

FOR LEASE > APPROX. 24,592 SF INDUSTRIAL UNIT

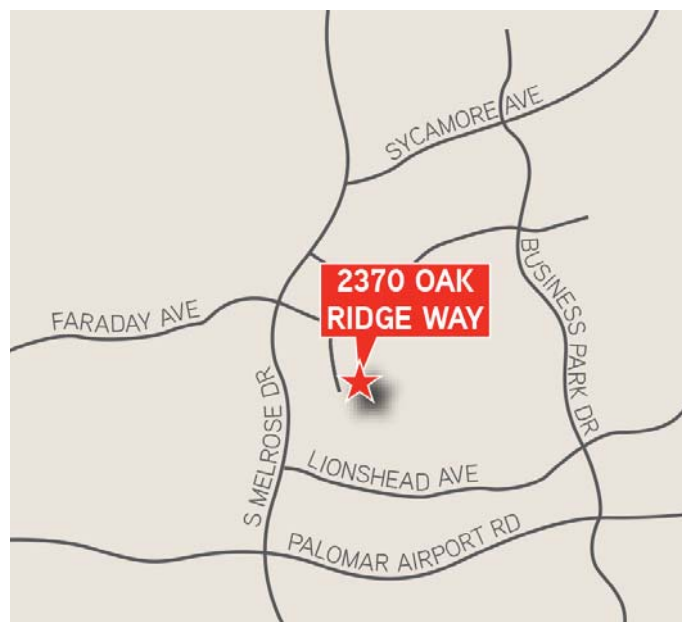
Corporate Headquarters

2370 OAK RIDGE WAY, SUITE B, VISTA, CA 92081



Building Features

- > Suite B - Approx. 24,592 SF
- > 7,472 SF 2-story office
- > 1 Grade-level door, 12' x 14'
- > 1 Dock- high door, 12' x 14'
- > 28' Clear height
- > Metal halide warehouse lighting
- > 40' X 40' Column spacing
- > 2.28/1,000 Parking (56 total)
- > Power: 1,200 amps, 120/208v
- > Gas stubbed to building
- > Concrete truck aprons
- > Drive around access
- > Sprinkler system: 0.33 GPM/ 3,000 SF
- > Lease Rate: \$0.77 NNN
- > Nets = Approximately \$ 0.16 SF
- > Available: May 1, 2016



*Tenants should verify all critical dimensions

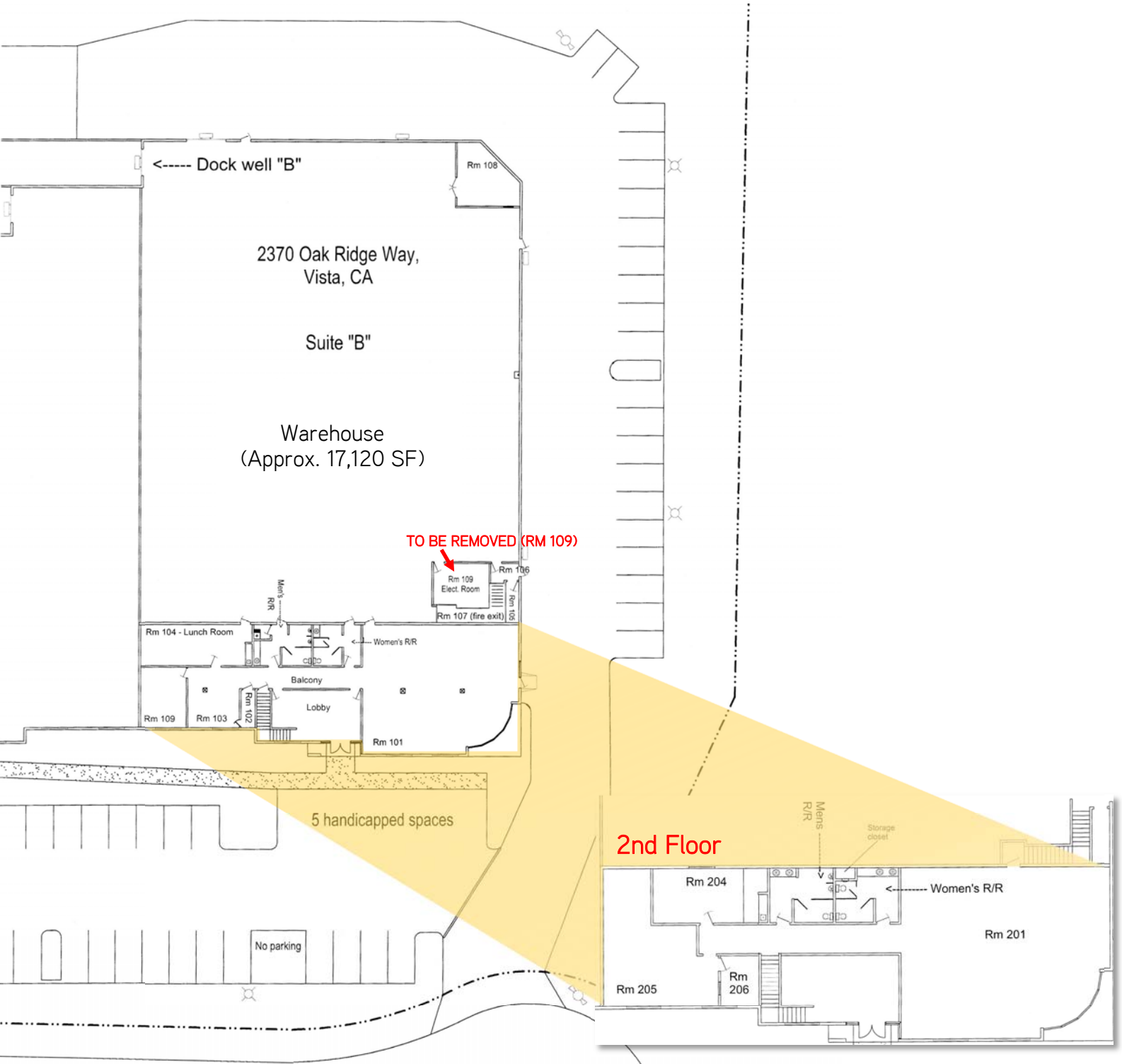
RUSS JABARA
760 930 7923
russ.jabara@colliers.com
Lic# 01315296

DAVID HARPER
858 677 5335
david.harper@colliers.com
Lic# 00880644

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad



2370 Oak Ridge Way > Floor Plan



*Approximate square footages. Tenant responsible for triple net (NNN) charges of approximately \$0.15 per square foot per month

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

RUSS JABARA
760 930 7923
russ.jabara@colliers.com
Lic# 01315296

DAVID HARPER
858 677 5335
david.harper@colliers.com
Lic# 00880644

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad

