



OAK RIDGE BUSINESS CENTER

2449 & 2453 CADES WAY | VISTA, CA 92081



±6,000-±15,000 SF INDUSTRIAL SUITES AVAILABLE FOR LEASE

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Voit
REAL ESTATE SERVICES



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OAK RIDGE BUSINESS CENTER in San Diego's North County, the city of Vista is a bustling city packed with cultural opportunities that incorporate its sparkling sunny weather.

The project features two (2) multi-tenant industrial buildings totaling approximately 52,987 square feet on 4.8 acres of land. Suites range from \pm 3,750 SF to 15,000 SF. The project is located at the end of a quiet cul-de-sac with ocean breezes and local, responsive management.

OAK RIDGE BUSINESS CENTER is an excellent solution for local professionals who are looking to work closer to home, minimize their overhead, and maximize their company's image. The Project is centrally located between I-5 and I-15 which is easily accessible via HWY 78 and is less than a mile (5 minutes) from the highway. Located just seven miles inland from the Pacific Ocean in Northern San Diego County.

PROPERTY OVERVIEW

➔ 2449 CADES WAY

- | Building Size: 23,850 SF
- | Lot Size: 95,832 SF (2.20 Acres)
- | Number of Stories: One (1)
- | Year Built: 1988
- | Clear Height: 22'
- | Power: Min. 200 Amps, 208 V, 3-Phase, per suite*
- | Sprinklers: Yes
- | Grade Level Doors: Six (6) 10'X12' doors
- | Grade level truck loading with drive around access
- | Parking Ratio: 2.2/1,000 SF (53 Spaces)
- | Solarcool silicone roof
- | Skylights
- | LED Lighting
- | Zoning: IP, City of Vista

➔ 2453 CADES WAY

- | Building Size: 29,137 SF
- | Lot Size: 113,256 SF (2.60 Acres)
- | Number of Stories: One (1)
- | Year Built: 1988
- | Clear Height: 22'
- | Power: Min. 200 Amps, 208 V, 3-Phase, per suite*
- | Sprinklers: Yes
- | Grade Level Doors: Six (6) 10'X12' doors
- | Grade level truck loading with drive around access
- | Parking Ratio: 2.09/1,000 SF (62 Spaces)
- | Solarcool silicone roof
- | Skylights
- | LED Lighting
- | Zoning: IP, City of Vista

* Call regarding individual suites



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SUITE A & B

15,000 SF

LEASE RATE **\$1.10 MG** (CAM = \$0.14/SF)

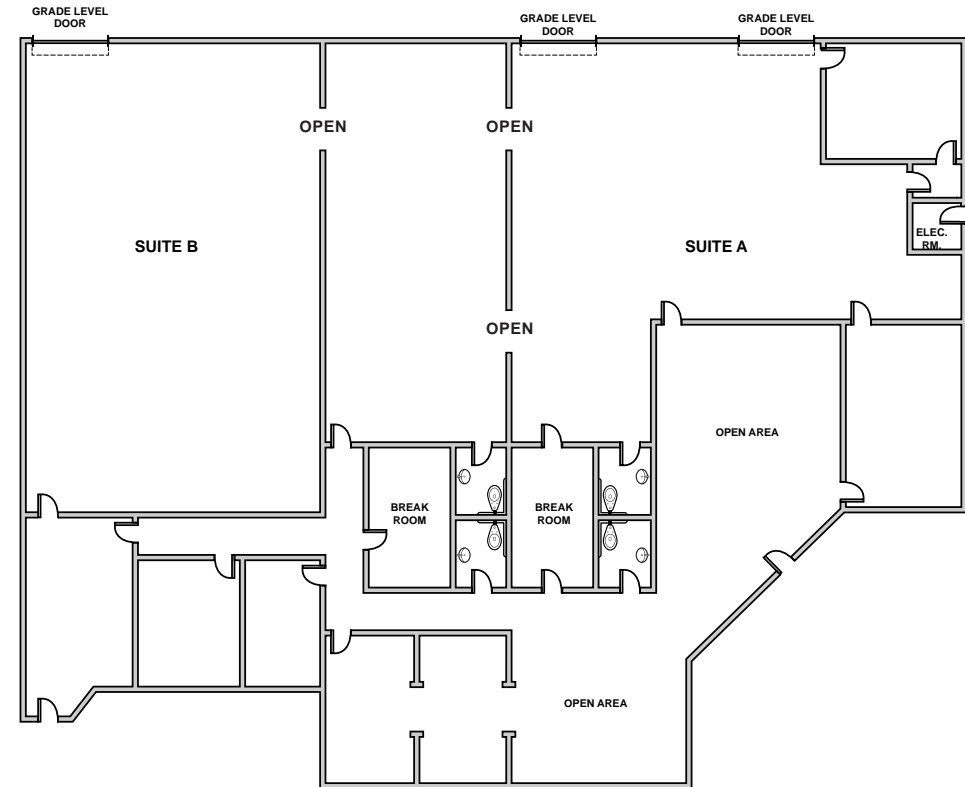


FLOOR PLANS

2453 CADES WAY

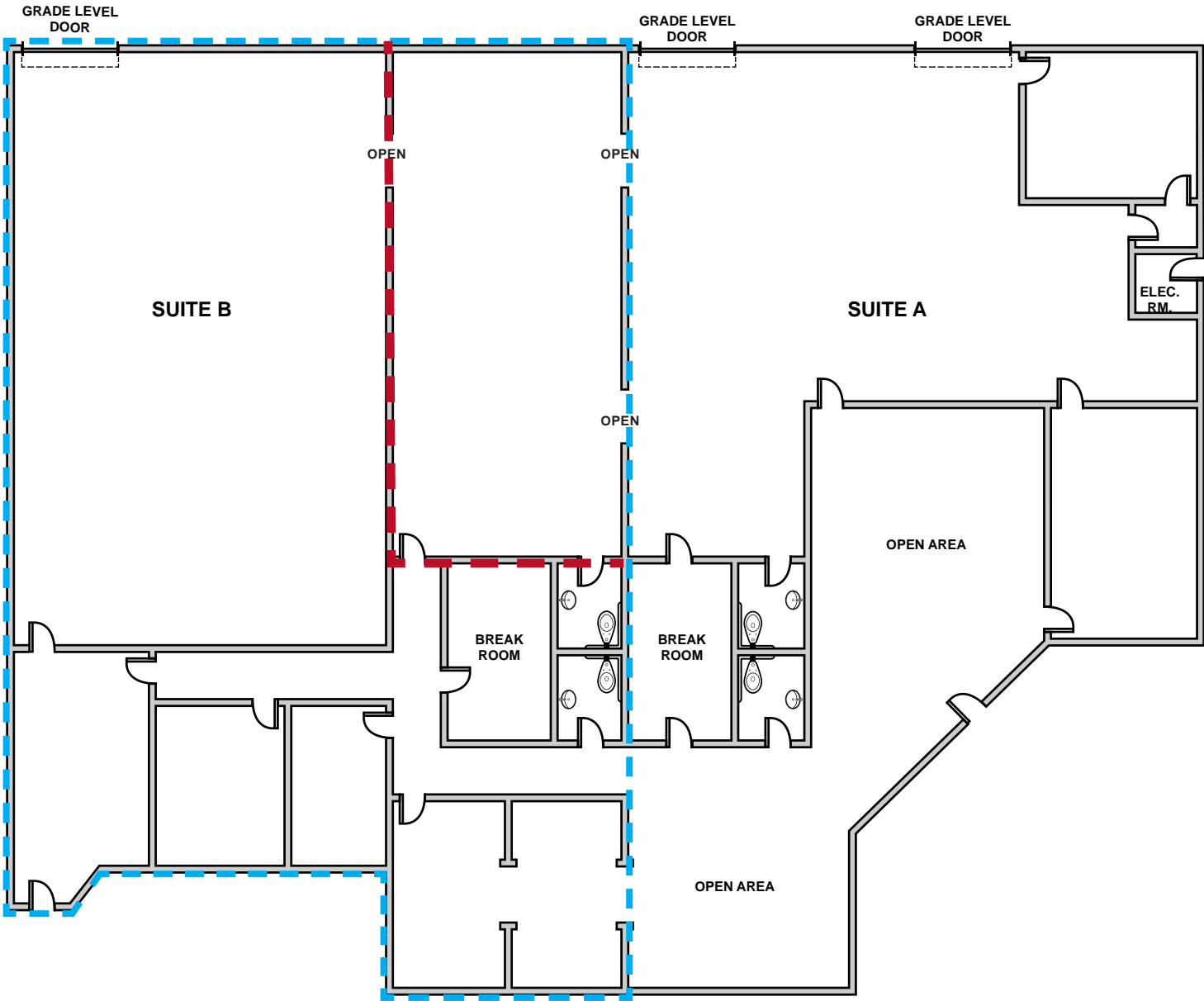
→ SUITE A & B

- | ±15,000 square feet
- | 30% Office Area
- | 4 Restrooms
- | 2 Break Rooms
- | Drive Around Access
- | 3 Grade Level Doors
- | End Cap Unit
- | Easily Divisible (see next page)
- | Available October 1, 2021



2453 CADES WAY

DIVISIBILITY OPTIONS





OAK RIDGE BUSINESS CENTER

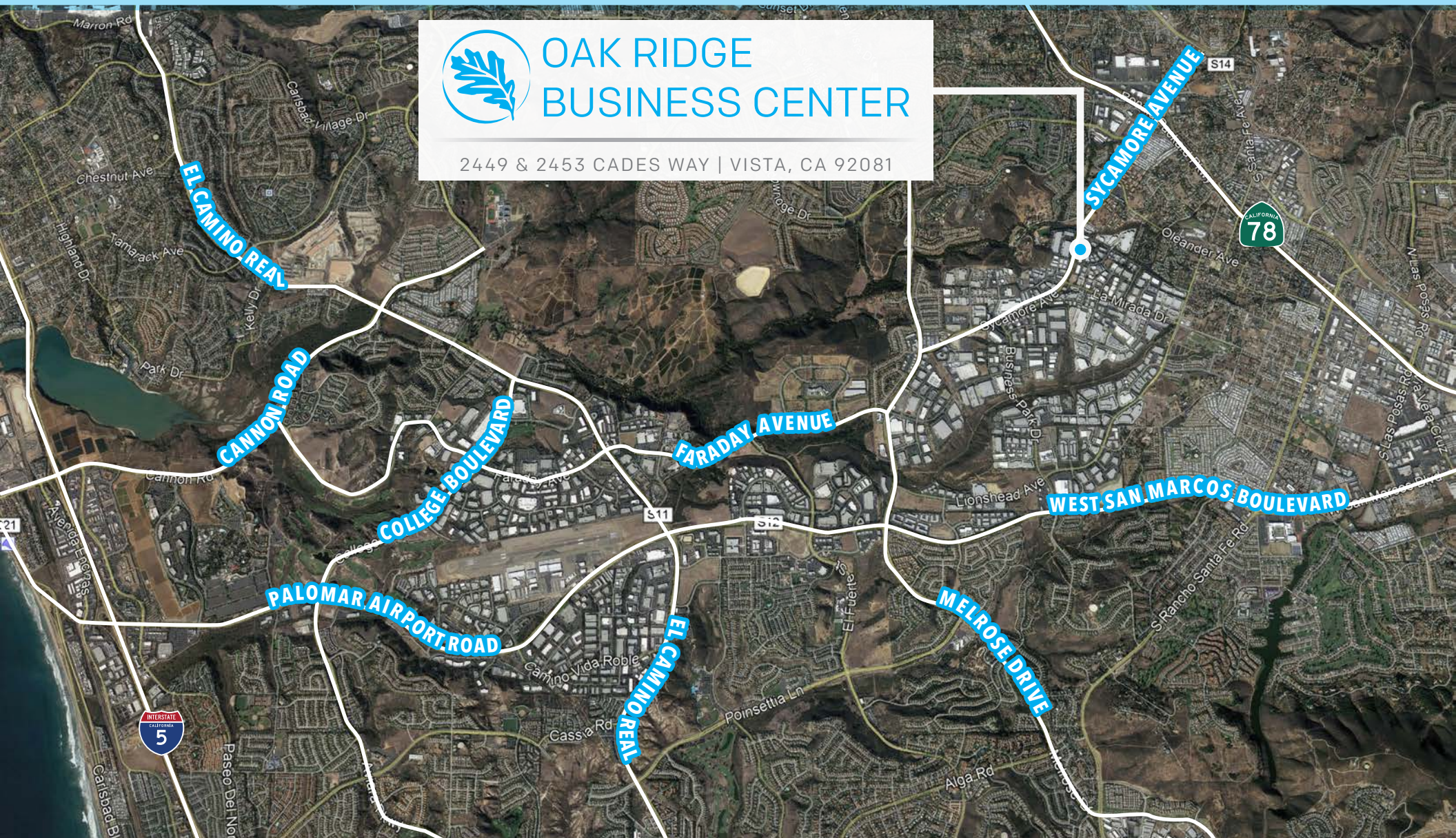
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