

FOR LEASE | INDUSTRIAL BUILDING WITH YARD

2540

2540

PIONEER AVENUE
VISTA, CA 92081

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

property features



10,940 SF
Industrial Building



Lot Size
0.63 Acres



Office Area
±35%



Year Built
1990



2 Grade Level
Doors



15-17'
Clear Height



Power: 400a,
120/208v - 3p, 4w



20 Parking Spaces
(1.82/1,000 SF)



Natural Gas
Stubbed to Building



Sprinklers
Throughout



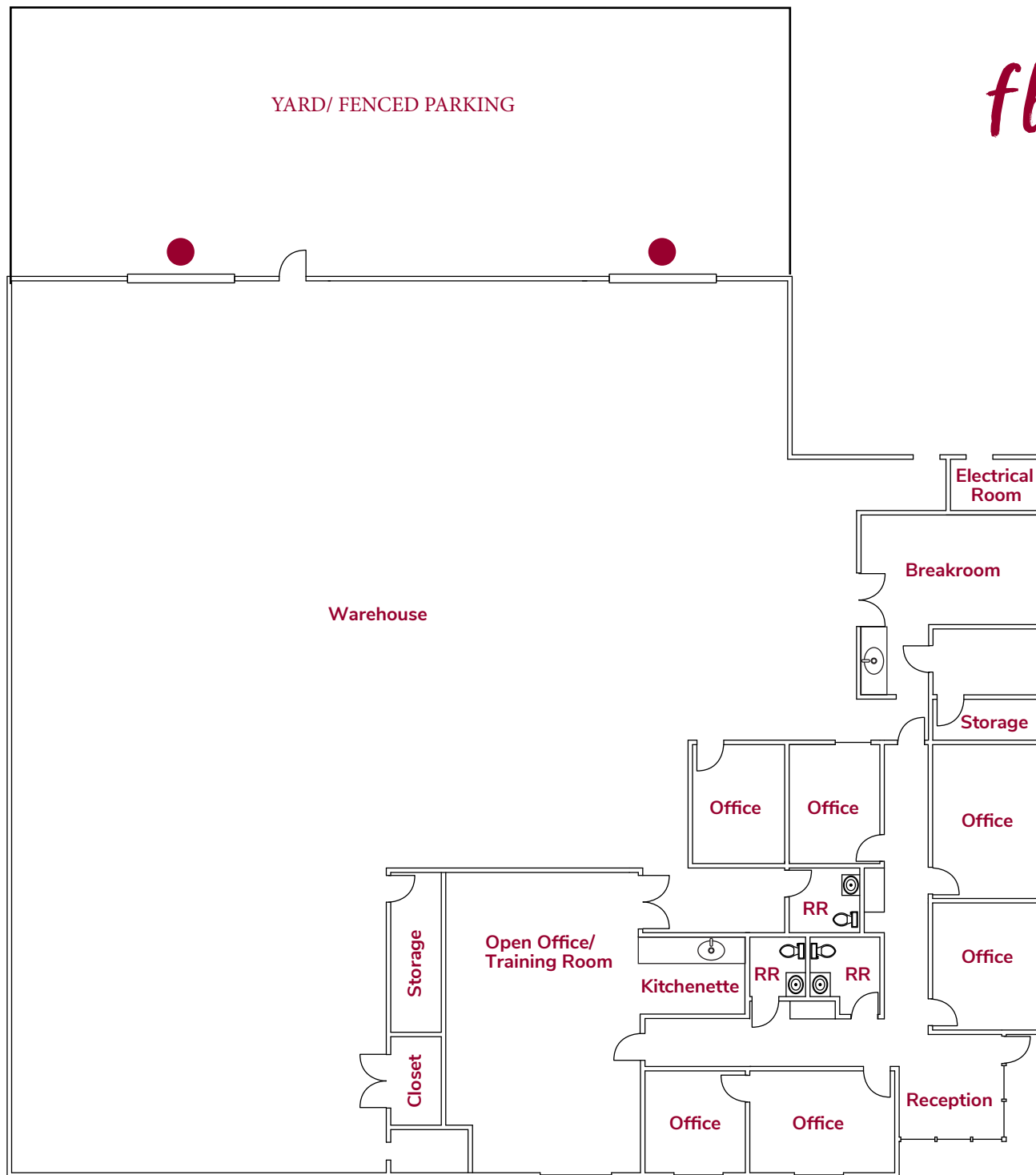
Fenced Loading
& yard area



LEASE RATE
\$1.35 NNN



floor plan



● = GRADE LEVEL DOOR



1 the island at carlsbad



2 palomar commons



3 vista palomar park



2540 PIONEER AVENUE
VISTA, CA 92081

6 grand plaza



3 the square @ bressi ranch



4 bressi ranch village center



nearby retail
and amenities

78

6

5

1

2

3

4



ST. MARK
GOLF CLUB

LAKE SAN
MARCOS

Vista



population
103,381



corporate & local
businesses
±5,000



median household
income
\$78,948



multi-industry
job force
48,000+

california's craft beer capital

most craft breweries per
capita of any california city

18 
Breweries

1 
Meadery

2 
Wineries

vista's local industries



manufacturing
warehousing
logistics
action sports



life sciences
maritime
active lifestyle
information technology



2540

PIONEER AVENUE
VISTA, CA 92081

Rusty Williams, SIOR

(760) 448-2453

rwilliams@lee-associates.com

CAL DRE Lic#01390702

Chris Roth, SIOR

(760) 448-2448

croth@lee-associates.com

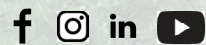
CAL DRE Lic#01789067

Jake Rubendall

(760) 448-1369

jrubendall@lee-associates.com

CAL DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Any of the foregoing information will need to be separately verified by Buyer.

Vista Demographics Source: www.datausa.io; Photo Source for 'Vista' page: www.cityofvista.com