



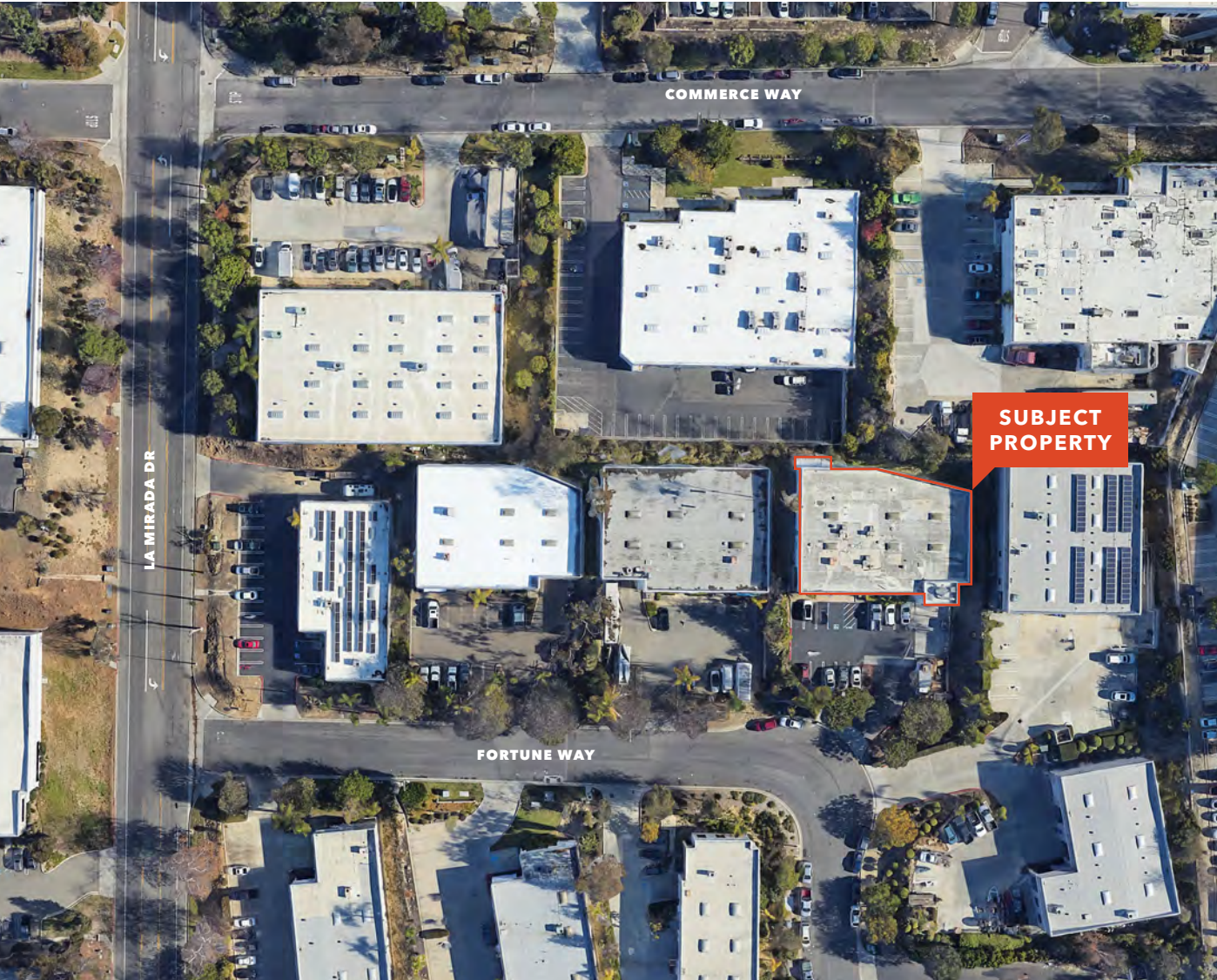
FORTUNE BUSINESS PARK

±8,513 SF Freestanding Industrial Building

FOR SALE OR LEASE

Fortune Business Park

2540 FORTUNE WAY, VISTA, CA



Property Features

±8,513 SF freestanding single-story building

SITUATED on 0.59 AC

60% office space

16' clear height

14' X 15' truck loading door

600 A, 120/208V, 3-phase

SPRINKLERED throughout

PARKING fifteen (15) stalls

YEAR BUILT 1991

RLI ZONING Research Light Specific Plan Area (Plan Area B)

BONUS storage mezzanine

DATE AVAILABLE February 1, 2024

LEASE RATE: \$1.40 / SF NNN

SALE PRICE: \$345 / SF

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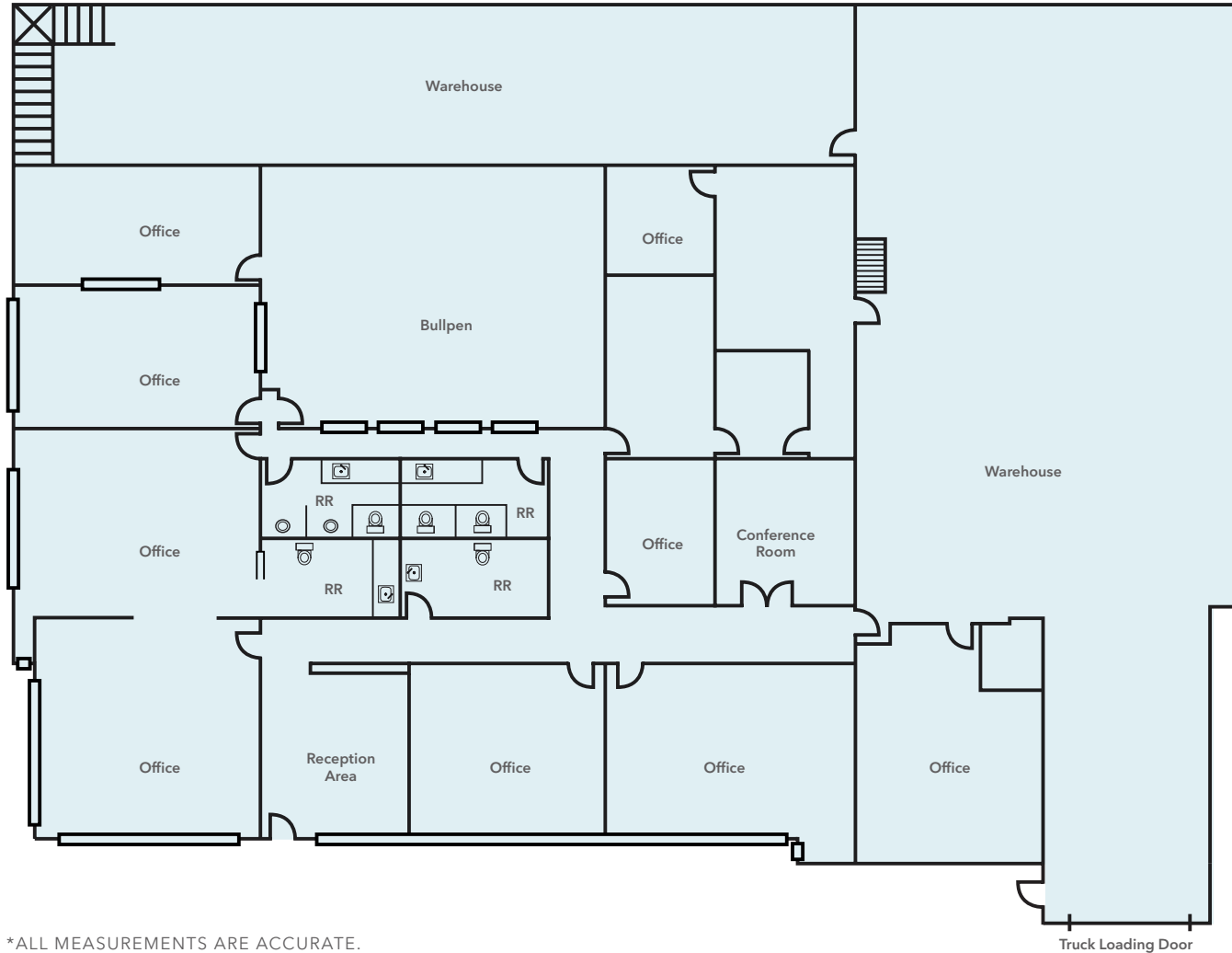
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Floor Plan | ±8,513 SF



*ALL MEASUREMENTS ARE ACCURATE.

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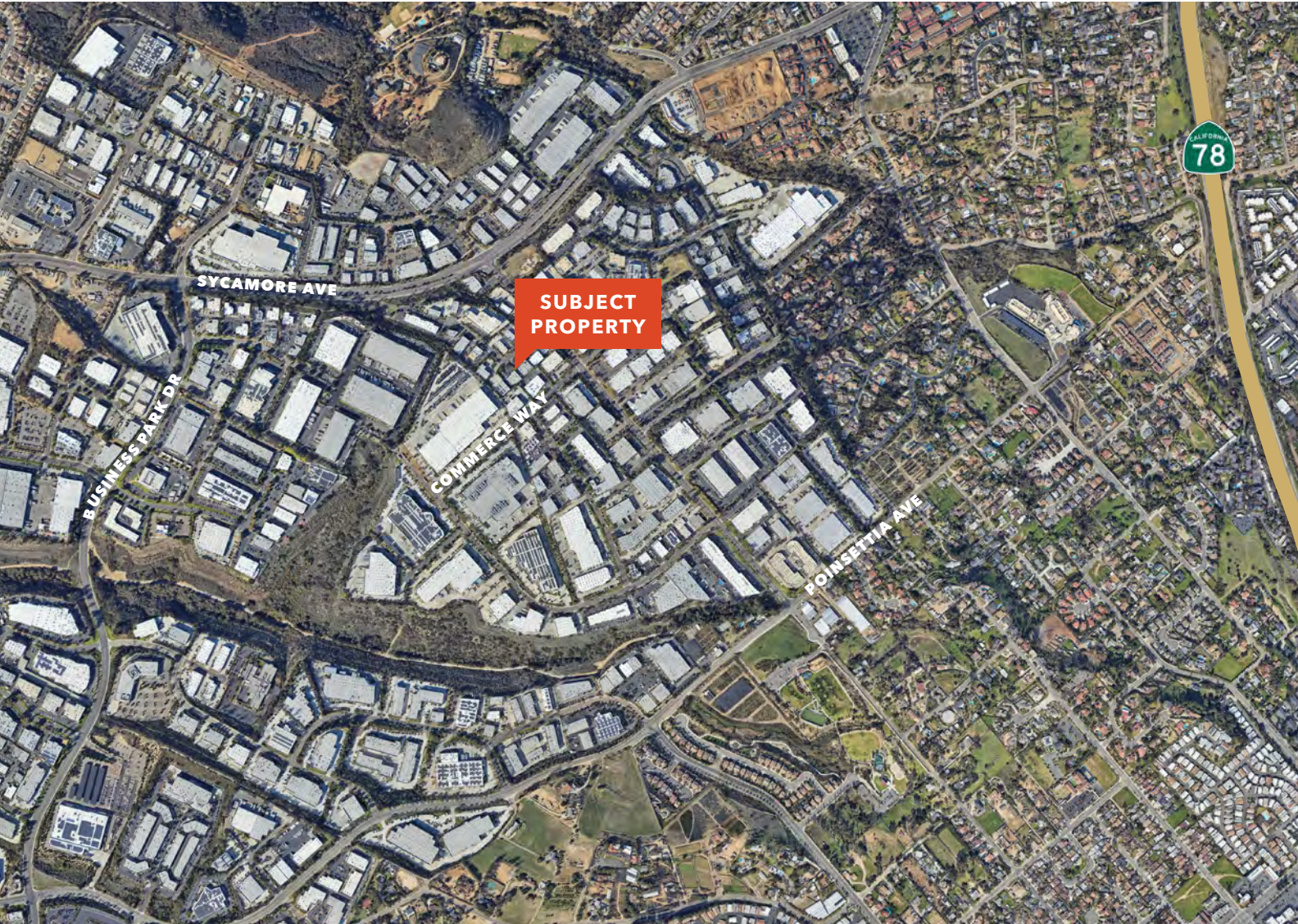
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For more
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