



9 PARK
8 CENTER
5 DRIVE

VISTA | 92081

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

FOR SALE | \$3,605,000 | 10,310 SF
INDUSTRIAL OWNER USER OPPORTUNITY

PROPERTY HIGHLIGHTS



SINGLE TENANT INDUSTRIAL BUILDING

Rare freestanding industrial building centrally located in the Vista Business Park.



ATTRACTIVE BUILDING FEATURES

±20% office buildout, ±1,200 SF bonus mezzanine, 18' – 20' clear height, and 800-amps with 120/208v power service.



IDEAL OWNER USER OPPORTUNITY

Available to occupy for buyer at, or shortly after, Close of Escrow.



30KW SOLAR SYSTEM ON ROOF

Installed in 2018 with 118 255 watt Orion Solar Panels, 59 Solar Power Optimizer and three 10kw SolarEdge Inverters.



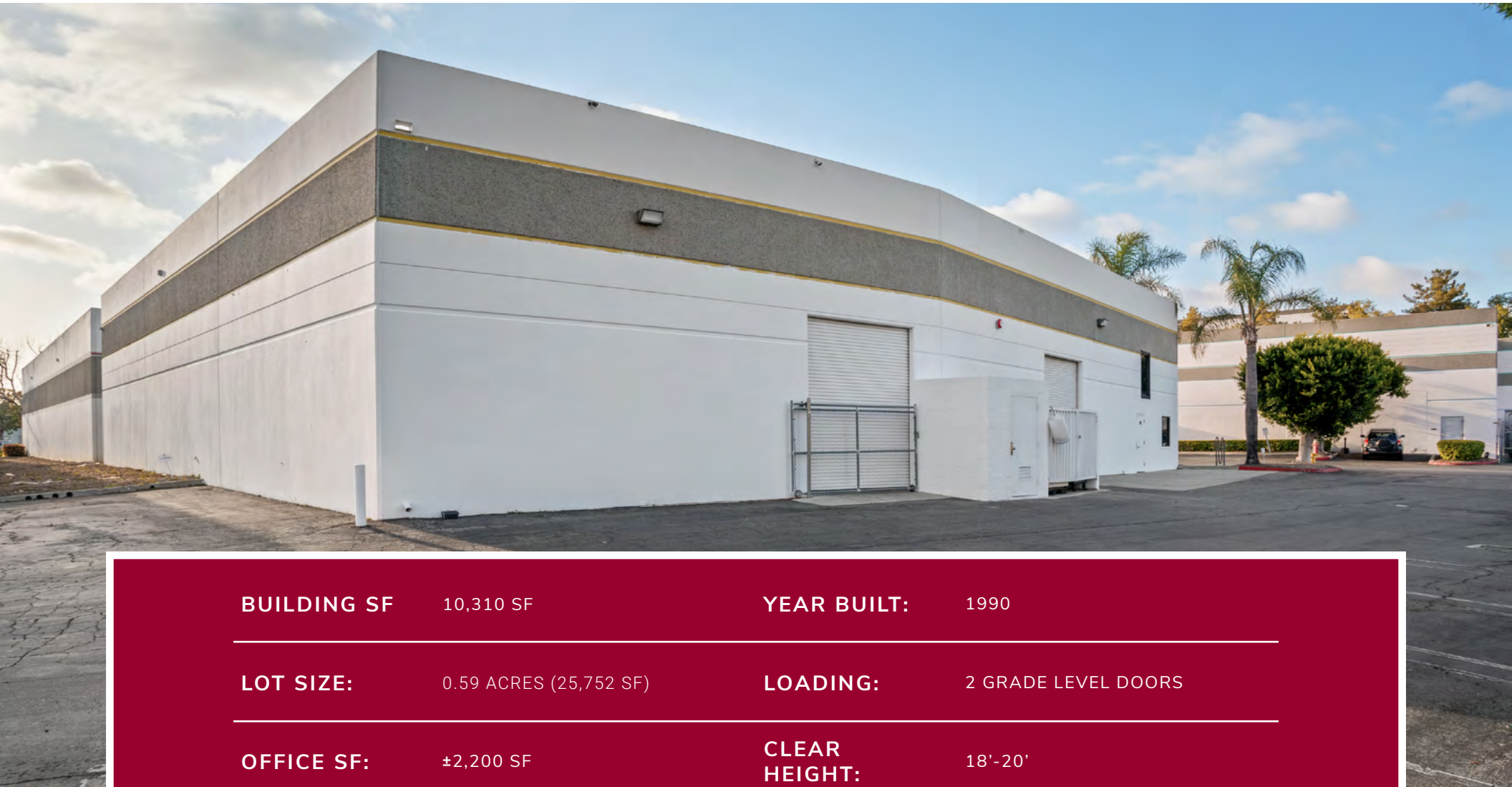
VARIOUS BUILDING UPGRADES

1.5" water line, 2.25" gas line, Cox Fiber, access control system, air compressor, security systems and electrical drops.



ASKING PRICE
\$3,605,000

PROPERTY FEATURES



BUILDING SF 10,310 SF

YEAR BUILT: 1990

LOT SIZE: 0.59 ACRES (25,752 SF)

LOADING: 2 GRADE LEVEL DOORS

OFFICE SF: ±2,200 SF

CLEAR HEIGHT: 18'-20'

BONUS MEZZANINE: 1,200 SF

PARKING : 28 SPACES (2.72/1,000 SF)

ZONING: SP-VBP

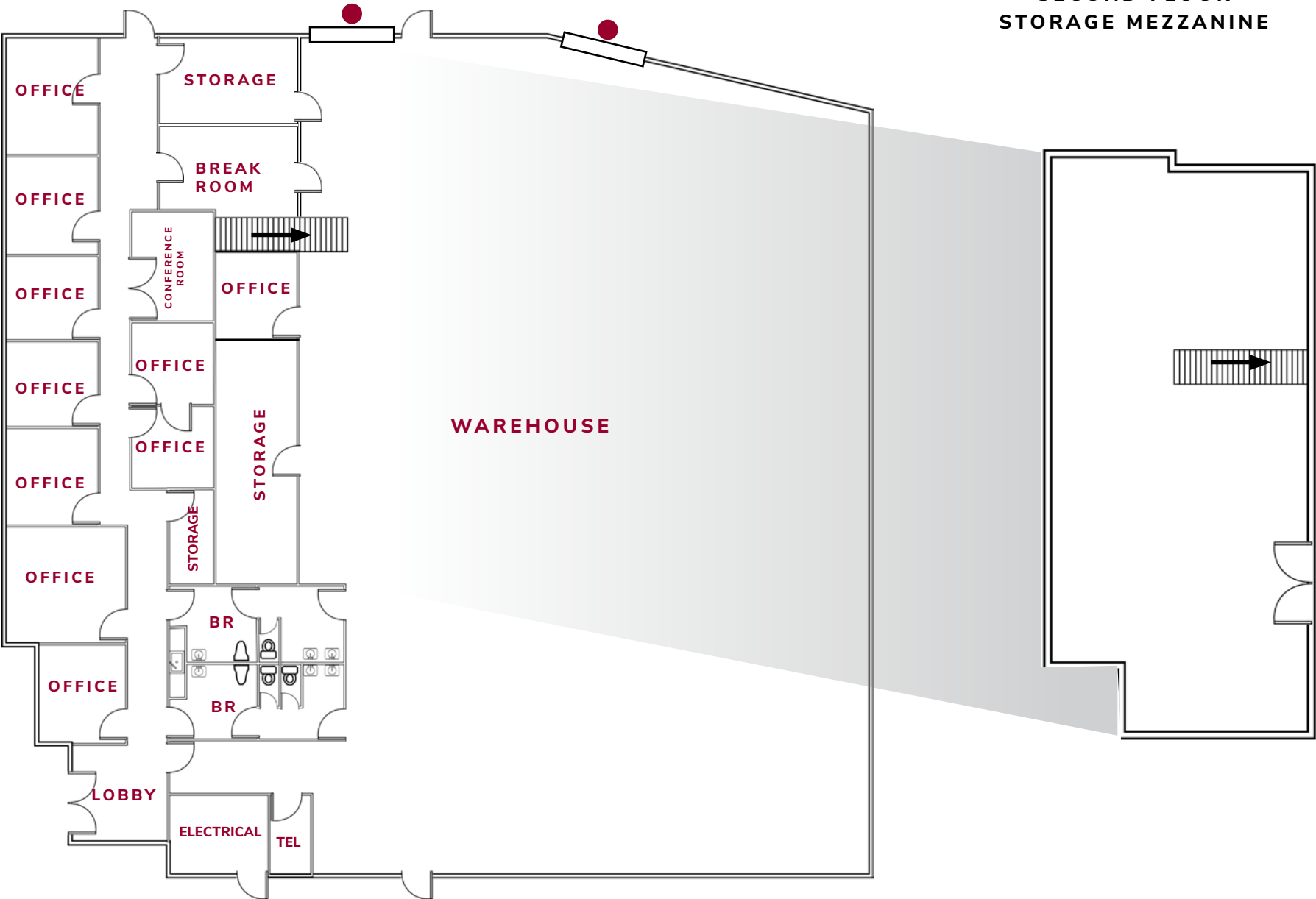
SPRINKLERS: YES

POWER: 800a, 120/208v

SOLAR: 30 kW



FLOOR PLAN



● = grade level door

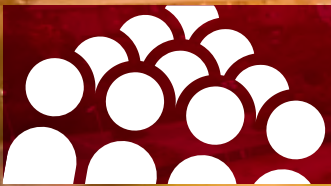
NEARBY RETAIL & AMENITIES



Vista

Californias craft beer capital

most craft breweries per
capita of any california city



population

103,381

18 
Breweries

1 
Meadery

2 
Wineries



corporate & local
businesses

±5,000



median household
income

\$78,948



multi-industry
job force

48,000+

Vistas

local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology





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