

Rancho Vista Business Park

INDUSTRIAL SUITES FOR LEASE

3,708-27,264 RSF Suites Available
in the 40-Building, Master-Planned
Rancho Vista Business Park

EXCLUSIVELY LEASED BY

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 **Kidder
Mathews**

KIDDER.COM



High-image suite with abundant skylights, high-bay warehouse lights in each suite & loading features with proximity to CA-78.

SUITES AVAILABLE	3
AVAILABLE RENTABLE SF	1330 Speciality Dr, Suite D 4,106 1391 Specialty Dr, Suite A 27,264 1240 Activity Dr, Suite D 3,708
NO OF BUILDINGS	40
LAND ACRES	80
POWER	Above standard
PROPERTY MANAGEMENT	On-site & professional
EXTERIOR	Outdoor eating areas
WAREHOUSE AMENITIES	Over-sized loading capabilities, high-bay lights & skylights
ZONING	SPI, Vista
CLEAR HEIGHT	16' - 24'
PARKING	Concrete lots & driveways
LOADING	Dock(s) & over-sized grade-level doors in each suite (12'x14')

RANCHO VISTA BUSINESS PARK



1391 SPECIALTY DR, SUITE A

1330 SPECIALTY DR, SUITE D

1240 ACTIVITY DR, SUITE D

CURRENT AVAILABILITIES

Address	Suite	Lease Rate (RSF/MO)	Suite Size	Available	Features
1330 Specialty Dr	D	\$1.55 MG + \$0.10 CAM	4,106 RSF	Now	Rec, 2 offices, 2 RR, break area, and warehouse
1391 Specialty Dr	A	\$1.10 NNN + \$0.25 OPEX	27,264 RSF	Now	Approx 4,000 SF office, open warehouse, dock and grade level loading
1240 Activity Dr	D	\$1.55 MG + \$0.10 CAM	3,708 RSF	Now	Approx 25% office build out

1330 SPECIALTY DR, SUITE D FLOOR PLAN



4,106 RSF

AVAILABLE

\$1.55

LEASE RATE (RSF/MO) + \$0.10 CAM

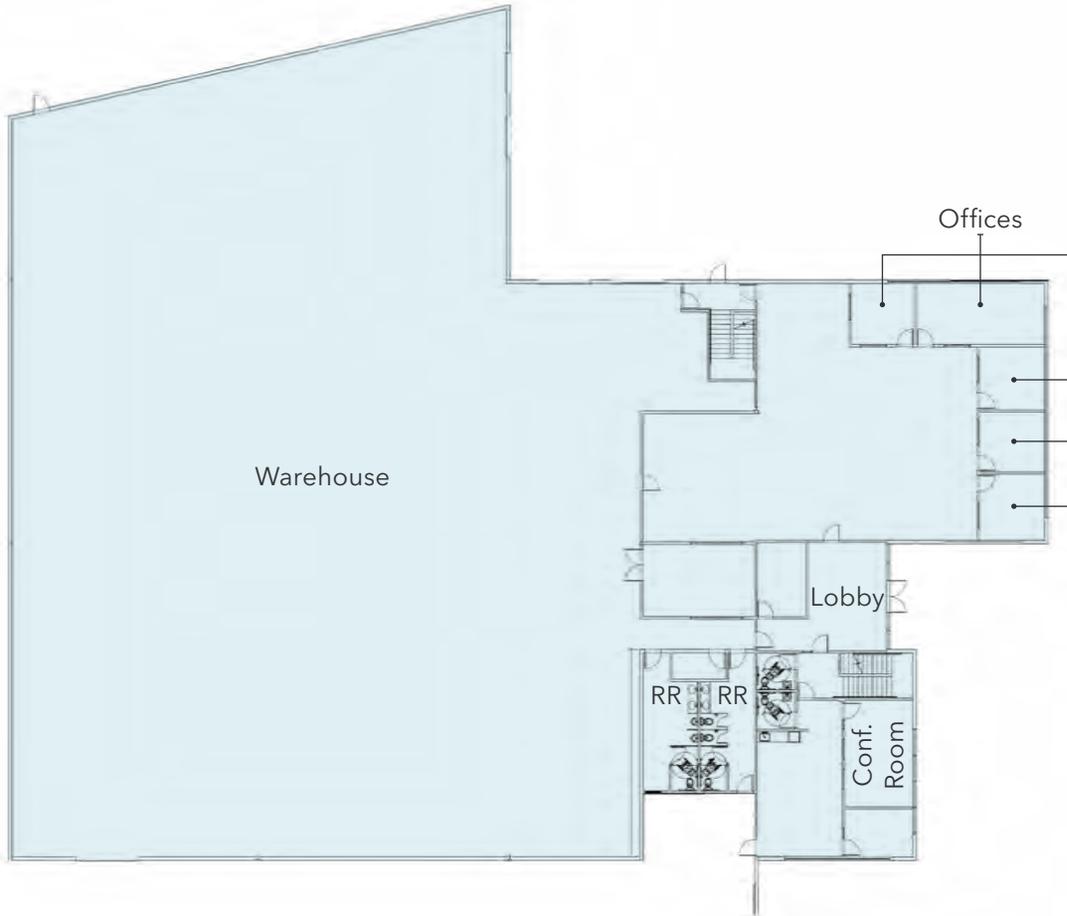
NOW

AVAILABLE

Rec, 2 offices, 2 RR, break area,
and warehouse

1391 SPECIALTY DR, SUITE A FLOOR PLAN

First Floor



27,264 RSF

AVAILABLE

22' - 24'

CLEAR HEIGHT

\$1.10 NNN

LEASE RATE (RSF/MO) +\$0.25 OPEX

NOW

AVAILABLE

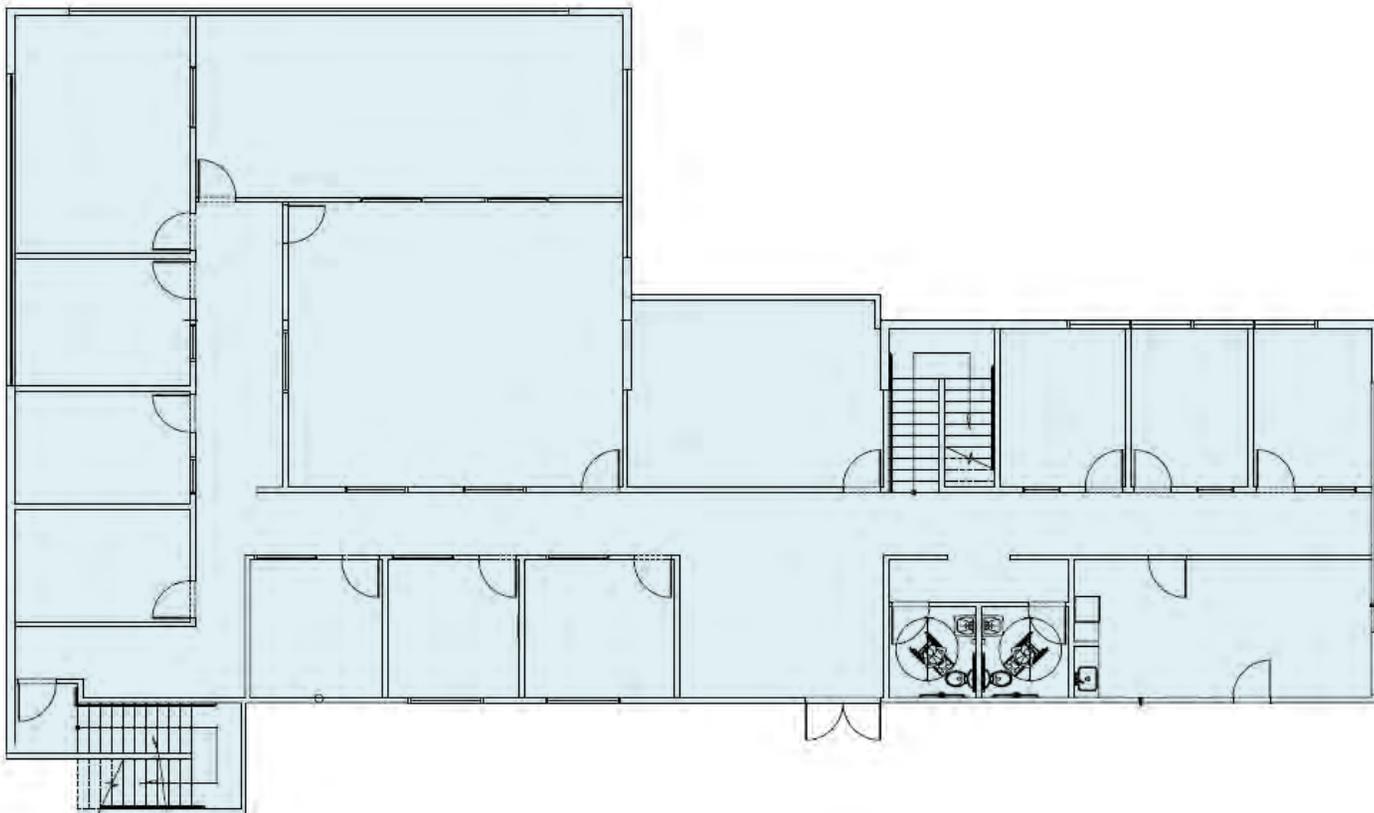
Approximately 4,000 SF office,
open warehouse, dock and grade
level loading

1391 SPECIALTY DR, SUITE A FLOOR PLAN

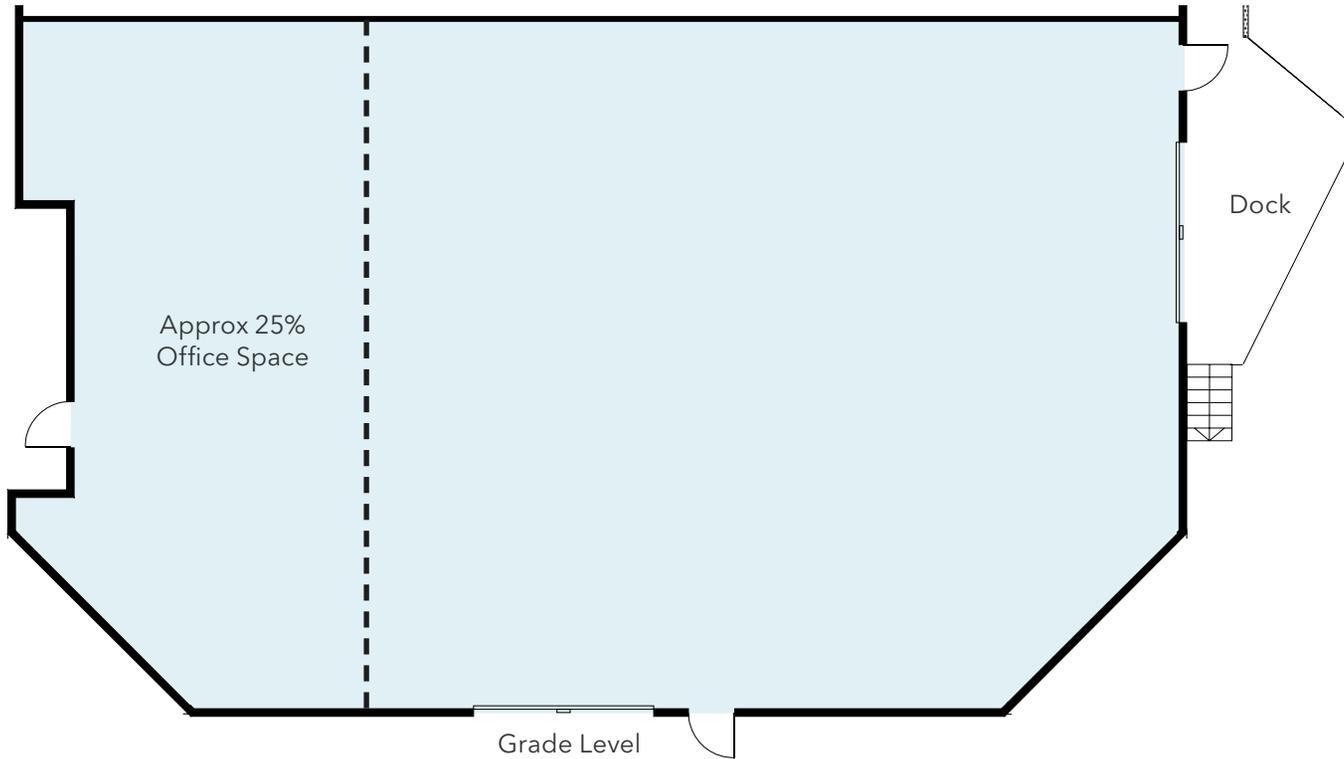
Second Floor

27,264 RSF

AVAILABLE



1240 ACTIVITY DR, SUITE D FLOOR PLAN



3,708 RSF

AVAILABLE

\$1.55

LEASE RATE (RSF/MO) + \$0.10 CAM

NOW

AVAILABLE

Office, reception, totaling approximately 25% office space



RANCHO VISTA BUSINESS PARK



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HIGHLY- ACCESSIBLE LOCATION

Close to McClellan-Palomar Airport

Conveniently located near major
confluences Highway-78 and Interstate-5

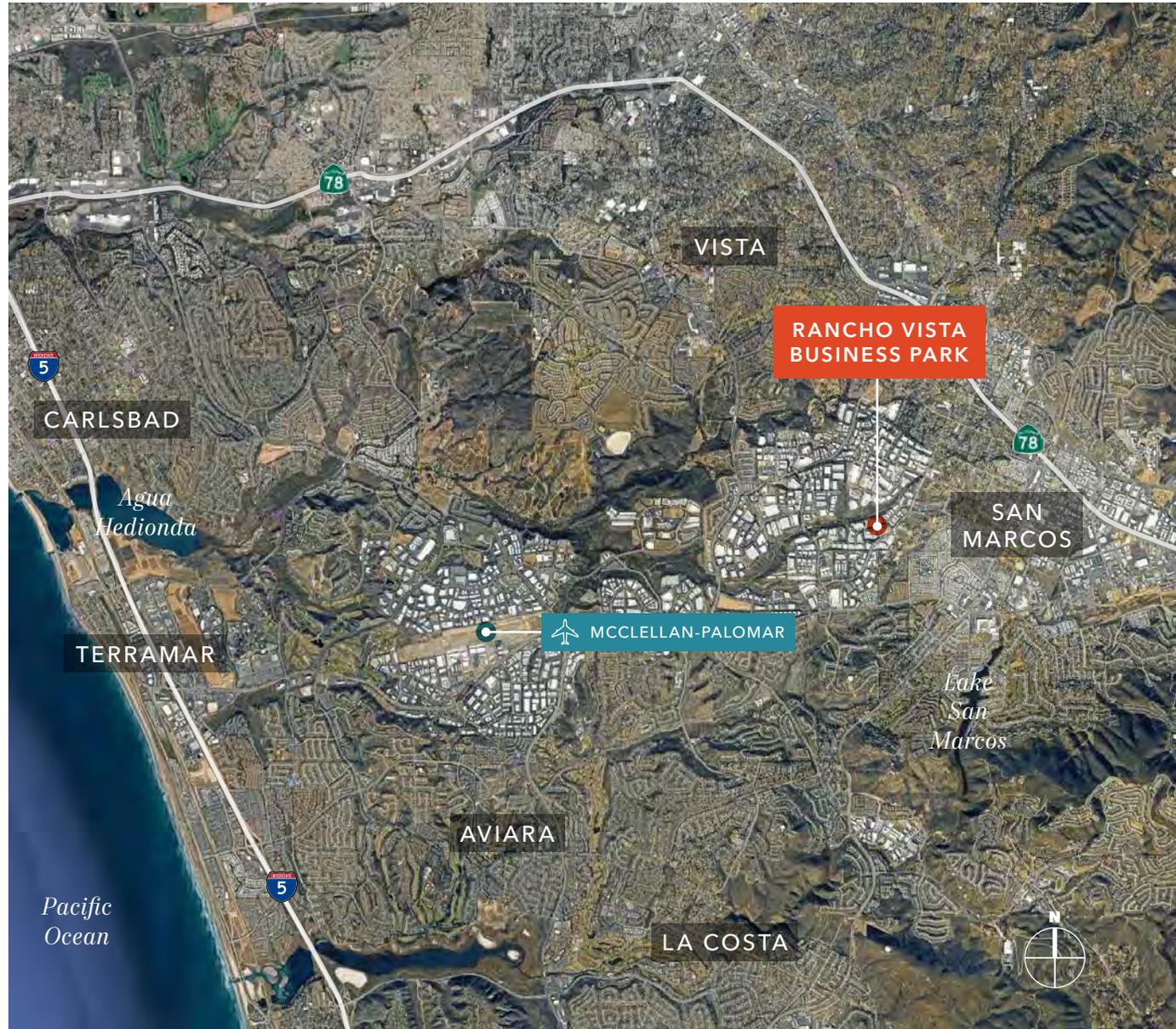
Located in Vista's prime industrial area

Easy for visitors to locate

Surrounded by Vista's premier industrial &
commercial hub

7 MIN
CALIFORNIA 78
VIA POINSETTIA AVE

10 MIN
MCCLELLAN-
PALOMAR AIRPORT



RANCHO VISTA BUSINESS PARK

*Exclusively
listed by*

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