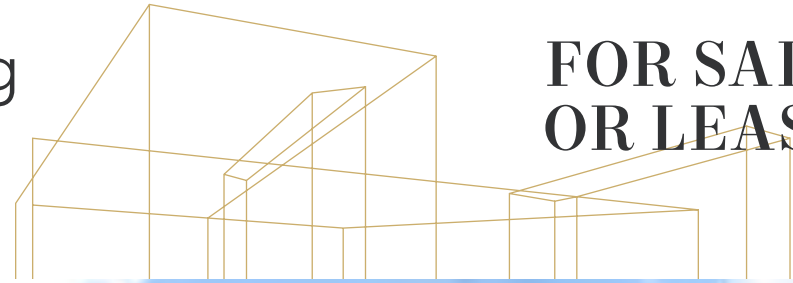




22,707 SF Industrial Building Divisible to 17,707 SF

1205 AVENIDA CHELSEA, VISTA, CA 92081

FOR SALE OR LEASE



**Kidder
Mathews**

For leasing
information
contact

JIM BENSON
760.822.7428
jim.benson@kidder.com
LIC N° 01204845

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1205 AVENIDA CHELSEA

22,707 SF Freestanding Industrial Building

FOR SALE OR LEASE | SECURED YARD | GRADE-LEVEL LOADING | DIVISIBLE FLOOR PLAN



22,707 SF FREESTANDING two-story industrial building with 20% office space

FLOOR PLAN DIVISIBLE to 17,7070 SF

STORAGE MEZZANINE / potential future open office space

4,500 SF secured & fenced yard

SITUATED ON 1.20 AC of land (52,272 SF)

1,600AMPS, 120-208V, 4W 3-Phase Power

YEAR BUILT 1998

CLEAR HEIGHT 22'

FOUR (4) grade level roll-up doors (12' x 12')

36 PARKING SPACES (expandable into yard area)

FIRE SPRINKLERS .33/3,000 SF

RLI Zoning

LEASE RATE: \$1.35 / SF NNN

SALE PRICE: SUBMIT OFFER

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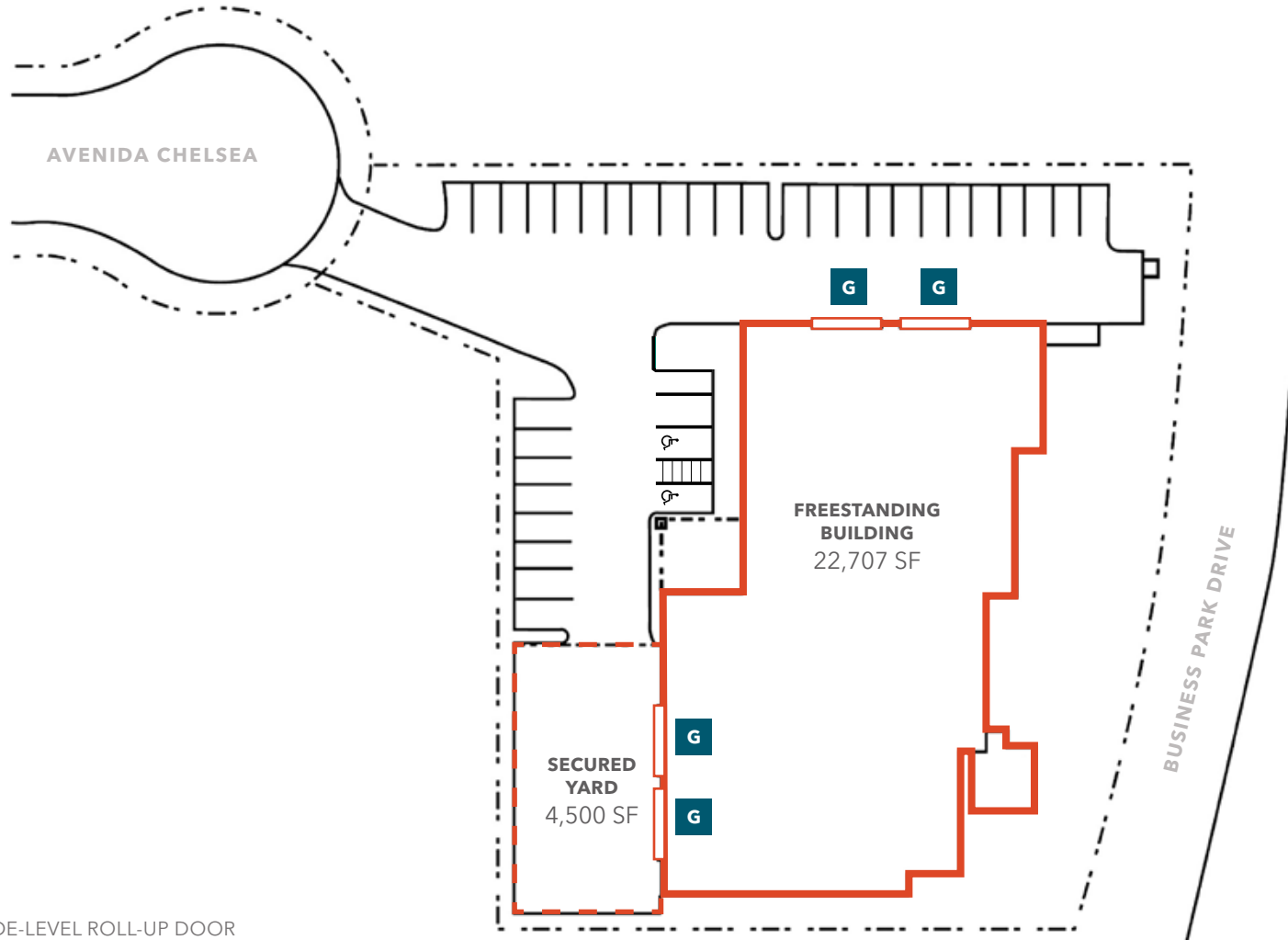
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1205 AVENIDA CHELSEA

22,707 SF Freestanding Industrial Building

FOR SALE OR LEASE | SECURED YARD | GRADE-LEVEL LOADING | DIVISIBLE FLOOR PLAN

Site Plan



G GRADE-LEVEL ROLL-UP DOOR

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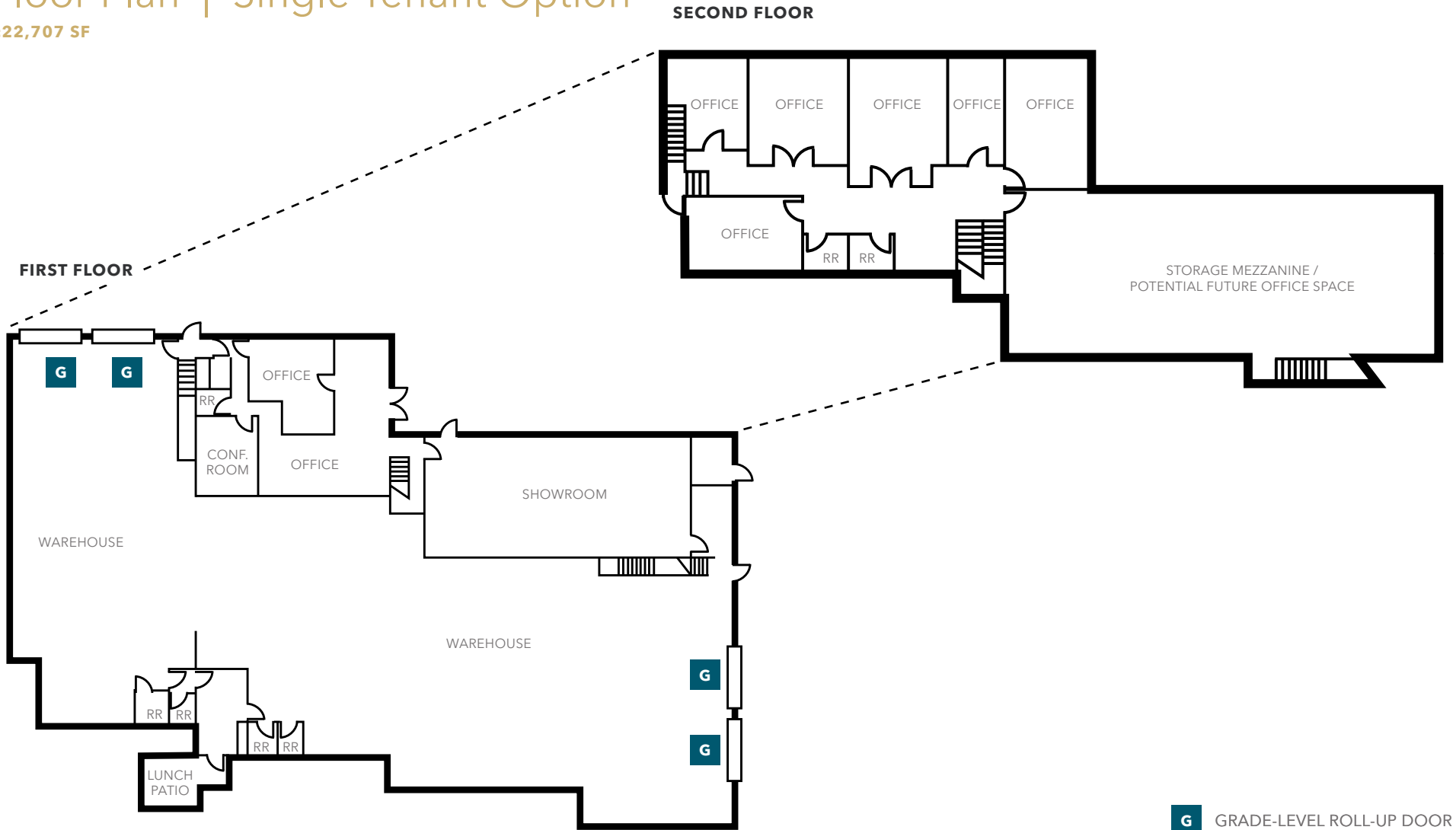
1205 AVENIDA CHELSEA

22,707 SF Freestanding Industrial Building

FOR SALE OR LEASE | SECURED YARD | GRADE-LEVEL LOADING | DIVISIBLE FLOOR PLAN

Floor Plan | Single-Tenant Option

±22,707 SF



G GRADE-LEVEL ROLL-UP DOOR

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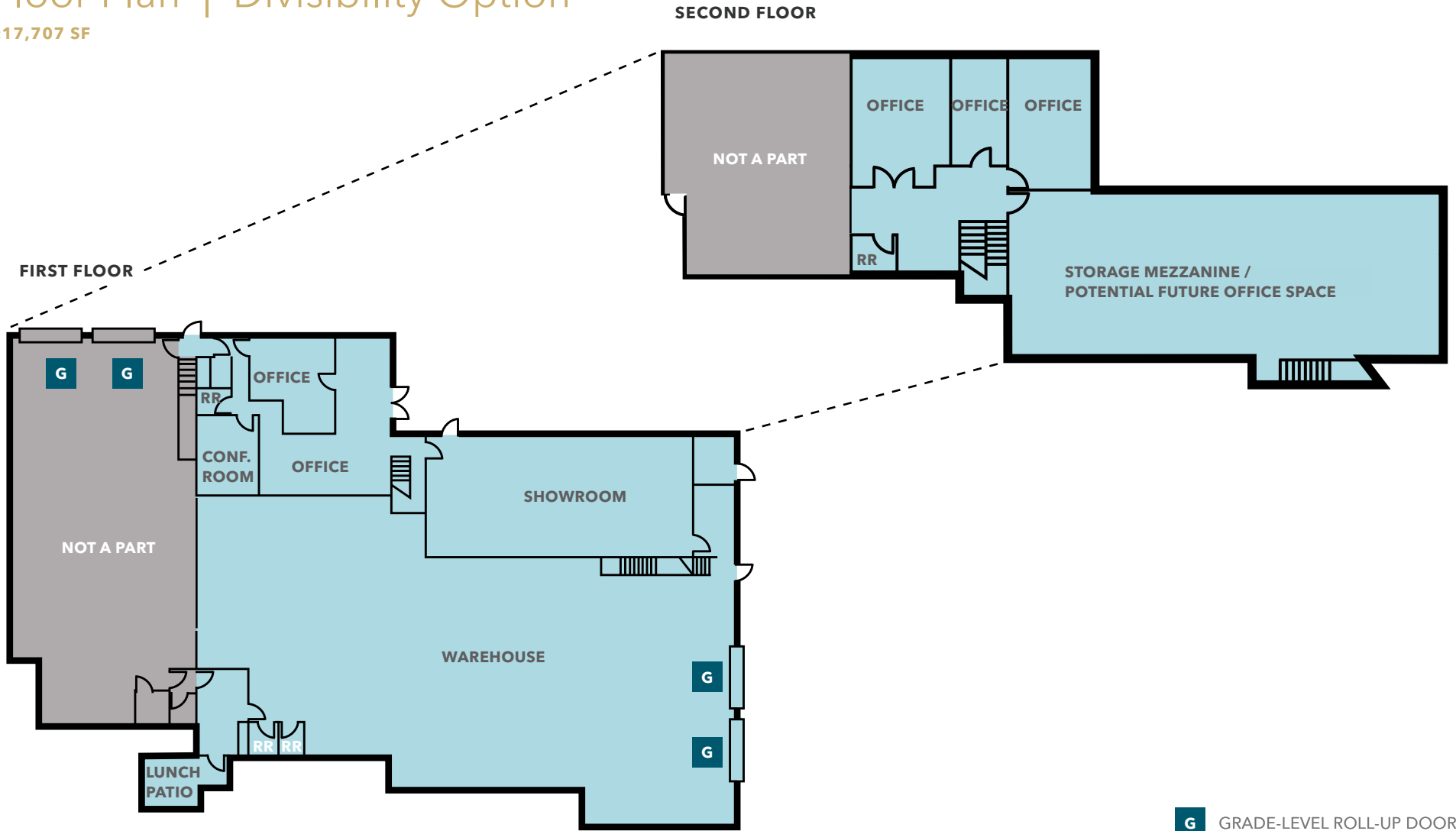
1205 AVENIDA CHELSEA

22,707 SF Freestanding Industrial Building

FOR SALE OR LEASE | SECURED YARD | GRADE-LEVEL LOADING | DIVISIBLE FLOOR PLAN

Floor Plan | Divisibility Option

±17,707 SF



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G GRADE-LEVEL ROLL-UP DOOR

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22,707 SF Freestanding Industrial Building

FOR SALE OR LEASE | SECURED YARD | GRADE-LEVEL LOADING | DIVISIBLE FLOOR PLAN



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