

FOR SALE

11,732 SF FREESTANDING INDUSTRIAL BUILDING WITH YARD/PARKING

VISTA BUSINESS PARK - 2520 PIONEER AVE, VISTA, CA 92081





SUBJECT PROPERTY
2520 Pioneer Ave

Pioneer Ave

BROKER CONTACTS

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Pioneer Ave

SUBJECT PROPERTY
2520 Pioneer Ave

Parking / Yard



11,732 Square Feet
Single Tenant Building



Improved Area
Approx. 3,520 SF (30%)



Warehouse Footprint
Approx. 8,212 SF (70%)



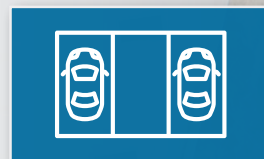
Power
400 Amps, 120/208v



Clear Height
16' - 18' Minimum



Grade Level Loading
Two (2) Grade Level Doors



Yard/Parking
Approx. 4,500 SF



Sprinkler System
Fire Sprinklers Throughout

AT A GLANCE

PROPERTY HIGHLIGHTS



La Mirada Dr

Poinsettia Ave

SUBJECT PROPERTY
2520 Pioneer Ave

Pioneer Ave

Commerce Way

PREMISES OVERVIEW

STREET ADDRESS: 2520 Pioneer Ave, Vista, CA 92081

BUSINESS PARK: Vista Business Park

TOTAL SQUARE FEET: 11,732 Square Feet

IMPROVED AREA: Approx. 3,520 SF (30%)

WAREHOUSE AREA: Approx. 8,212 SF (70%)

YARD/PARKING AREA: Approx. 4,500 SF

LOT SIZE: 0.72 Acres

LOADING: Two (2) Grade Level Doors

POWER: 400 Amps, 120/208v

YEAR BUILT: Constructed in 1991

CLEAR HEIGHT: 16'-18' Minimum

PARKING RATIO: 2.05/1000 SF - 24 Stalls

ZONING: SPI, Vista

SPRINKLER SYSTEM: Fire Sprinklers Throughout

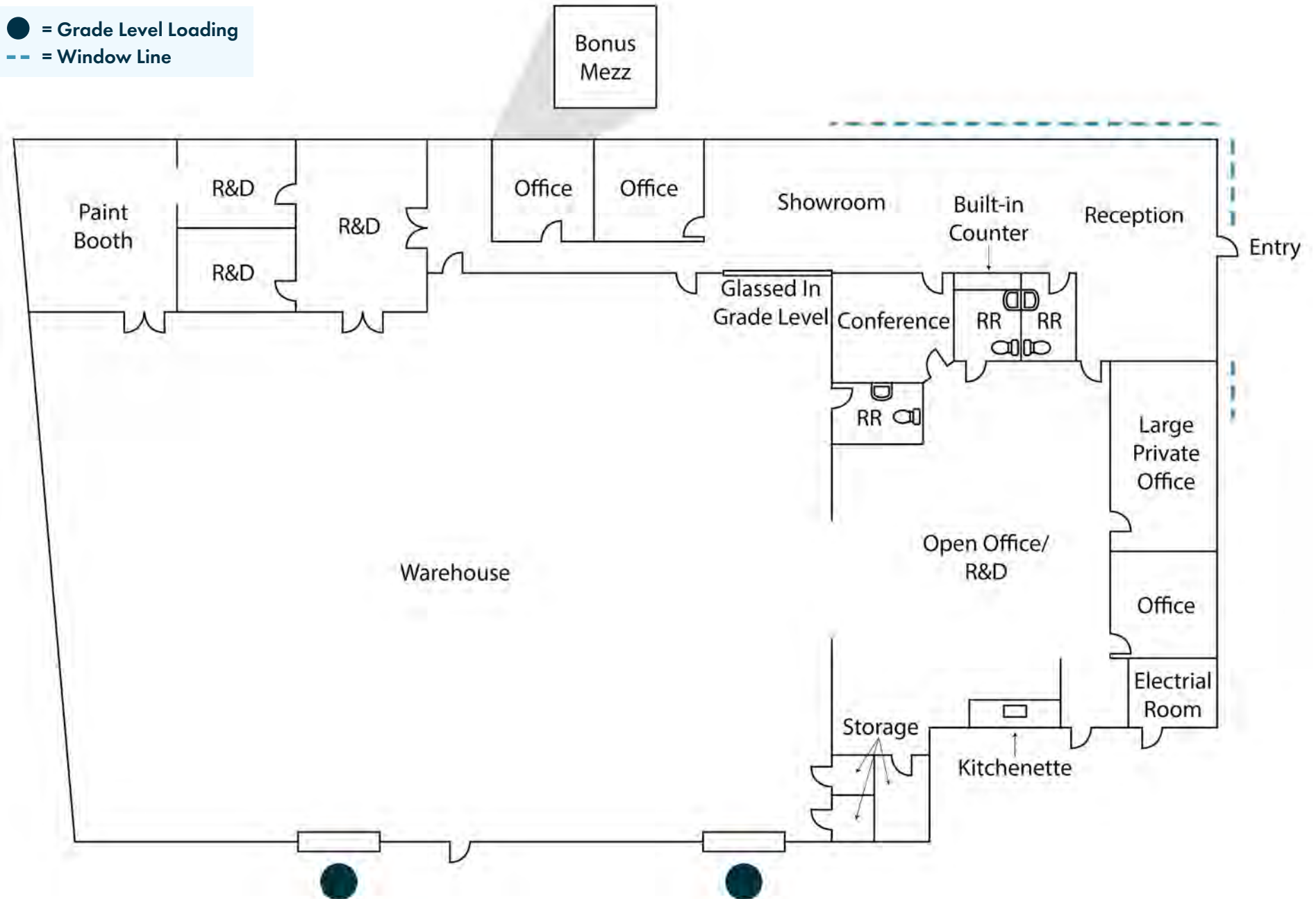
PURCHASE PRICE: \$3,754,240 (\$320/SF)



[Call Brokers to Schedule Showing](#)

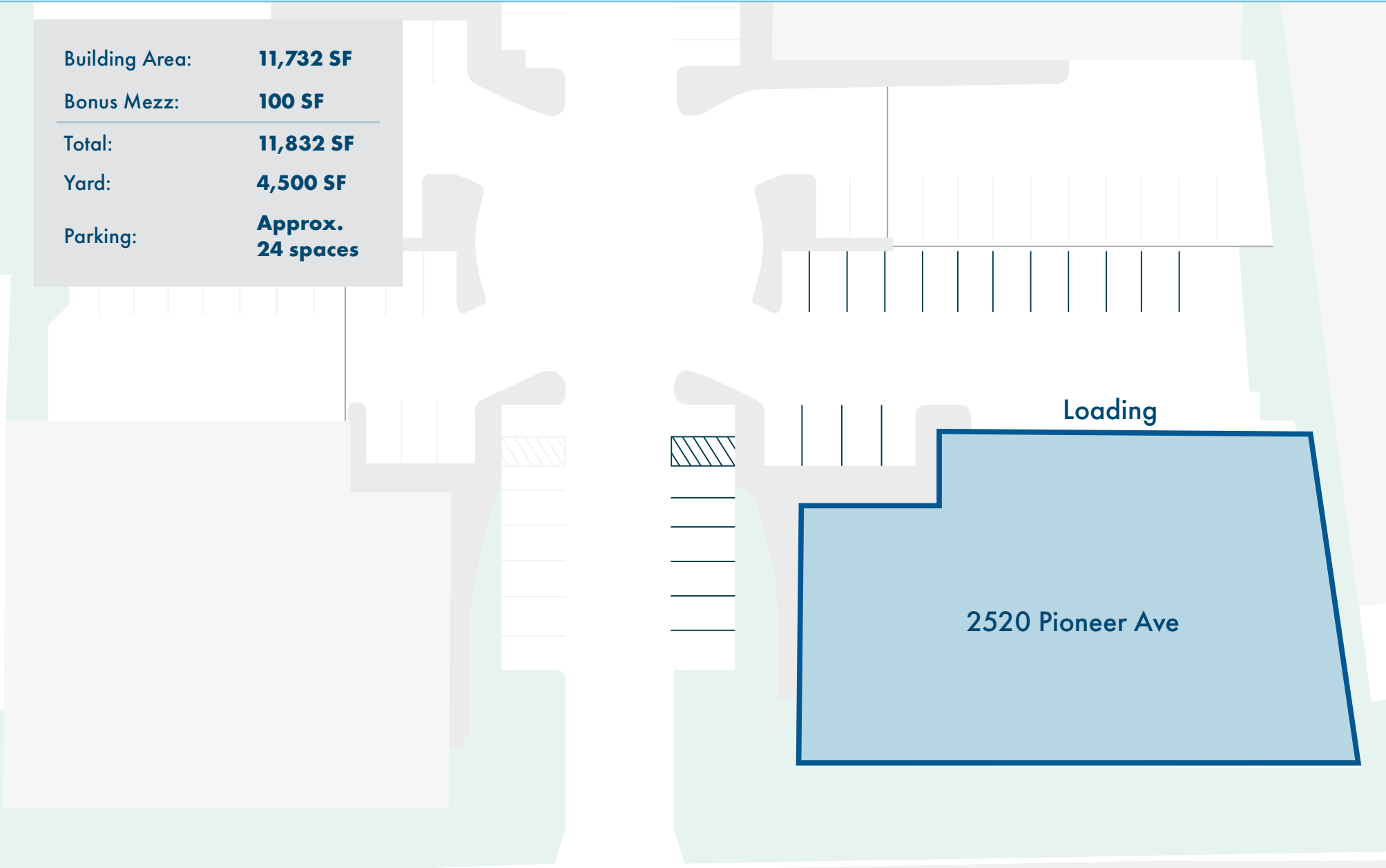
FLOOR PLAN

- = Grade Level Loading
- - = Window Line



SITE PLAN

| | |
|----------------|------------------------------|
| Building Area: | 11,732 SF |
| Bonus Mezz: | 100 SF |
| <hr/> | |
| Total: | 11,832 SF |
| Yard: | 4,500 SF |
| Parking: | Approx. 24 spaces |



PIONEER AVE



Arrow Pipeline

Superior Pool Products

FBI Flowers

Mult-Tenant

Electronic Output Solutions

Ki's Kitchen

Ramirez Flowers

CalMex

On Market

SUBJECT PROPERTY
2520 Pioneer Ave

Coral Tree Commerce Center

Coral Tree

Johnstone Supply

Coral Tree Commerce Center

Pioneer Ave

SITE AERIAL



WAREHOUSE/LOADING PHOTOS





OFFICE PHOTOS

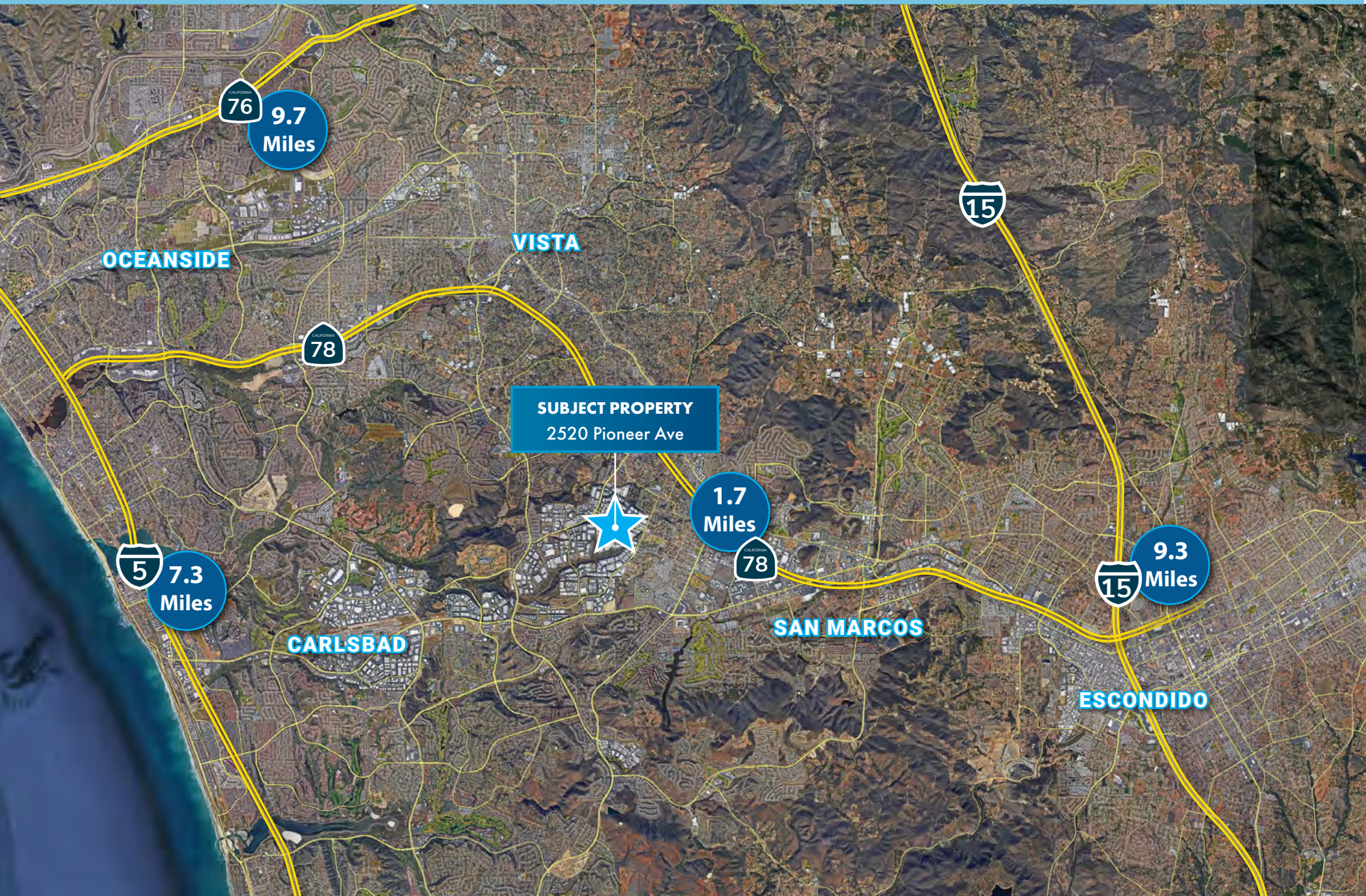


CORPORATE NEIGHBORS AERIAL



| | | | | | | | | | | | | | |
|---|----------------------------|----|-------------------|----|------------------|----|-----------------------|----|--------------------|----|-------|----|---------|
| 1 | ACUSHNET COMPANY | 6 | | 11 | BROWN SAFE | 16 | | 21 | WINNERS ONLY | 26 | HME | 31 | BREG |
| 2 | DDH ENTERPRISE, INC. | 7 | JW JULIPON | 12 | DIG water meters | 17 | ACCLUTEK | 22 | AQUA LUNG | 27 | PODS | 32 | OPTUMRX |
| 3 | DTD Diversified Tool & Die | 8 | DART AIRSPACE | 13 | KILLION | 18 | US FOODS | 23 | | 28 | MERCK | 33 | amazon |
| 4 | P2Q PICKUP | 9 | CAPTEK | 14 | BIOFILM, INC. | 19 | Watkins Wellness | 24 | FLUIDRA | 29 | IONIS | 34 | glanbia |
| 5 | GMI | 10 | STONE BREWING CO. | 15 | amazon | 20 | DR. BONNER'S ALL-ONE! | 25 | UNITE PROFESSIONAL | 30 | CISCO | | |

LOCATION MAP



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