

# FOR SALE

## 6,060 SF FREESTANDING INDUSTRIAL BUILDING WITH FENCED PARKING/YARD

SADDLEBACK VISTA PARK - 1220 KEYSTONE WAY, VISTA, CA 92081







**SUBJECT PROPERTY**  
1220 Keystone Way

**Keystone Way**

## BROKER CONTACTS

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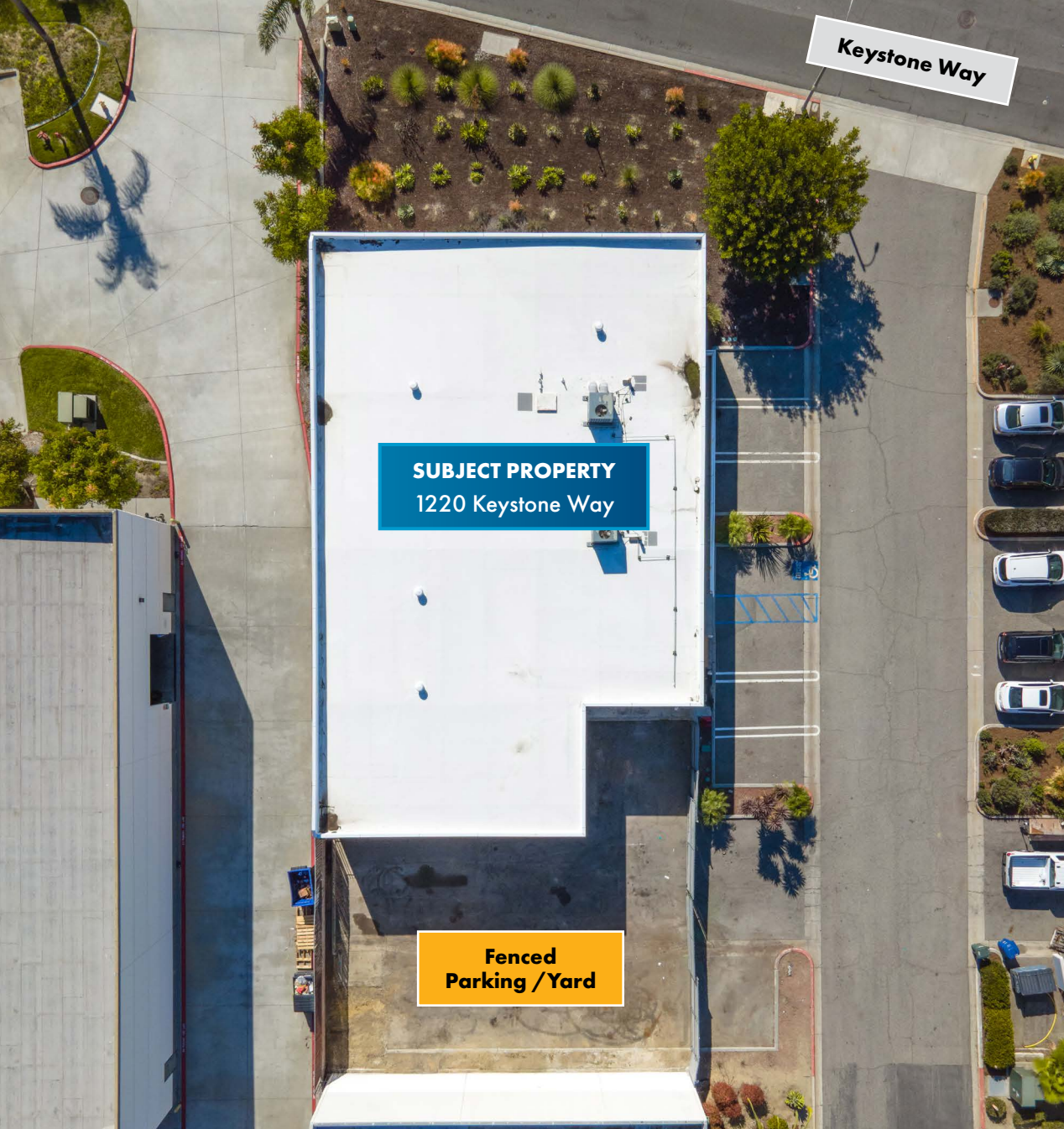
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Keystone Way

**SUBJECT PROPERTY**  
1220 Keystone Way

**Fenced  
Parking /Yard**

# AT A GLANCE

## PROPERTY HIGHLIGHTS



**6,060 Square Feet**  
Single Tenant Building



**Improved Area**  
Approx. 3,030 SF (50%)



**Warehouse Footprint**  
Approx. 3,030 SF (50%)



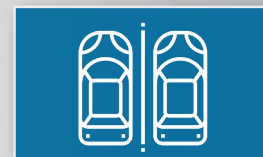
**Power**  
Ample - Buyer to Verify



**Clear Height**  
14.5' - 16' Minimum



**Grade Level Loading**  
One (1) Grade Level Door



**Fenced Parking/Yard**  
Approx. 3,500 SF



**Sprinkler System**  
Fire Sprinklers





Palomar Airport Rd

Lionshead Ave  
(5,700 VPD)

Business Park Dr  
(8,500 VPD)

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Keystone Way

Fenced  
Parking /Yard



# PREMISES OVERVIEW

**STREET ADDRESS:** 1220 Keystone Way, Vista, CA 92081

**BUSINESS PARK:** Saddleback Vista Park

**TOTAL SQUARE FEET:** 6,060 Square Feet

**IMPROVED AREA:** Approx. 3,030 SF (50%)

**WAREHOUSE AREA:** Approx. 3,030 SF (50%)

**LOT SIZE:** 0.42 Acres

**LOADING:** One (1) Grade Level Door

**POWER:** Ample - Tenant to Verify

**YEAR BUILT:** Constructed in 1990

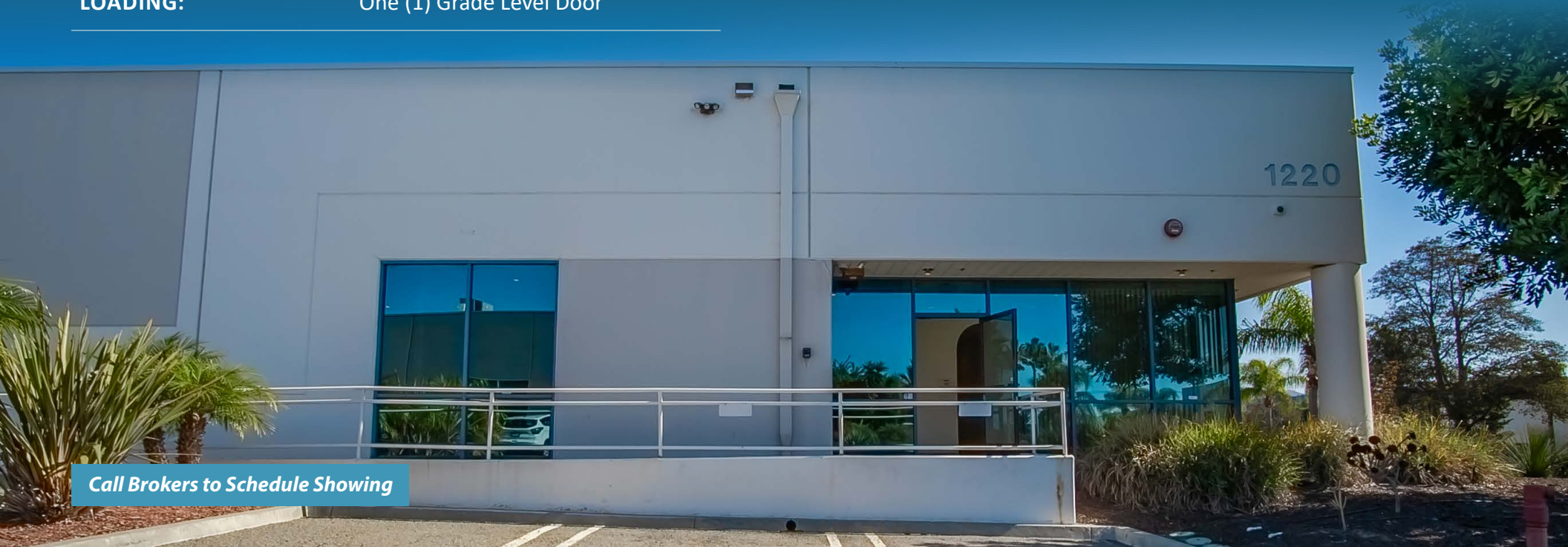
**CLEAR HEIGHT:** 14.5'-16' Minimum

**PARKING RATIO:** 1.65/1000 SF

**ZONING:** SPI, Vista

**SPRINKLER SYSTEM:** Fire Sprinklers

**SALE PRICE:** \$2,272,500 (\$375/SF)

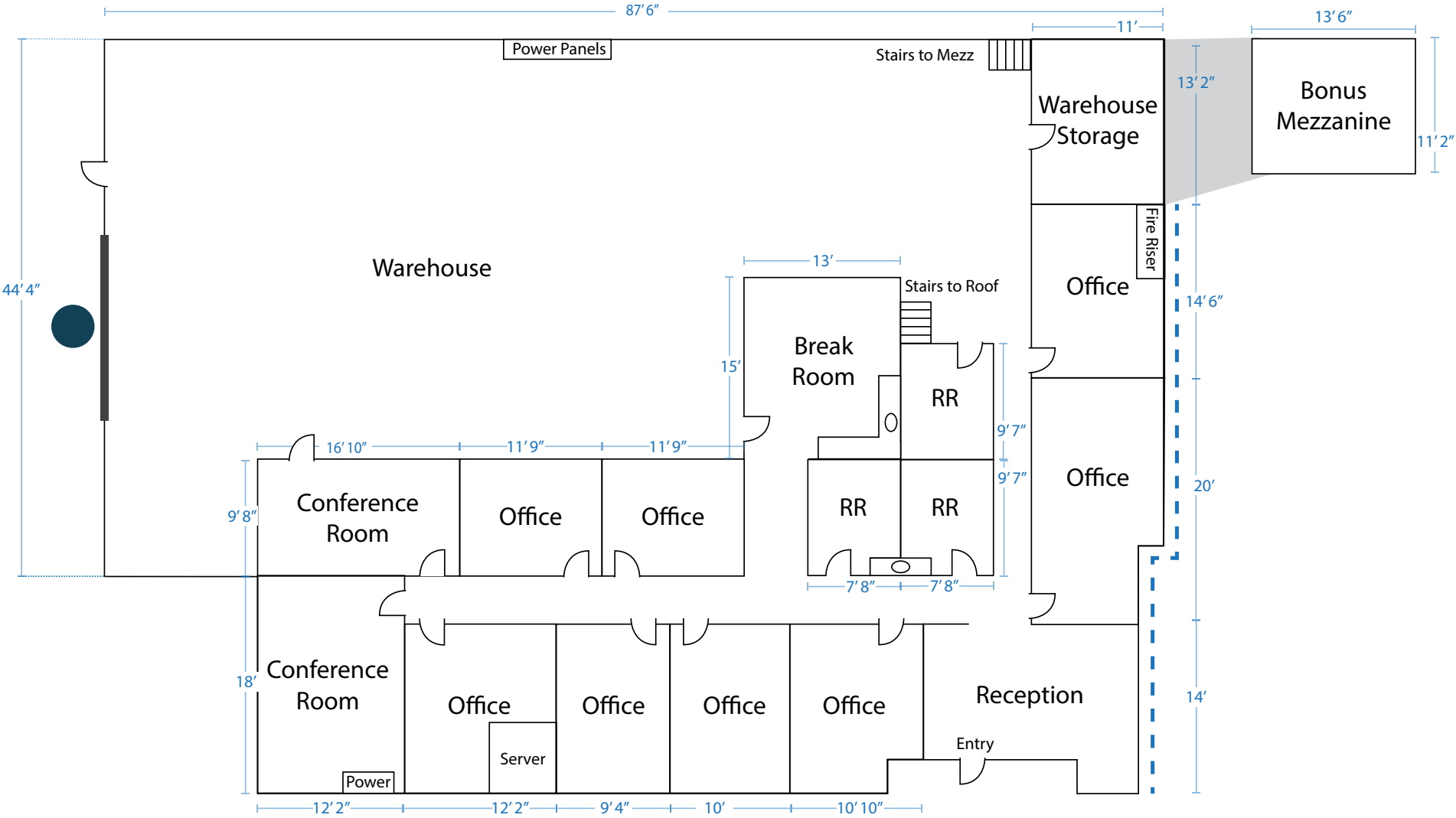


*Call Brokers to Schedule Showing*



# FLOOR PLAN

- = Grade Level Loading
- = Window Line





# SITE PLAN

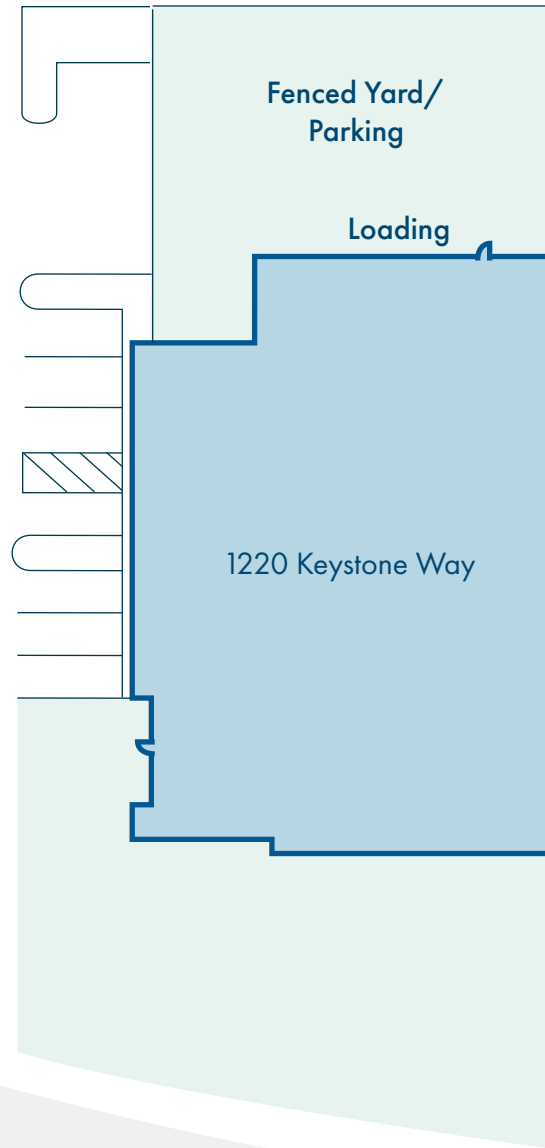
Building Area: **6,060 SF**

Bonus Mezz: **150 SF**

Total: **6,060 SF**

Parking: **Approx.  
10 spaces**

Fenced Parking/Yard: **3,500 SF**







Leidos

Accutek

2025 Brand New Construction

Coastal Gymnastics Academy

Exagen Inc.

Miridera Corp.

True Nutrition

The Wall

Paramount Gasket

Coastal Plumbing, Inc.

4x4 Prestige Store

CS Illumination

Target

Leigh Aerosystems

Level 3 Construction

Business Park Dr  
(8,500 VPD)

Keystone Way

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1220 Keystone Way

SITE AERIAL



# WAREHOUSE/LOADING PHOTOS







FENCED PARKING / YARD





**Fenced  
Parking /Yard**





# OFFICE PHOTOS





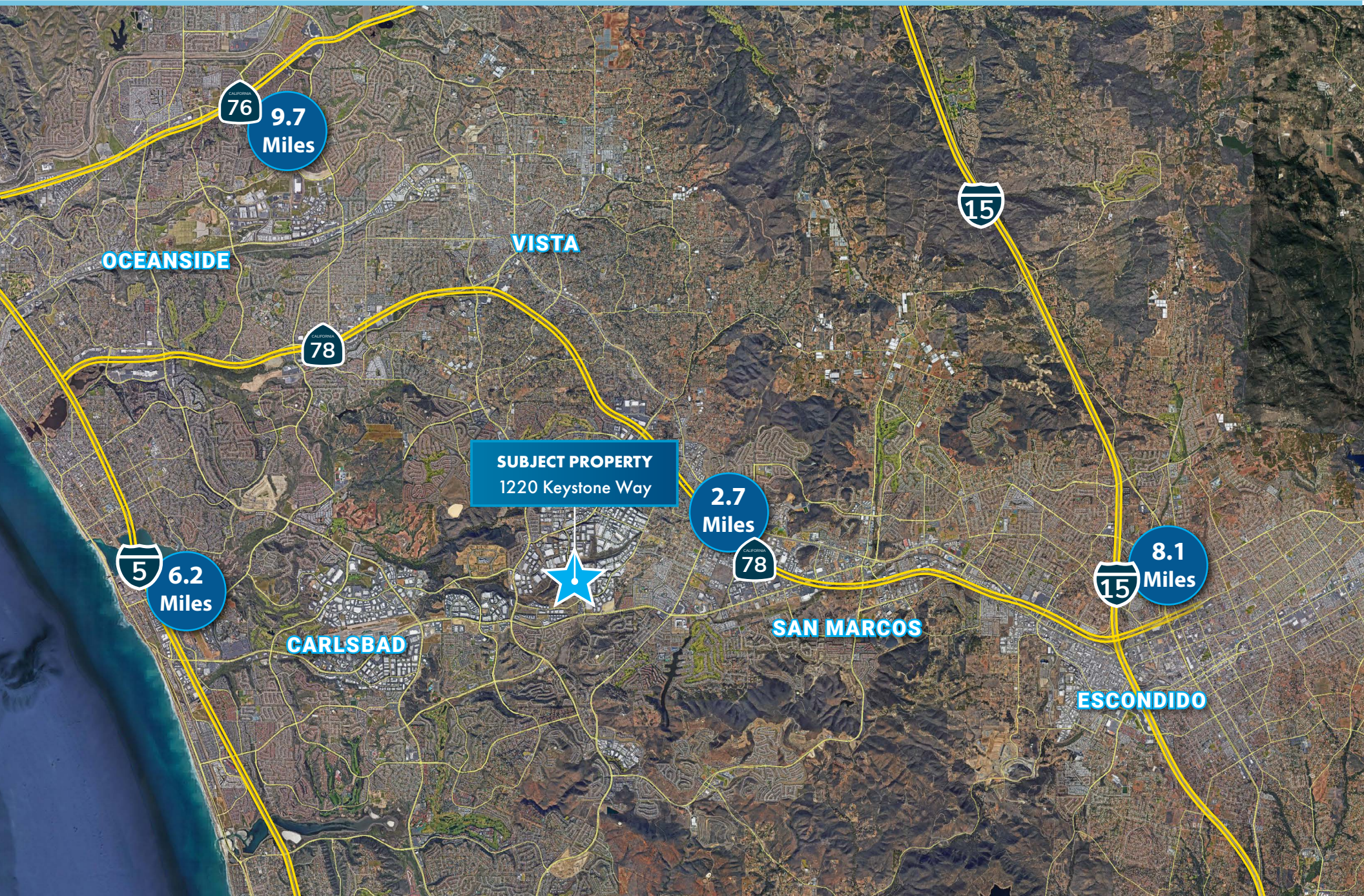
# CORPORATE NEIGHBORS AERIAL



|   |                            |    |                   |    |                          |    |                        |    |                |    |                       |    |         |
|---|----------------------------|----|-------------------|----|--------------------------|----|------------------------|----|----------------|----|-----------------------|----|---------|
| 1 | ACUSHNET COMPANY           | 6  |                   | 11 | BROWN SAFE               | 16 |                        | 21 | WINNERS ONLY   | 26 | HME                   | 31 | BREG    |
| 2 | DDH ENTERPRISE, INC.       | 7  | JW JEWELLERS      | 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 | THE HOME DEPOT | 28 | MERCK                 | 33 | amazon  |
| 4 | P2Q PICKUP                 | 9  | CAPTEK            | 14 | BIOFILM, INC.            | 19 | Watkins Wellness       | 24 | FLUIDRA        | 29 | IONIS PHARMACEUTICALS | 34 | glanbia |
| 5 | EMI                        | 10 | STONE BREWING CO. | 15 | amazon                   | 20 | DR. BEONNER'S ALL-ONE! | 25 | UNITE          | 30 | CISCO                 |    |         |



# LOCATION MAP





# 1220 Keystone Way

Vista, CA 92081

*For More Information Contact:*

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