

FOR SALE

5,162 SF FREESTANDING INDUSTRIAL BUILDING

VISTA BUSINESS PARK - 1146 N. MELROSE DR, UNIT 801 / 802, VISTA, CA 92083





SUBJECT PROPERTY
1146 N. Melrose Dr

BROKER CONTACTS

Isaac Little

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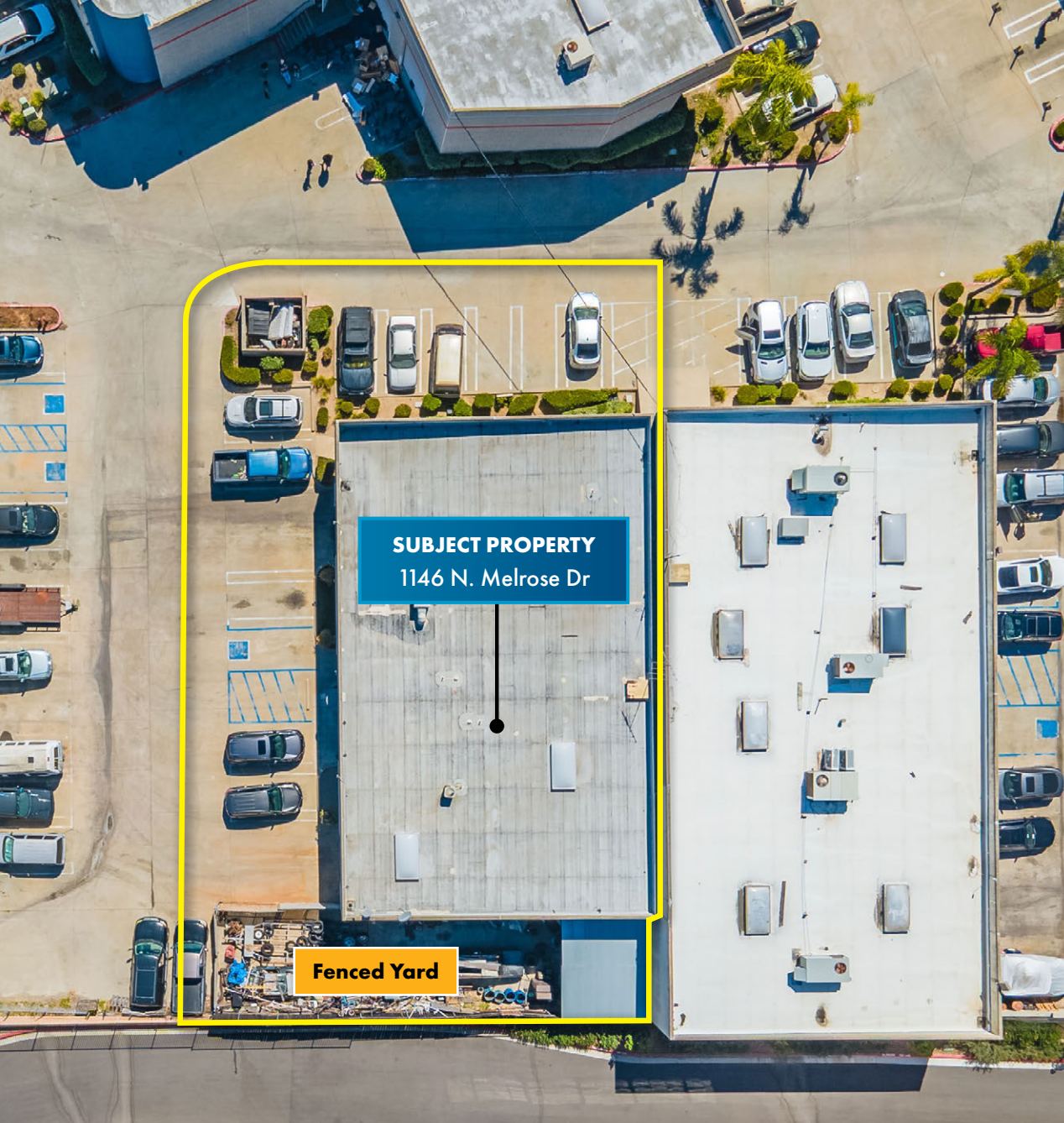
CalBRE #01773106

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AT A GLANCE

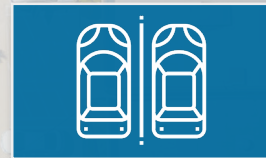
PROPERTY HIGHLIGHTS



5,162 Square Feet
Divisible into Two Units (801/802)
Multi or Single Tenant Building



Floorplan Layout
Warehouse: 4,078 SF (79%)
Office: 1,084 SF (21%)



Parking
2.32/1000 SF
(12 Stalls)



Power
Ample
(Buyer to Verify)



Clear Height
16' Minimum



Grade Level Loading
Three (3) Grade Level Doors



Fenced Yard
(Partially Covered)
Approx. 2,000 SF



Sprinkler System
Fully Sprinklered Throughout



SPRINTER RAIL LINE

SUBJECT PROPERTY
1146 N. Melrose Dr

**Storquest
Self Storage**

**Melrose
Auto Center**

N. Melrose Dr
(23,987 VPD)



PREMISES OVERVIEW

STREET ADDRESS: 1146 N. Melrose Dr, Unit 801/802,
Vista, CA 92083

BUSINESS PARK: Vista Business Park

TOTAL SQUARE FEET: 5,162 Square Feet

OFFICE AREA: 1,084 SF (21%)

WAREHOUSE AREA: 4,078 SF (79%)

LOT SIZE: 0.30 Acres

LOADING: Three (3) Grade Level Doors

POWER: Ample (Buyer to Verify)

YEAR BUILT: Constructed in 1990

CLEAR HEIGHT: 16' Minimum

PARKING RATIO: 2.32/1000 SF (12 Stalls)

ZONING: SPI, Vista

SPRINKLER SYSTEM: Fire Sprinklers Throughout

DIVISIBLE INTO TWO UNITS: Spaces Separately Metered

CURRENT LEASE TERM: Lease through December 31, 2028
For additional Tenant/Lease
information - please call brokers

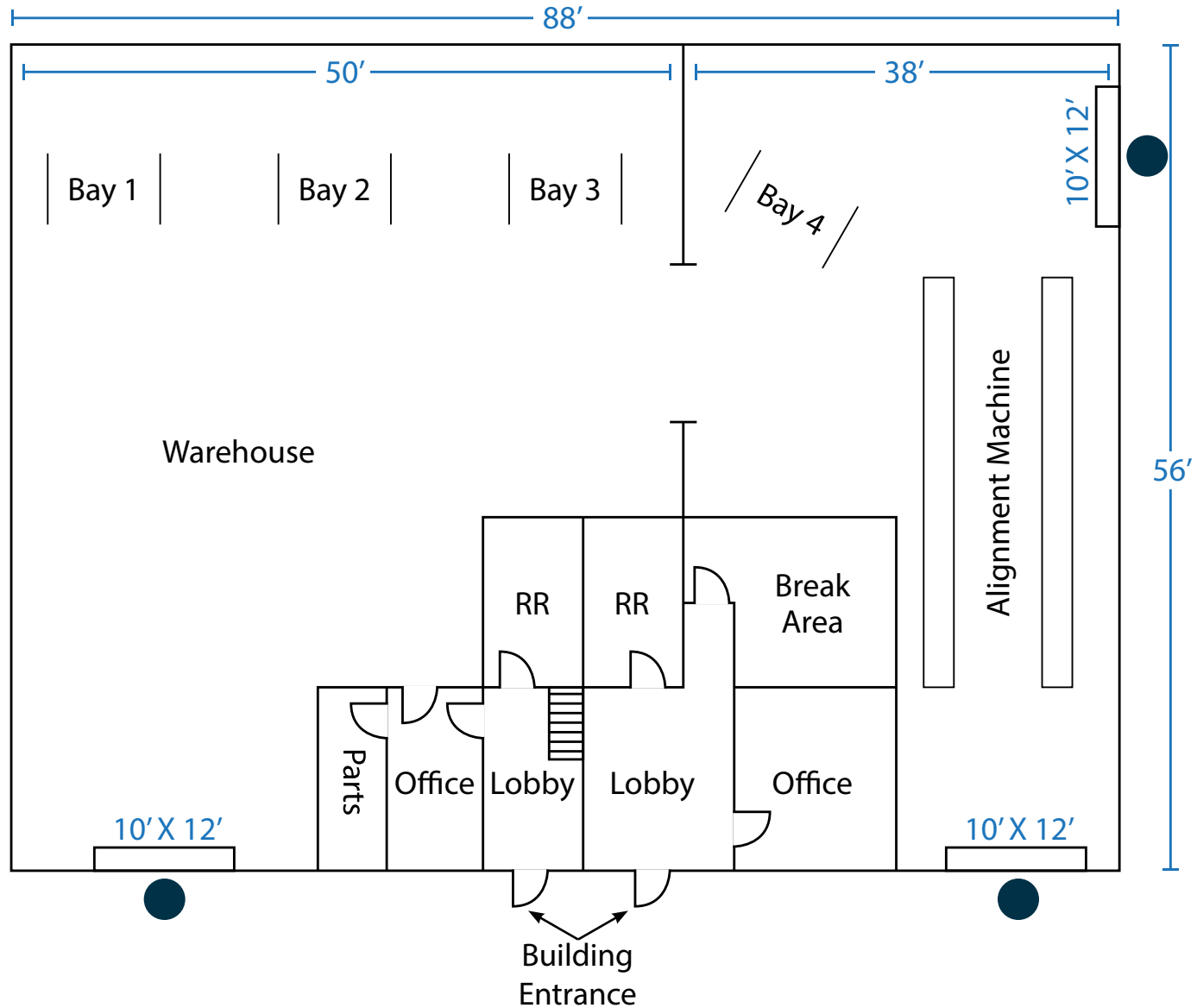
SALE PRICE: \$1,471,170 (\$285/SF)



[Call Brokers to Schedule Showing](#)

FLOOR PLAN

● = Grade Level Loading



SITE PLAN

Building Area: **5,162 SF**
Bonus Storage Mezz: **200 SF**
Yard: **2,000 SF**
Parking: **Approx. 12 spaces**

1146 N. Melrose Dr,
Unit 801/802,
Vista, CA 92083

Fenced Yard





**N. Melrose Dr
(23,987 VPD)**

**North County Trade
Tech High School**

**TJ Crossman
Auto Repair**

W. Los Angeles Rd

On Market

**SUBJECT PROPERTY
1146 N. Melrose Dr**

**On Track
Sliding**

Urban Tires

**Storquest
Self Storage**

Butler Chemicals

Rob's Auto

**New Haven
Youth Service**

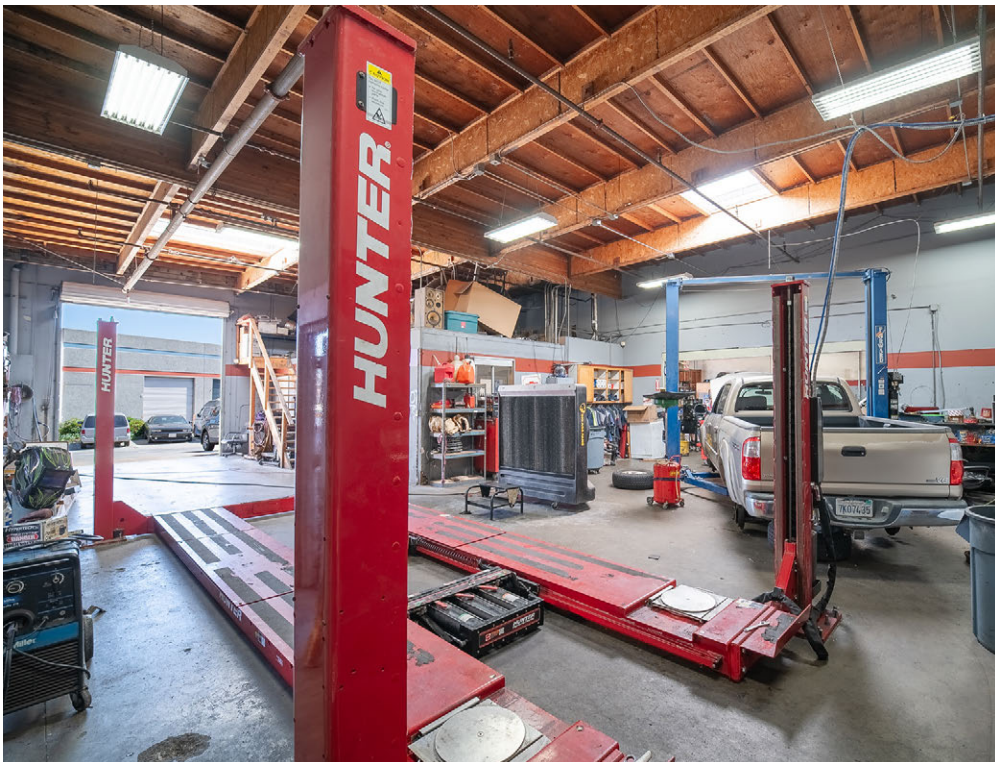
**S and R
Towing Inc**

SPRINTER RAIL LINE

SITE AERIAL



WAREHOUSE / LOADING



OFFICE PHOTOS



LOCATION MAP



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For More Information Contact:

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