

BRAND NEW CONSTRUCTION

FOR LEASE: 22,480 SF FREESTANDING INDUSTRIAL BUILDING



2515 BIRCH STREET - VISTA, CA 92081



BROKER CONTACTS

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalBRE #01773106

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalBRE #01702879

Olivia Baffert
obaffert@lee-associates.com
760.448.1376
CalBRE #02211874



AT A GLANCE

PROPERTY HIGHLIGHTS



22,480 Square Feet
Single Tenant Building



Minimal Office
2,936 SF (13%) Office



Ample Clear Height
28' Minimum



Heavy Power
1,600 Amps 277/480V



Dock High Loading
Two (2) Positions



Grade Level Loading
Three (3) Grade Level Doors



Parking Ratio
46 Stalls (2.0/1,000 SF)



Sprinkler System
ESFR Sprinkler System



SUBJECT PROPERTY
2515 Birch St

Grand Ave

Codes Way

Birch St

PREMISES OVERVIEW

STREET ADDRESS: 2515 Birch St

CITY: Vista, CA

BUSINESS PARK: Vista Business Park

TOTAL SQUARE FEET: 22,480 Square Feet

OFFICE AREA: 2,936 Square Feet (13%)

WAREHOUSE AREA: 19,173 Square Feet (87%)

LOT SIZE: 1.64 Acres

LOADING: Dock High Platform - Two(2) Positions
Three (3) Grade Level Doors

POWER: 1,600 amps - 277/480 V Power

YEAR BUILT: Constructed in 2025

CLEAR HEIGHT: 28' Minimum

PARKING RATIO: 2.0/1000 SF - 46 Stalls

ZONING: RLI Specific Plan

SPRINKLER SYSTEM: ESFR Sprinkler System

LEASE RATE: \$1.45/SF NNN
(NNN's estimated at \$0.40/SF)

AVAILABILITY: Immediate

Call Brokers to Schedule Showing

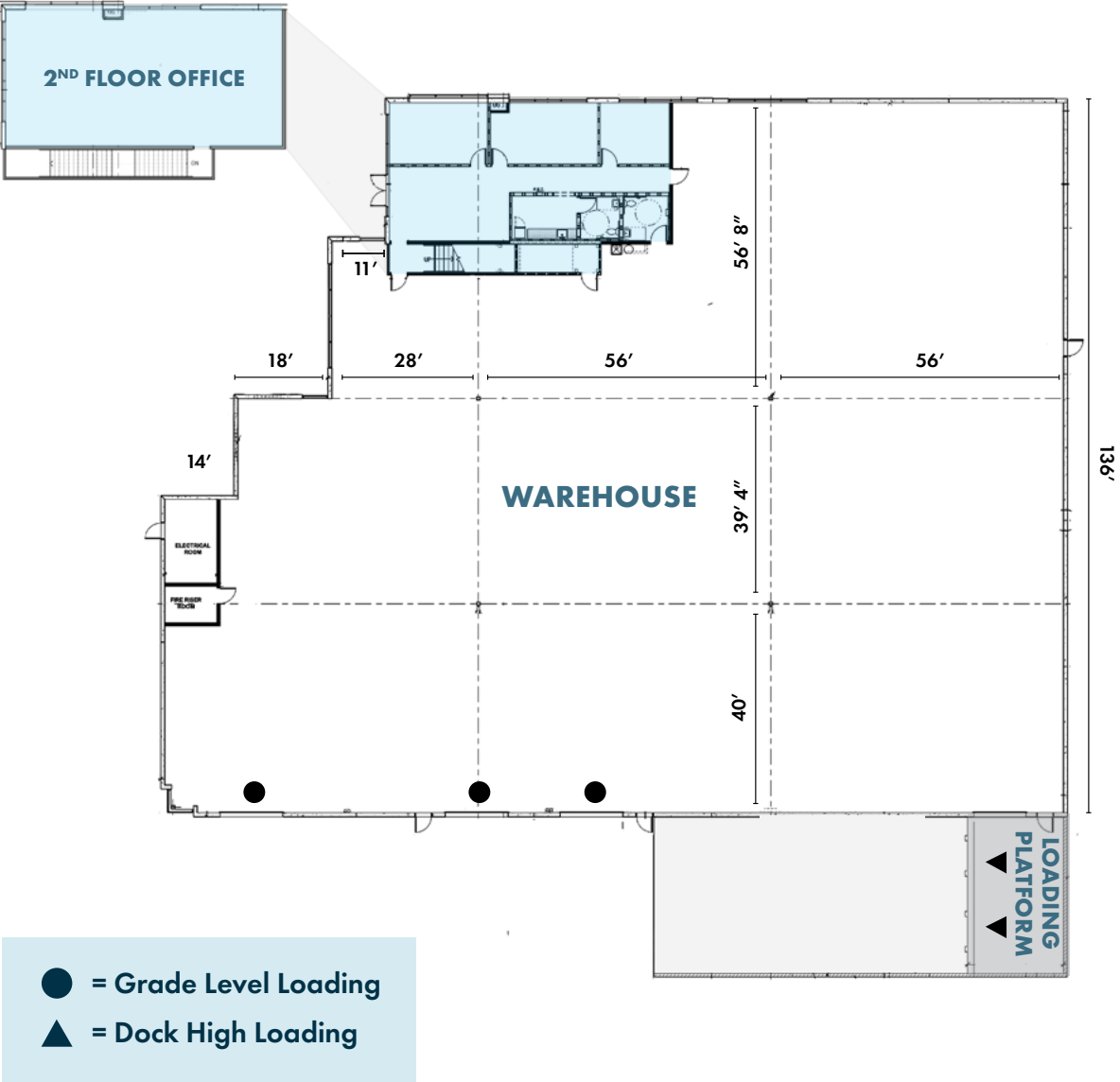




INTERIOR WAREHOUSE



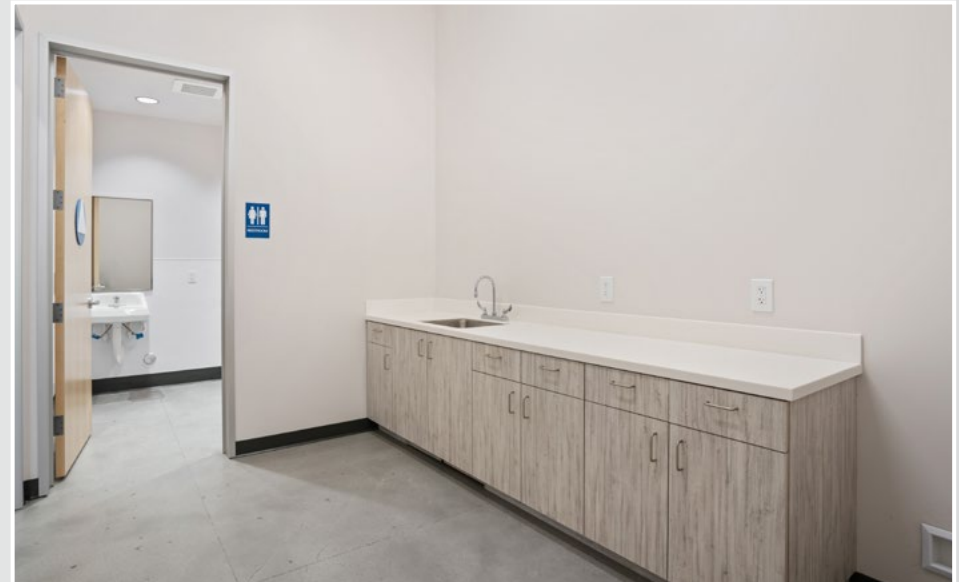
FLOOR PLAN



WAREHOUSE LOADING



OFFICE PHOTOS

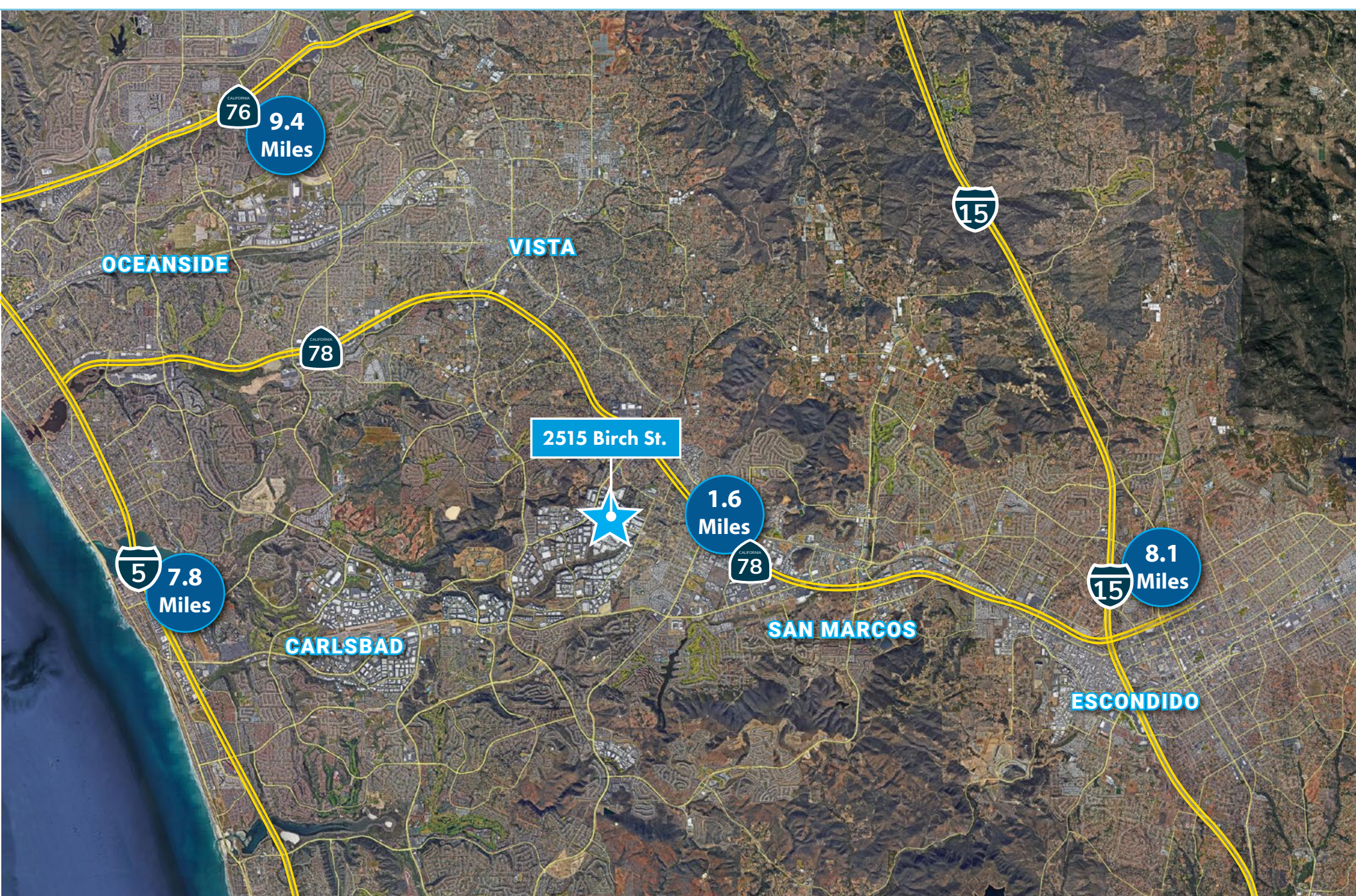


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW MARRIOTT	12	DIG water matters	17	ACCLUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23		28	MERCK	33	amazon
4	PDQ PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS	34	glanbia
5	CEMI	10	STONE BREWING CO.	15	amazon	20	DR. SEBASTIAN'S ALL-ONE!	25	UNITE PROFESSIONAL	30	cisco		

LOCATION MAP



2515 BIRCH STREET - VISTA, CA 92081

FOR LEASE: 22,480 SF FREESTANDING BUILDING

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalDRE #01702879

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalDRE #01773106

Olivia Baffert
obaffert@lee-associates.com
760.448.1376
CalDRE # 02211874

