

FOR SALE OR LEASE

59,379 SF Freestanding Industrial & High Tech Manufacturing Building

2260 OAK RIDGE WAY, VISTA, CA



22'-24' CLEAR HEIGHT



4 DOCKS AND 3 GRADE LEVEL DOORS



4,000 AMPS
277/480 V

FOR MORE INFORMATION CONTACT

MICKEY MORERA
858.369.3030
mickey.morera@kidder.com
LIC N° 00950071

JAMES DUNCAN, SIOR
858.369.3015
james.duncan@kidder.com
LIC N° 01253770

HENRY ZAHNER
760.889.7943
henry@sandiegocommercial.info
LIC N° 00887367



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2260 Oak Ridge Way

FREESTANDING INDUSTRIAL & HIGH TECH MANUFACTURING BUILDING

Features

59,379 SF freestanding industrial & manufacturing building

DIVISIBLE to approx. 25,000 SF and 35,000 SF

LOCATED one block from S Melrose Dr & close proximity to Bressi Ranch Corporate Center

25% OFFICE & R&D 75% high warehouse bay / manufacturing area

LOADING DOORS 4 dock doors and 3 grade level doors

HEAVY POWER 4,000 Amps of 277 / 480 Volts

CLEAR HEIGHT 22'-24'

PARKING ±120 spaces (2.05 / 1,000); expandable

FIRE SUPPRESSION .33 GPM / 3000 SF fire sprinklers

FULLY FENCED yard / secured yard area

TWO (2) NATURAL GAS lines in place

COLUMN SPACING warehouse column spacing 48' x 44' (typ.)

OUTDOOR AMENITY & 2nd Floor ocean view

SECURITY SYSTEM with video cameras throughout

AVAILABLE NOW

SALE PRICE 16,950,000

RENTAL RATE Contact broker



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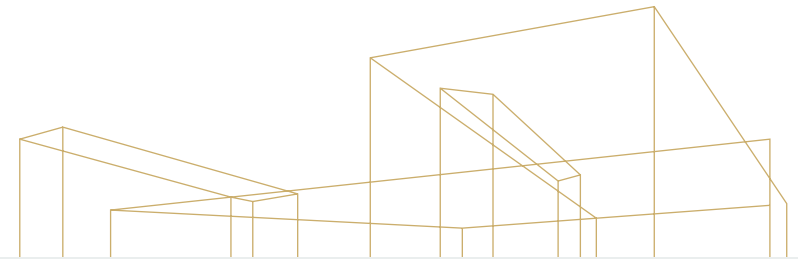
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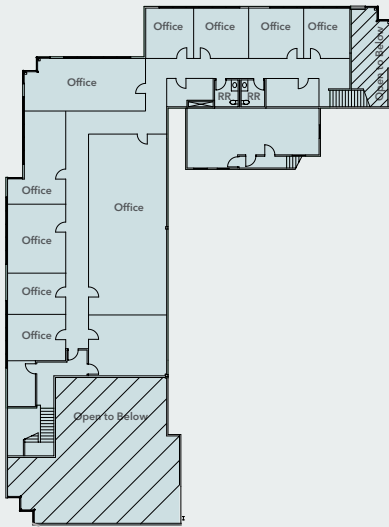
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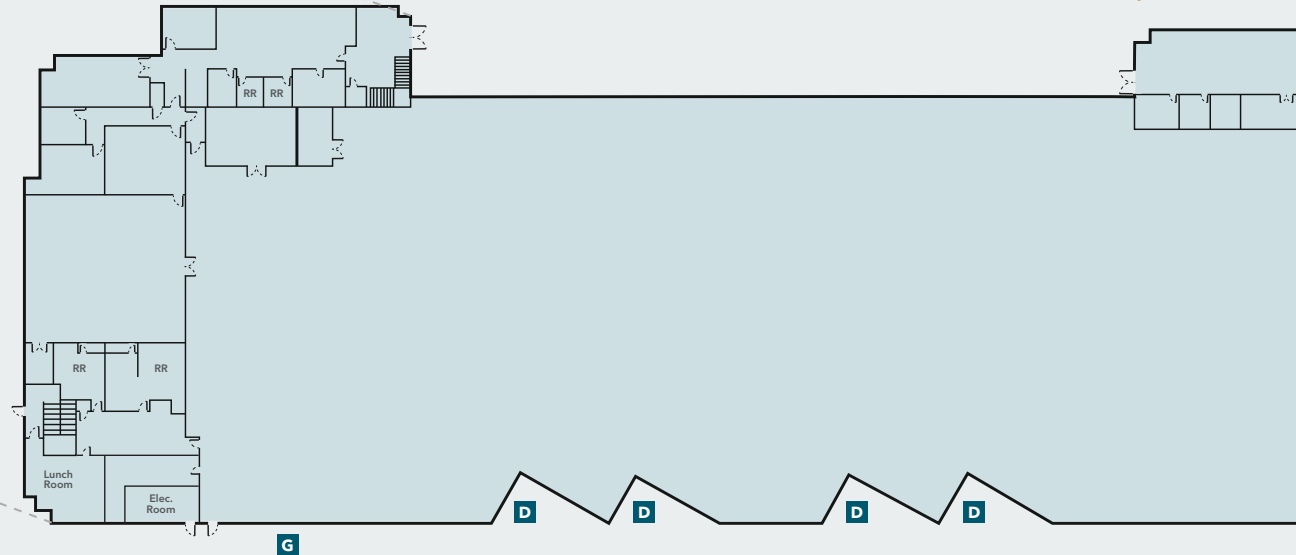


Floor Plan

6,971 SF | SECOND FLOOR



52,408 | FIRST FLOOR



- D** Dock Door
- G** Grade-Level Door

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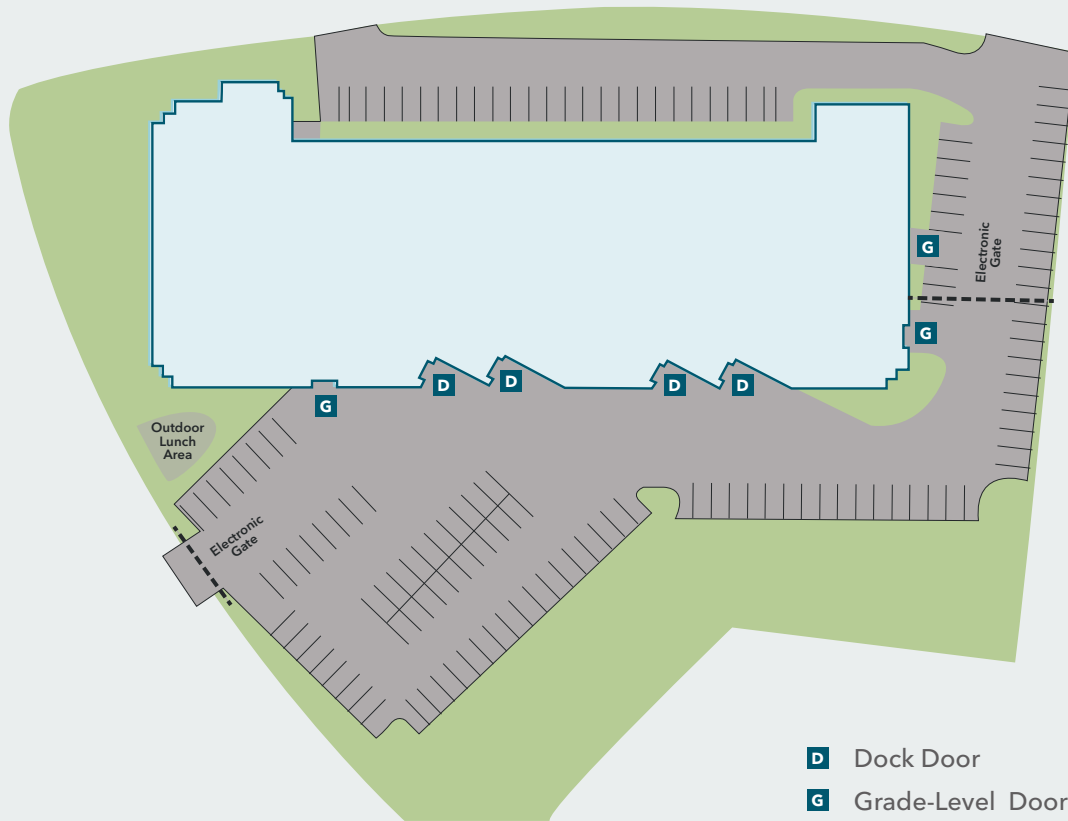


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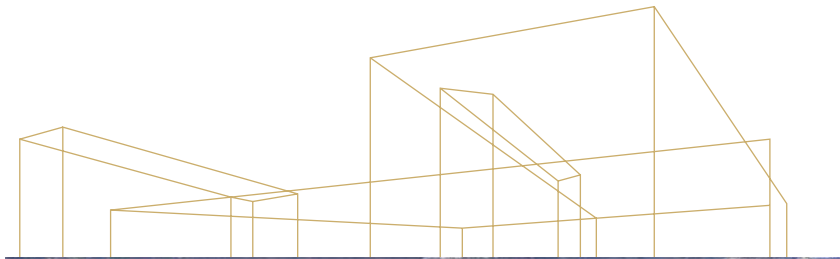
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Site Plan



- D** Dock Door
- G** Grade-Level Door



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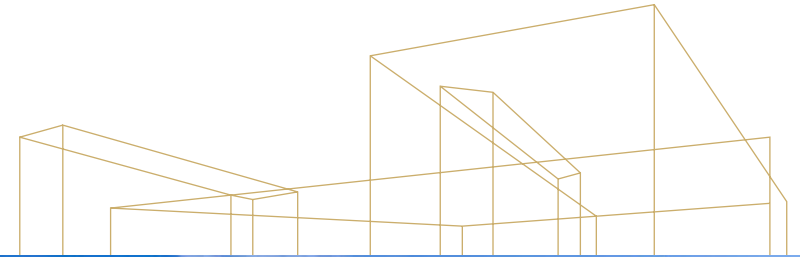
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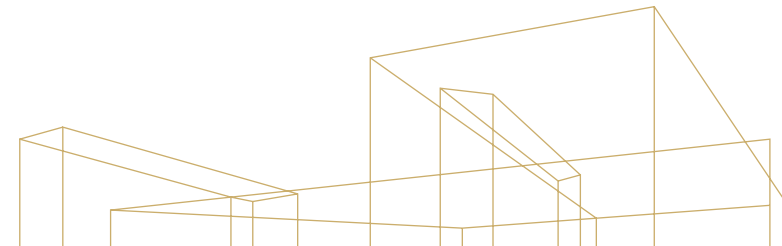
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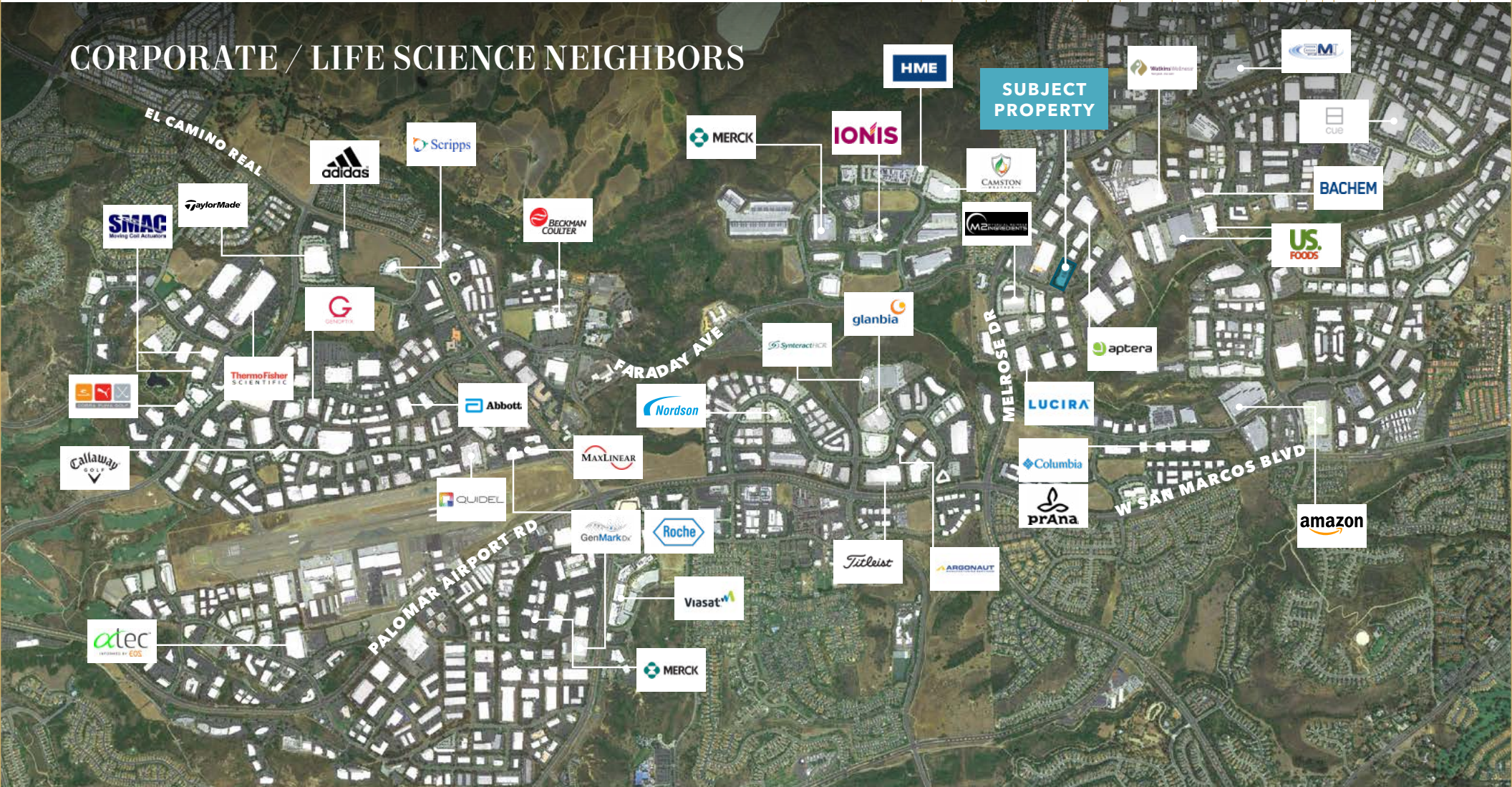
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CORPORATE / LIFE SCIENCE NEIGHBORS



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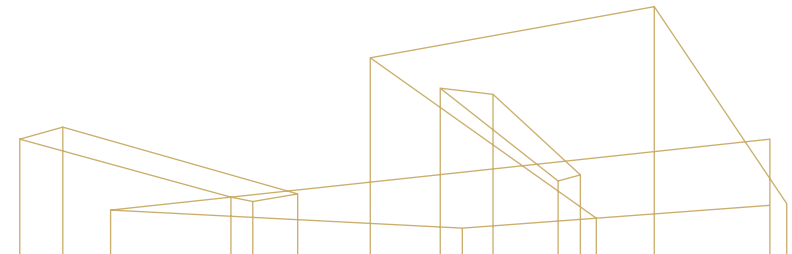
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NEARBY AMENITIES



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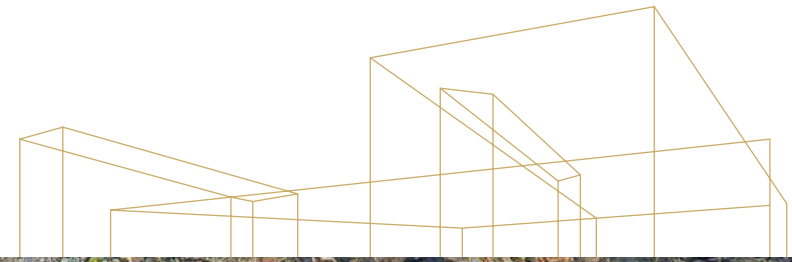
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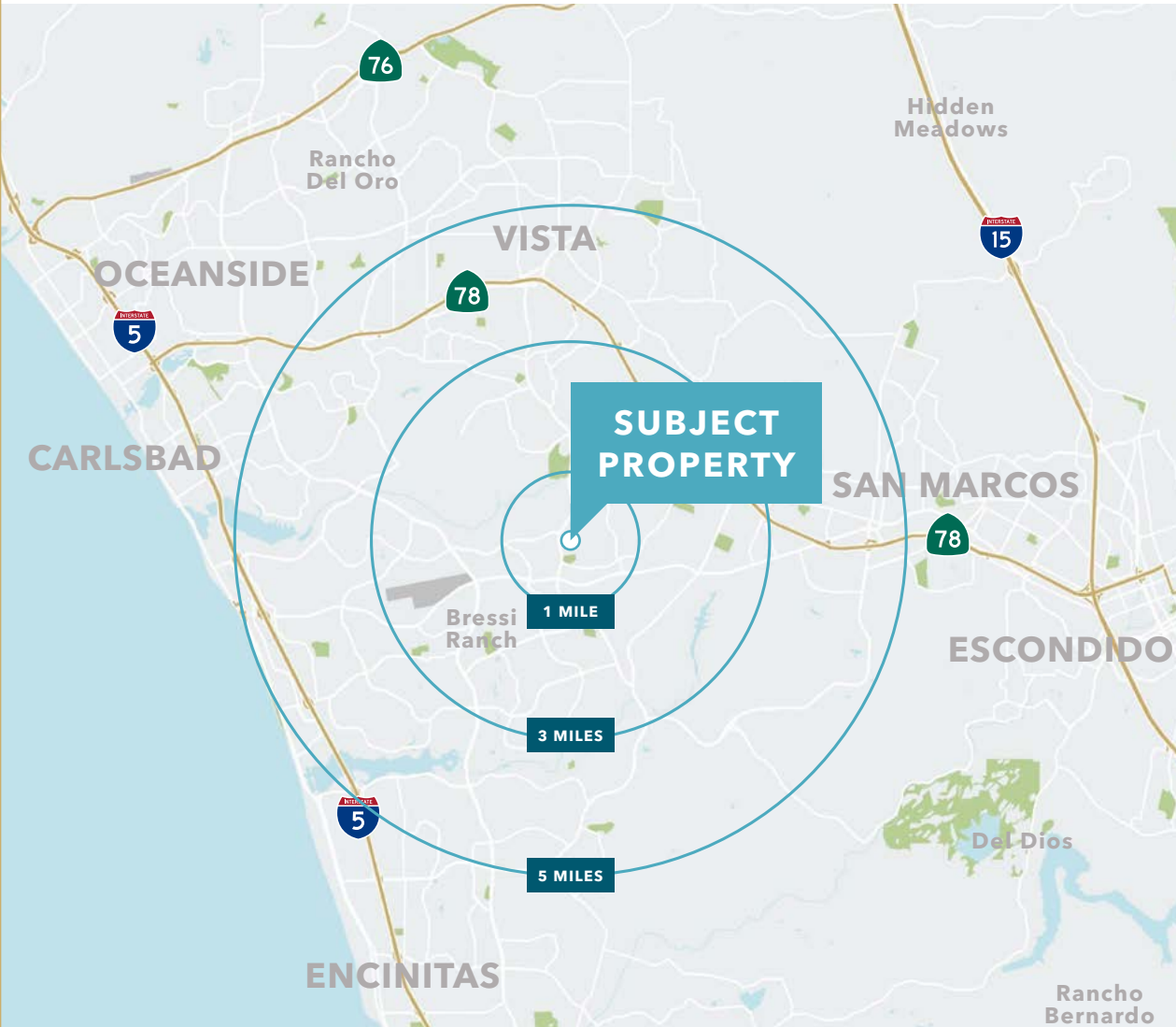
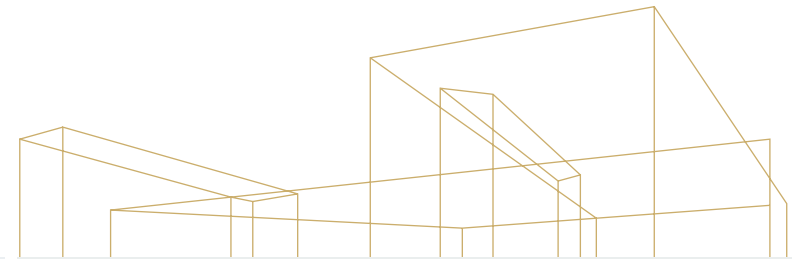
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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| POPULATION | | | |
| 2022 Estimated | 3,492 | 79,738 | 267,177 |
| 2027 Projected | 3,556 | 80,415 | 280,013 |
| 2020 Census | 3,434 | 80,426 | 269,068 |

HOUSEHOLDS

| | | | |
|---------------------------|-------|--------|--------|
| 2022 Estimated HH | 1,208 | 30,047 | 93,598 |
| 2027 Projected Households | 1,248 | 30,683 | 96,902 |
| 2020 Census Households | 1,184 | 30,313 | 94,237 |

INCOME

| | | | |
|---------------------------|-----------|-----------|-----------|
| 2022 Estimated Average HH | \$164,546 | \$122,801 | \$130,317 |
| 2022 Estimated Median HH | \$138,828 | \$95,942 | \$103,545 |
| 2022 Estimated Per Capita | \$57,285 | \$46,454 | \$45,829 |

BUSINESS

| | | | |
|---------------------------------|--------|---------|---------|
| 2022 Estimated Total Businesses | 1,321 | 7,205 | 14,263 |
| 2022 Estimated Total Employees | 28,694 | 101,357 | 166,854 |

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Vista is a major commercial and industrial community in the north county of San Diego, California. Bound by State Route 78 to the north, Interstate 5 to the west, Interstate 15 to the east and Palomar Airport Rd to the south, Vista offers superior access to multiple freeways providing quick passage to all parts of the county.



30 MIN

TO TORREY PINES / UCSD

40 MIN

TO DOWNTOWN SAN DIEGO

60 MIN

TO IRVINE

100 MIN

TO LOS ANGELES



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JAMES DUNCAN, SIOR

858.369.3015

james.duncan@kidder.com

LIC N° 01253770

HENRY ZAHNER

760.889.7943

henry@sandiegocommercial.info

LIC N° 00887367

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