SYCAMORE AVE.



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**VIEW SITE SPECIFIC COVID-19  
PREVENTION PLAN**

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