

# 2411 San Vicente, Ramona CA 92065

## Flex Space For Lease



Located in Ramona, CA, less than an hour from Downtown San Diego, this property offers easy access to Highways 67 and 78. This unique opportunity allows for flexible leasing options, with the ability to rent part or all of the property. Spanning 16.39 Acre and Zoned A72, Animal Designator O.

### Property Highlights

#### Office Space

- 3,900 SQ FT of built-out office space
- 3 individual offices
- General meeting room
- 2 full restrooms
- Kitchen & Laundry facilities

#### Vivarium/Animal Facility

- 6 coups spanning 54,780 SQFT of retrofitted coups currently set up for rabbits
- Concrete floors, built-in watering system, electricity and wash stations
- Laboratory space

#### Storage Facilities

- Retrofitted 4,350 SQFT storage facility
- Additional coups available for storage

## Residential Space

- 3-bedroom, 1-bath home 2 car garage
- Fenced
- Perfect for caretaker

## Utilities & Infrastructure

- Well produces 45 GPM
- Well filtration system
- Fully fenced and secured with 4 gates for entry
- Keypad gated main entry

## Flexibility:

- The property can be sectioned off to suit tenant needs

## Reports

- Phase I Environmental Report completed on 12/24
- Well certificate, Lab analysis
- Boundary survey

## Past Use

This property was previously leased by a biotech company specializing in Vivarium operations, making it an ideal space for similar ventures or other uses requiring specialized facilities.

Lease terms will be tailored to fit your specific use. Contact me for additional photos and to schedule a private tour.

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