

PRELIMINARY ANNOUNCEMENT FOR LEASE

2449 CADES WAY, SUITES A&B, VISTA, CA



PROJECT OVERVIEW

- Approximately 11,500 SF Total Divided Into Two Suites Which Can Be Leased Together or Separately
- Suite A - 6,000 SF - Suite B - 5,500 SF
- Newly Remodeled with Polished Concrete Warehouse Floors, & Kitchenettes
- Led Lights Throughout
- Acoustical Sound Insulation
- Sprinklers
- Clear Height: 20-22”
- Power: 200 AMPS, 208v, 3-Phase Per Suite
- Skylights and Solarcool Roof
- Quiet Cul-De-Sac
- Excellent Location with Easy Access to 78 Freeway and Palomar Airport Road Between I-15 & I-5

LEASE RATE - \$1.60 PSF MG

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO
WWW.SANDIEGOCOMMERCIAL.INFO
CA DRE BROKER LICENSE #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

PRELIMINARY ANNOUNCEMENT FOR LEASE

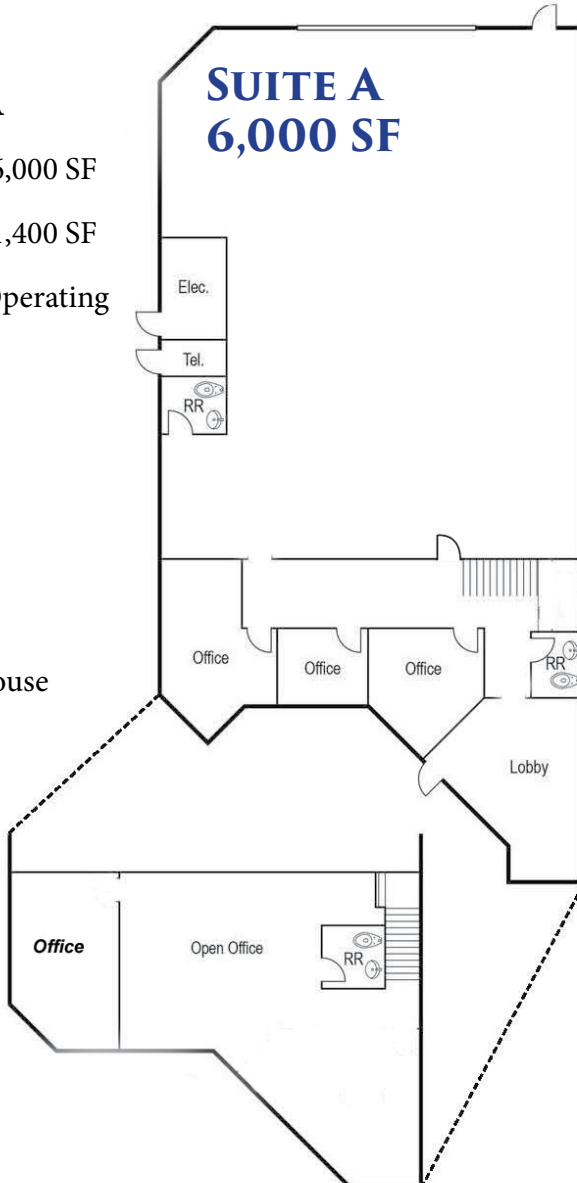
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FLOOR PLAN - 11,500 SF TOTAL

Suite A

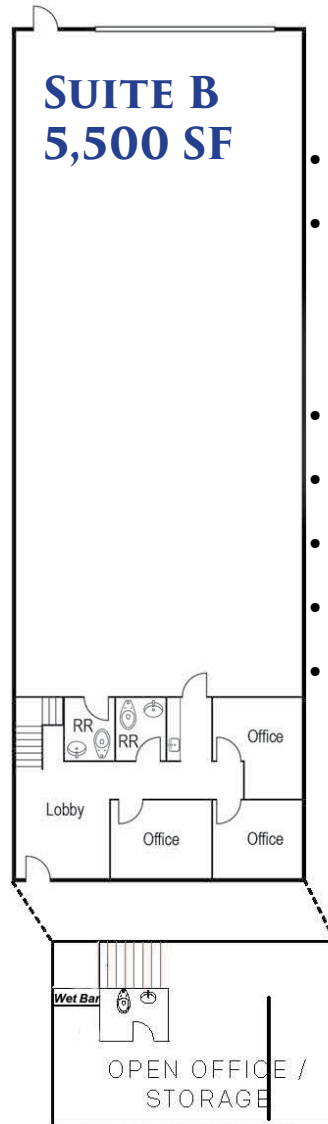
- Approximately 6,000 SF
- Approximately 1,400 SF Mezzanine w/ Operating Windows
- Reception
- 4 Private Offices
- 3 Restrooms
- Open Office
- Balance Warehouse

**SUITE A
6,000 SF**



**SUITE B
5,500 SF**

- #### Suite B
- Approximately 5,500 SF
 - Approximately 1,000 SF Mezzanine w/ Operating Windows
 - Reception
 - 3 Private Offices
 - 3 Restrooms
 - Open Office/Storage
 - Balance Warehouse



**SECOND
← FLOOR**

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PRELIMINARY ANNOUNCEMENT FOR LEASE

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Oak Ridge Business Center is located in North San Diego County in the heart of Vista. This project sits at the end of a quiet cul-de-sac with a nice ocean breeze, numerous shops and restaurants near by.

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