

Property Summary Report

1320 Distribution Way

Vista, CA 92081 - Vista Submarket

6,811 SF Suite
Available Dec 1, 2023
5% office



BUILDING

Type	3 Star Industrial Manufacturing
Tenancy	Multi
Year Built	2001
RBA	30,618 SF
Stories	1
Typical Floor	30,618 SF
Ceiling Ht	22'
Construction	Reinforced Concrete

LAND

Land Acres	2.18 AC
Zoning	M1
Parcels	219-532-24

EXPENSES

Taxes	\$1.00/SF (2021)
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POWER & UTILITIES

Power	2,000a/277 - 480v 3p 4w Heavy
Utilities	Sewer - City, Water - City

TRANSPORTATION

Parking	58 available (Surface); Ratio of 1.89/1,000 SF
Commuter Rail	14 min drive to Carlsbad Poinsettia Commuter Rail (Coaster)
Airport	10 min drive to McClellan-Palomar Airport
Walk Score	Car-Dependent (45)
Transit Score	Minimal Transit (24)

LOADING

Docks	10 ext	Drive Ins	4 tot./14' w x 14' h
Cross Docks	None	Cranes	None
Rail Spots	None		

AMENITIES

- Fenced Lot
- Skylights
- Signage

TENANTS

The Home Depot	24,495 SF	Fresenius Medical Care	9,185 SF
Multimedia Presentation Group	6,123 SF		

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PROPERTY CONTACTS

True Owner



Hamann Companies
1000-1010 Pioneer Way
El Cajon, CA 92020
(619) 440-7424 (p)
(619) 440-8914 (f)

Recorded Owner



Hamann Companies
1000-1010 Pioneer Way
El Cajon, CA 92020
(619) 440-7424 (p)
(619) 440-8914 (f)

Property Manager



Hamann Companies
1000-1010 Pioneer Way
El Cajon, CA 92020
(619) 440-7424 (p)
(619) 440-8914 (f)

BUILDING NOTES

The property offers a concrete yard with 174' turning radius.