

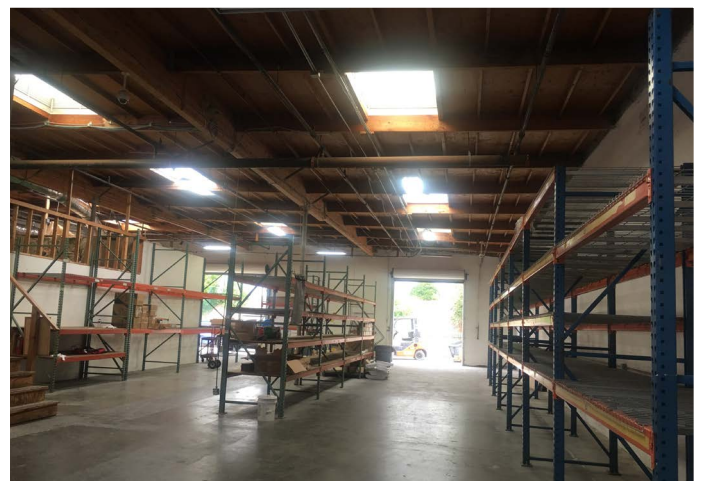
FREESTANDING INDUSTRIAL BUILDING FOR LEASE

2450 LA MIRADA DRIVE, VISTA, CA 92081



PROPERTY HIGHLIGHTS

- ±6,675 SF
- .58 Acre Lot
- Excellent Window Line
- Reception, 5 Private Offices, Conference Room, Open Area, Kitchen
- 2 Restrooms
- Bonus Mezzanine
- 2 Roll-up Doors (10' wide x 12' tall)
- Power: 400 Amps; 120/208 V; 3ph/4w
- 17' to 18' Clear Height
- Warehouse Racking Included
- Fenced Warehouse Loading Area
- La Mirada Frontage
- **LEASE RATE: \$0.90/SF NNN**



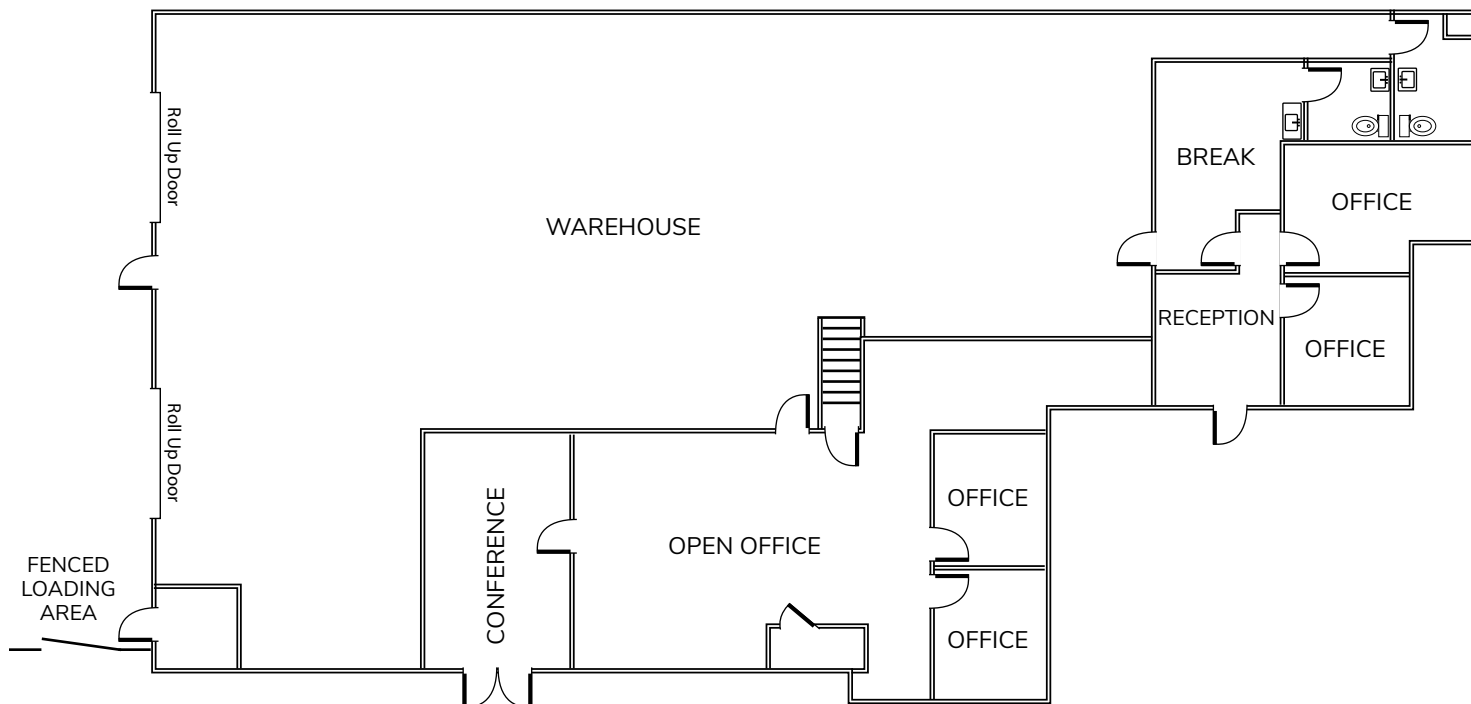
Monique Medley
mmedley@lee-associates.com
D 760.448.2438
CalBRE #01212444

Trent France
tfrance@lee-associates.com
D 760.929.7838
CalBRE #00984842

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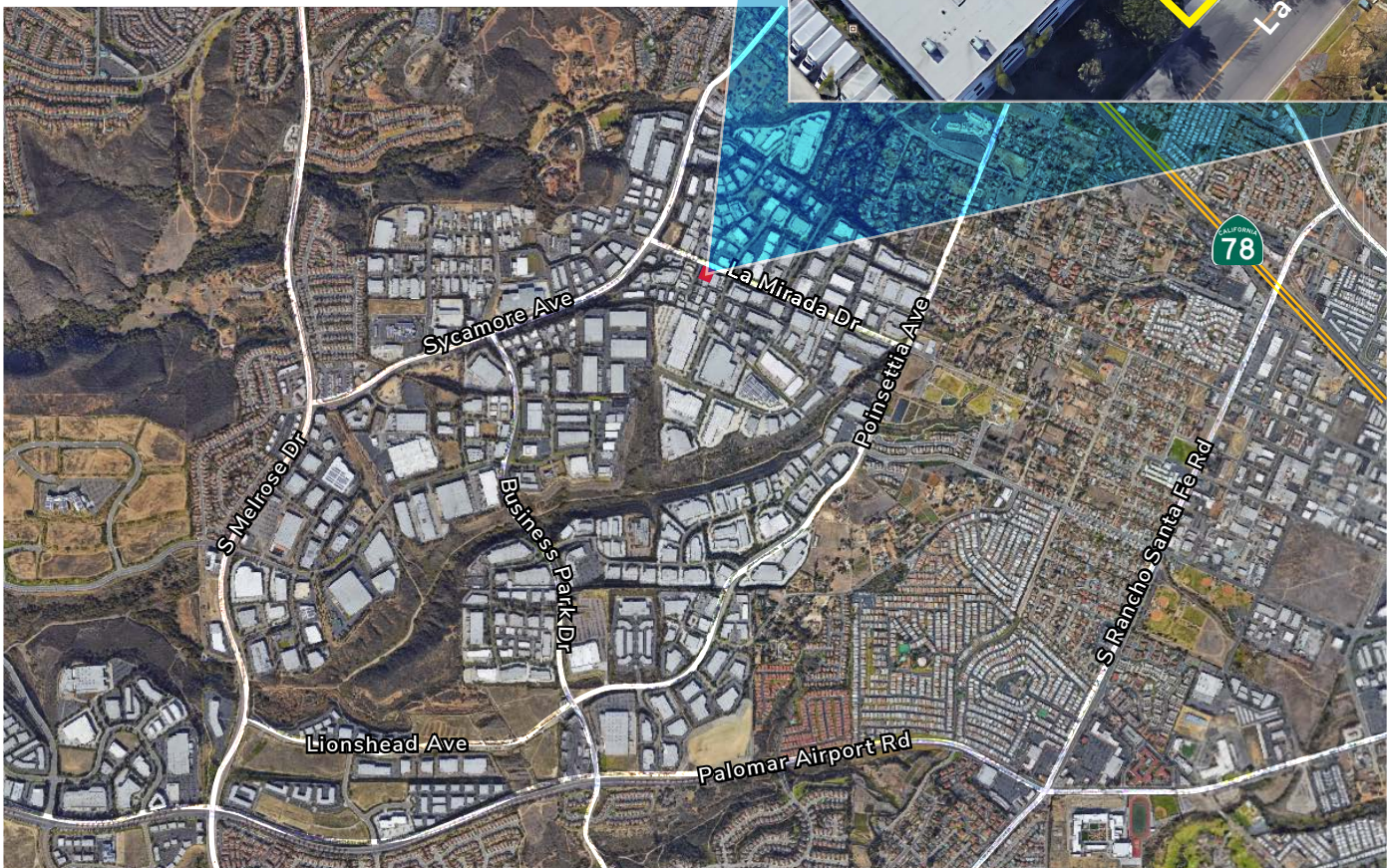
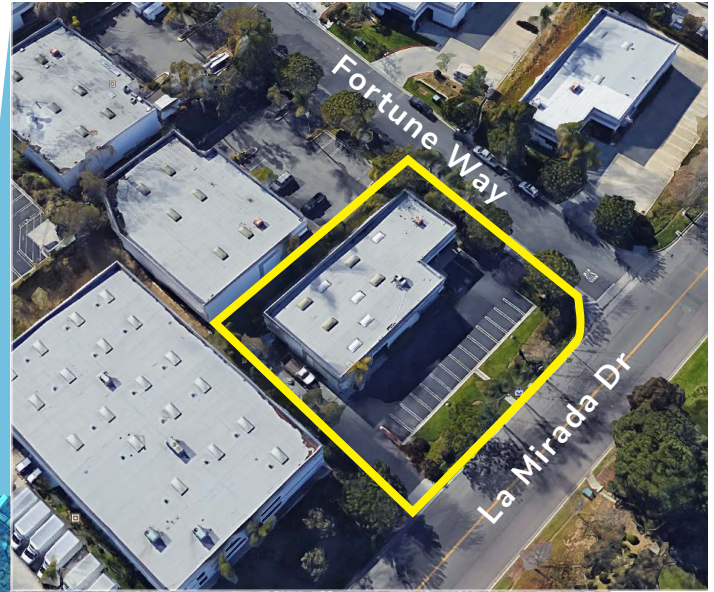
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AERIAL



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