

# FOR LEASE INDUSTRIAL OUTSIDE STORAGE (IOS)

FROM 0.75 ACRES TO 1.53 ACRES - AVAILABLE NOW



771-781 NORTH AVE - VISTA, CA 92083

## Executive Summary

### THE OPPORTUNITY

Located near the border of Vista and Oceanside, 771-781 North Ave is an Industrial Outside Storage (IOS) property with lots available from 0.75 to 1.53 acres. The property is in move in ready condition with all site improvements completed which include private paved drive aisle with allocated parking, lighting, perimeter fencing/screening with gates and crushed concrete yard surface. The properties highly coveted IG Zoning (Specific plan No. 8) allows for outside storage including construction materials, equipment, fleet vehicles, trailers, lumber yards, trucks, etc. Centrally located between interstate 15 and interstate 5, this site serves as a perfect contractor storage yard for a construction related tenant who services all North San Diego County.



# At A Glance - Property Highlights



Rare centrally located outdoor storage yards



1.53 acres of contractor storage yards divisible to 0.75 acres



Excellent access via paved drive aisle



Available Now



Power and water available to each site



Fenced & Secured



Zoned I-G City of Vista  
\*North Melrose Industrial Area

[Specific Plan No. 8 - Zone A](#)



Land uses ideal for landscaping, contractors, building materials storage, & lumber yards.\*

*\*Tenant is responsible for approval of land use.*

# Available Lots & Pricing

DEMISING PLAN			
LOT #	ACRES	SQ. FT.	Asking Rent PSF (Gross)
771 North Ave	0.78	33,977	\$.30 PSF
773 North Ave	0.75	32,670	\$.30 PSF
771-773 North Ave	1.53	66,647	\$.30 PSF

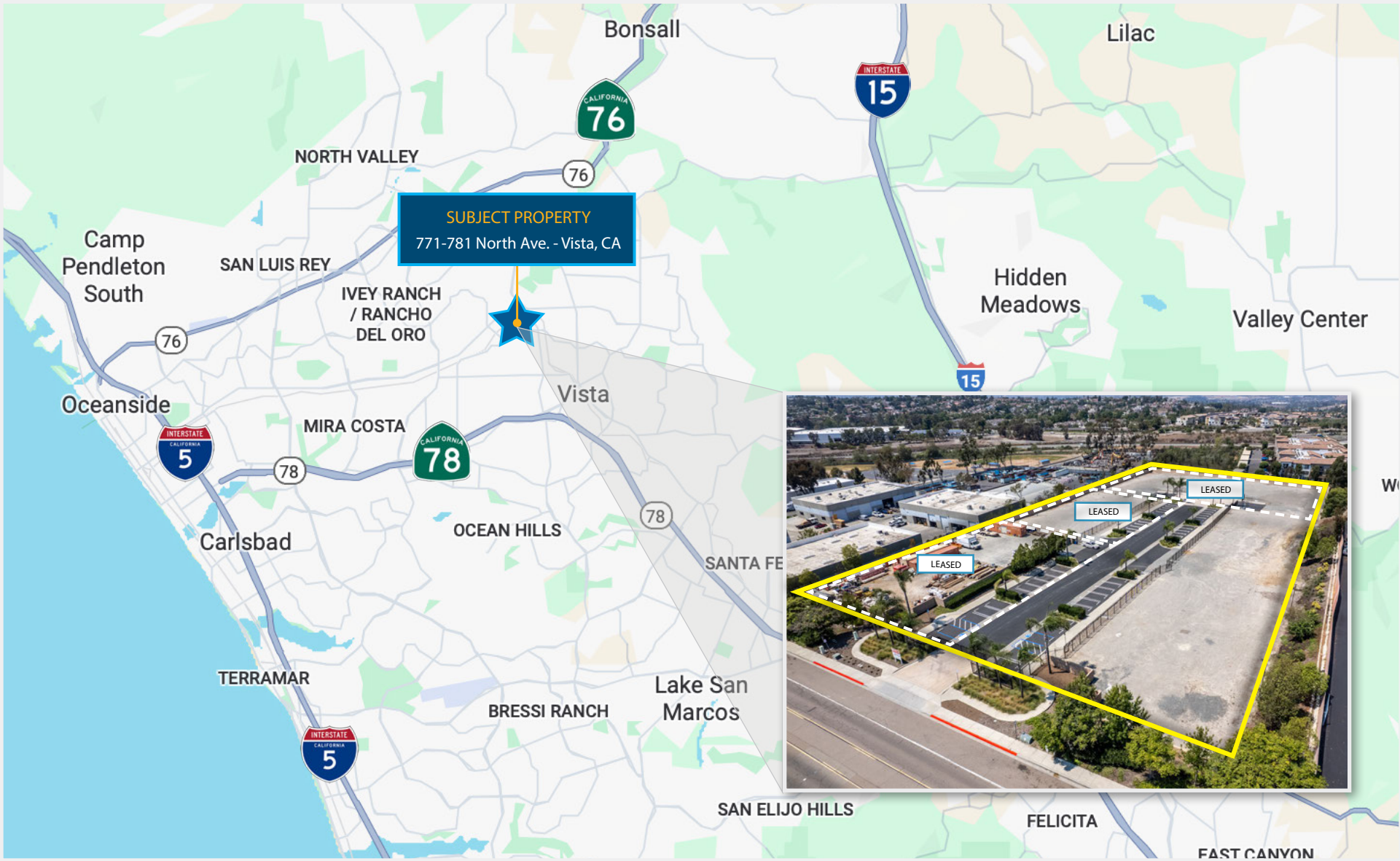
\*Lots will be available to occupy upon approved use.



# Aerials



# Location Map



## Location Map & Drive Times



### DRIVE TIMES

**2 miles**  
Highway 78

**6 miles**  
Interstate 5

**9 miles**  
Interstate 15

**43 miles**  
San Diego Airport

**93 miles**  
Downtown LA

**27 miles**  
Temecula

**59 miles**  
Otay Mesa

**32 miles**  
San Clemente



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*FOR LEASE - INDUSTRIAL OUTSIDE STORAGE (IOS)*

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