

FOR LEASE

103,000 SF SINGLE TENANT INDUSTRIAL FACILITY

2633 PROGRESS STREET - VISTA, CA 92081



BROKER CONTACTS

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalBRE #01773106

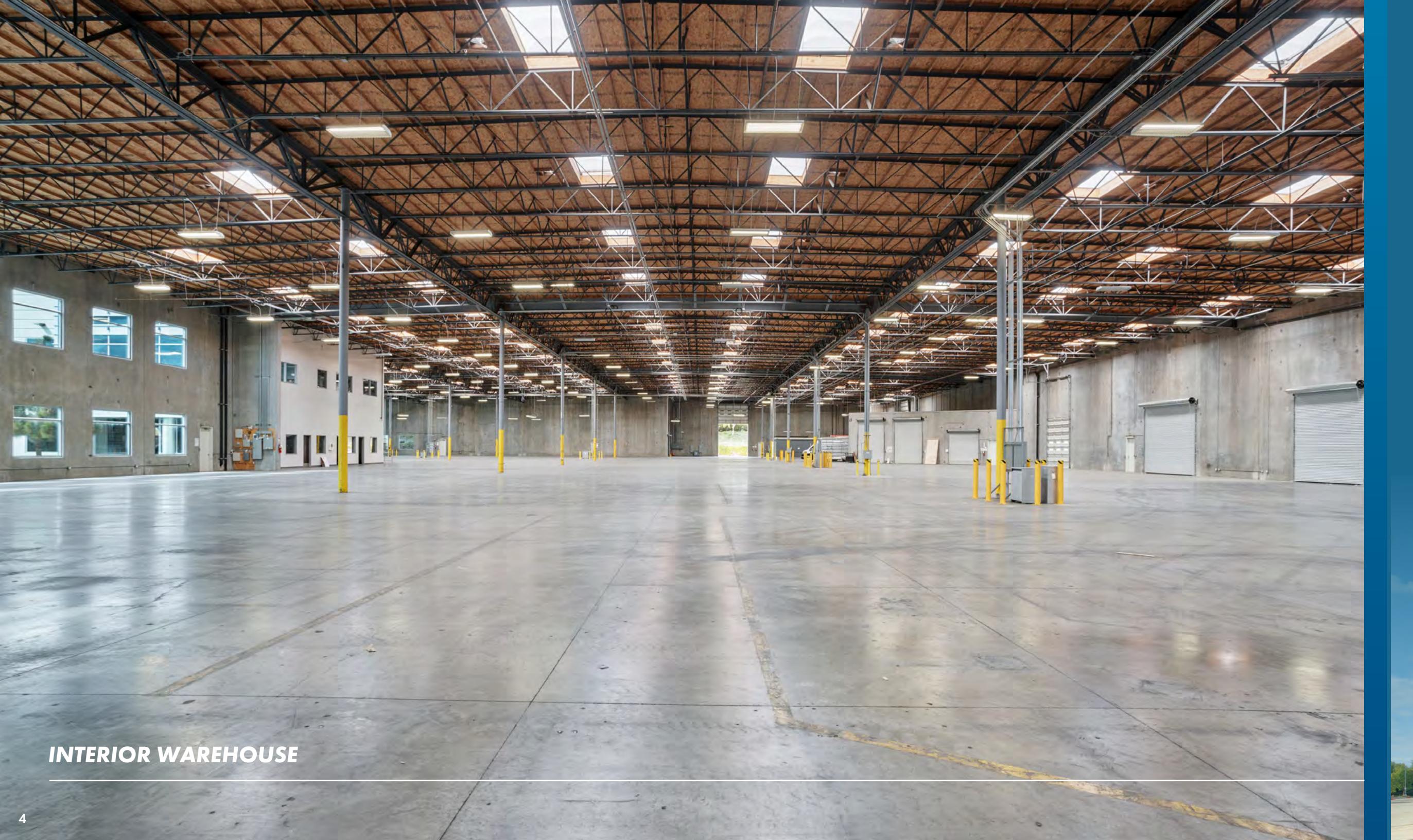
Isaac Little
ilittle@lee-associates.com
760.929.7862
CalBRE #01702879

Olivia Baffert
obaffert@lee-associates.com
760.448.1376
CalBRE #02211874

 **LITTLE DRGOVIC TEAM**
78 Corridor Industrial Advisors

Lee & Associates Commercial Real Estate Services, Inc. - NSDC
1902 Wright Place, Suite 180, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977





INTERIOR WAREHOUSE

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EXECUTIVE SUMMARY

THE OPPORTUNITY

Located in the prestigious Vista Business Park, 2633 Progress Street is a modern, freestanding industrial facility built in 2010. For over a decade, it has accommodated McCain Manufacturing's precision sheet metal fabrication operations, and has also served as a storage, warehousing, and distribution hub for Jeld-Wen Windows & Doors.

Designed for both manufacturing and distribution, the facility offers expansive industrial warehouse space (94%) paired with an efficient two-story office component (6%). Key features include a 26' minimum warehouse clear height, six (6) grade-level doors, eight (8) dock-high doors, and 2,500 amps of 277/480-volt power. Additionally, the building is LEED-certified and features a high-efficiency foam roof, reducing energy costs for industrial users.



AT A GLANCE

PROPERTY HIGHLIGHTS



103,000 Square Feet
Single Tenant Building



Low Finish Property
5,992 SF (6%) Office



Ample Clear Height
26' Minimum



Heavy Power
2,500 Amps 277/480V



Dock High Loading
Eight (8) Dock Doors



Grade Level Loading
Six (6) Grade Level Doors



Excellent Parking
230 Stalls (2.23/1,000 SF)



LEED Certified
Lower Energy Costs

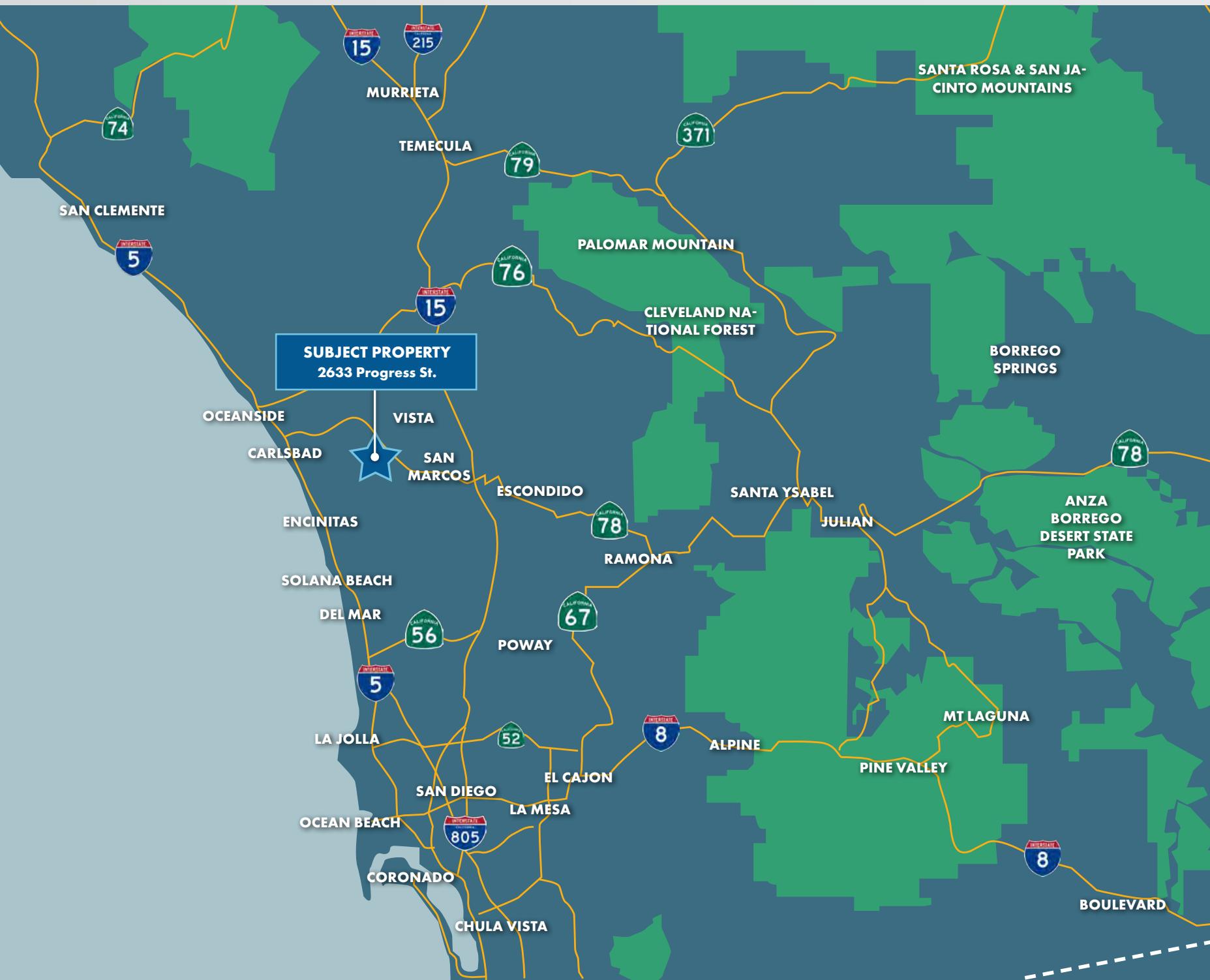
PROJECT HIGHLIGHTS

PRIME MANUFACTURING & DISTRIBUTION LOCATION

2633 Progress Street is ideally situated in the Vista Business Park, offering convenient access to major transportation corridors. Highway 78 is just 1.8 miles north, while Interstate 5 lies 6.8 miles west and Interstate 15 is 7.5 miles east. This strategic positioning enables efficient trucking routes to Downtown San Diego, Riverside County, and Orange County, making it an excellent choice for manufacturing and distribution operations.

INSTITUTIONAL-QUALITY ASSET

Built by Hamann Construction—one of San Diego County's most reputable builders—2633 Progress Street was among the first buildings in North San Diego County to achieve LEED certification. The property features a modern corporate design, concrete truck courts, expansive glassline, and professionally landscaped grounds, offering both functionality and curb appeal.



PREMISES OVERVIEW

ADDRESS:	2633 Progress Street, Vista, CA 92083
PROJECT NAME:	Vista Commerce Center
RENTABLE SF:	103,000 Square Feet
% OFFICE:	5,992 Square Feet (6%)
LOT SIZE:	6.74 Acres (293,596 SF)
YEAR BUILT:	2010 Construction
CLEAR HEIGHT:	26' Minimum
LOADING:	Five - 12' x 14' Grade Level Doors One - 16' x 20' Grade Level Door Six - 9' x 10' Dock High Doors (48") Two - 9' x 10' Dock High Doors (24")
POWER:	2,500 Amps, 277/480V
FIRE SPRINKLERS	ESFR Fire Sprinklers
COLUMN SPACING:	60' x 48' to 68'
ROOF:	Foam Roof
PARKING:	230 Stalls (2.23/1,000 SF)
ZONING:	Research Light Industrial (Specific Plan)
NATURAL GAS:	Yes, Meter Set
CERTIFICATION:	LEED Certified
LEASE RATE:	\$1.25/SF NNN
LOW NNN'S:	\$0.17/SF
AVAILABILITY:	March 1, 2026



VIRTUAL TOUR - OFFICE



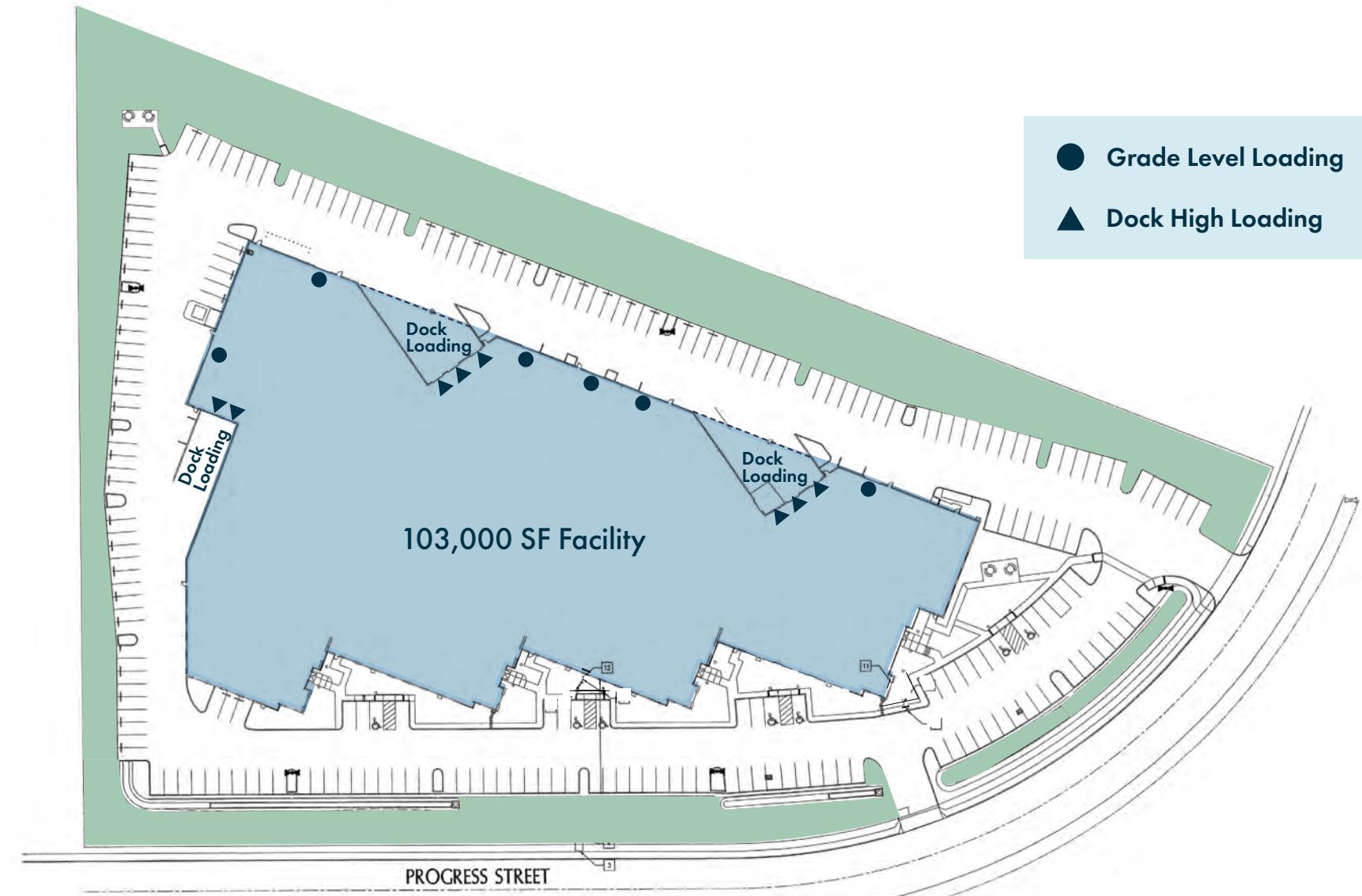
VIRTUAL TOUR - WAREHOUSE

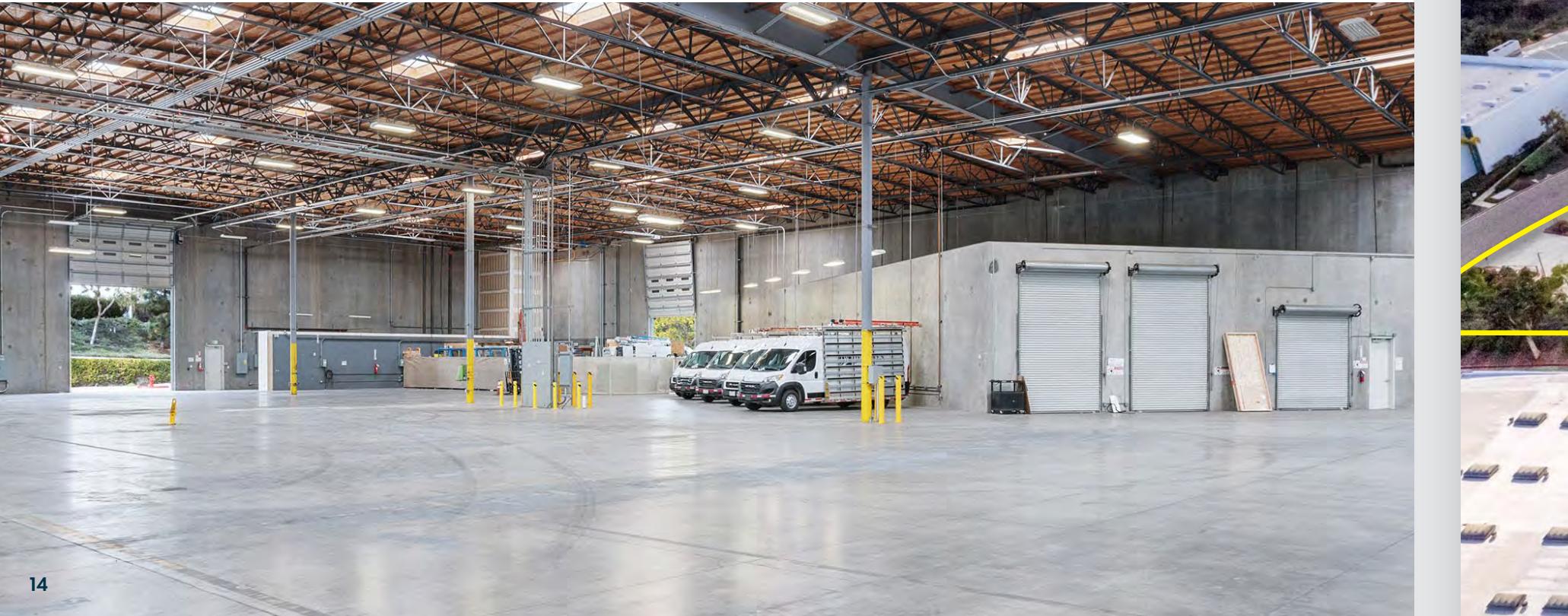
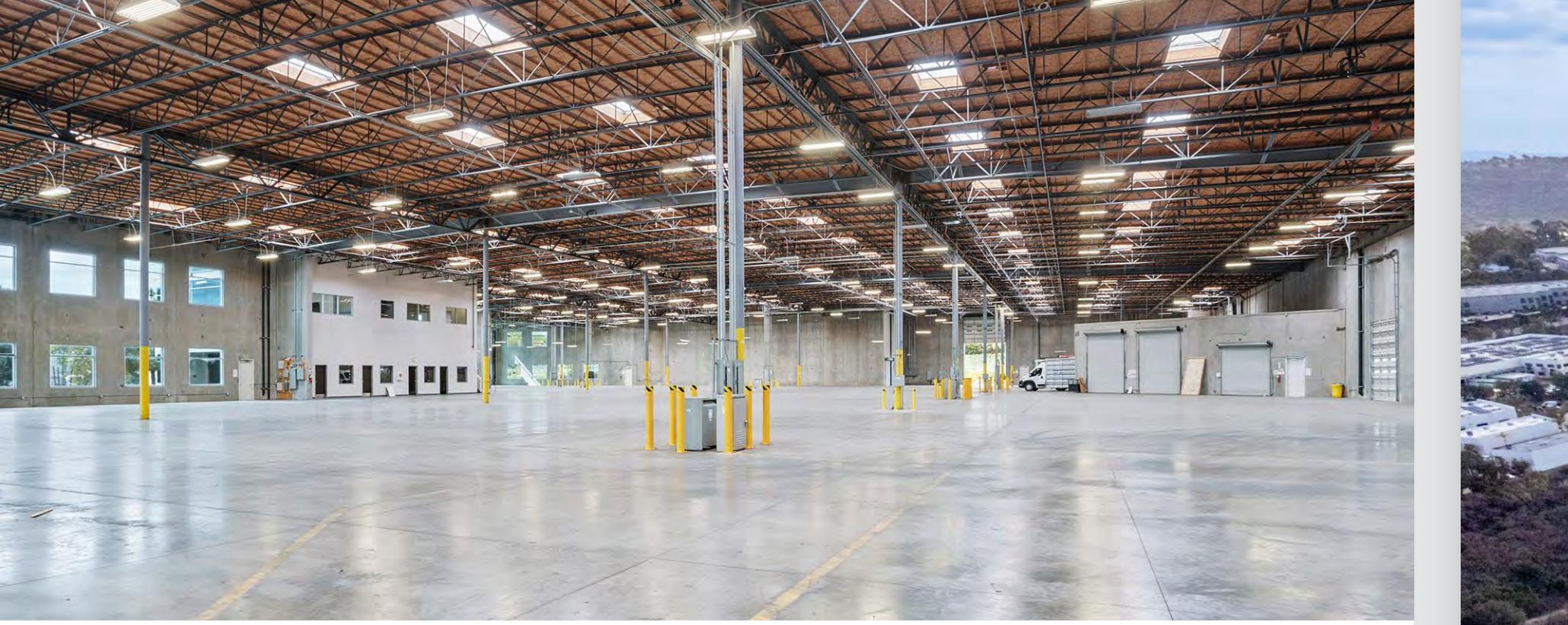


INTERIOR WAREHOUSE

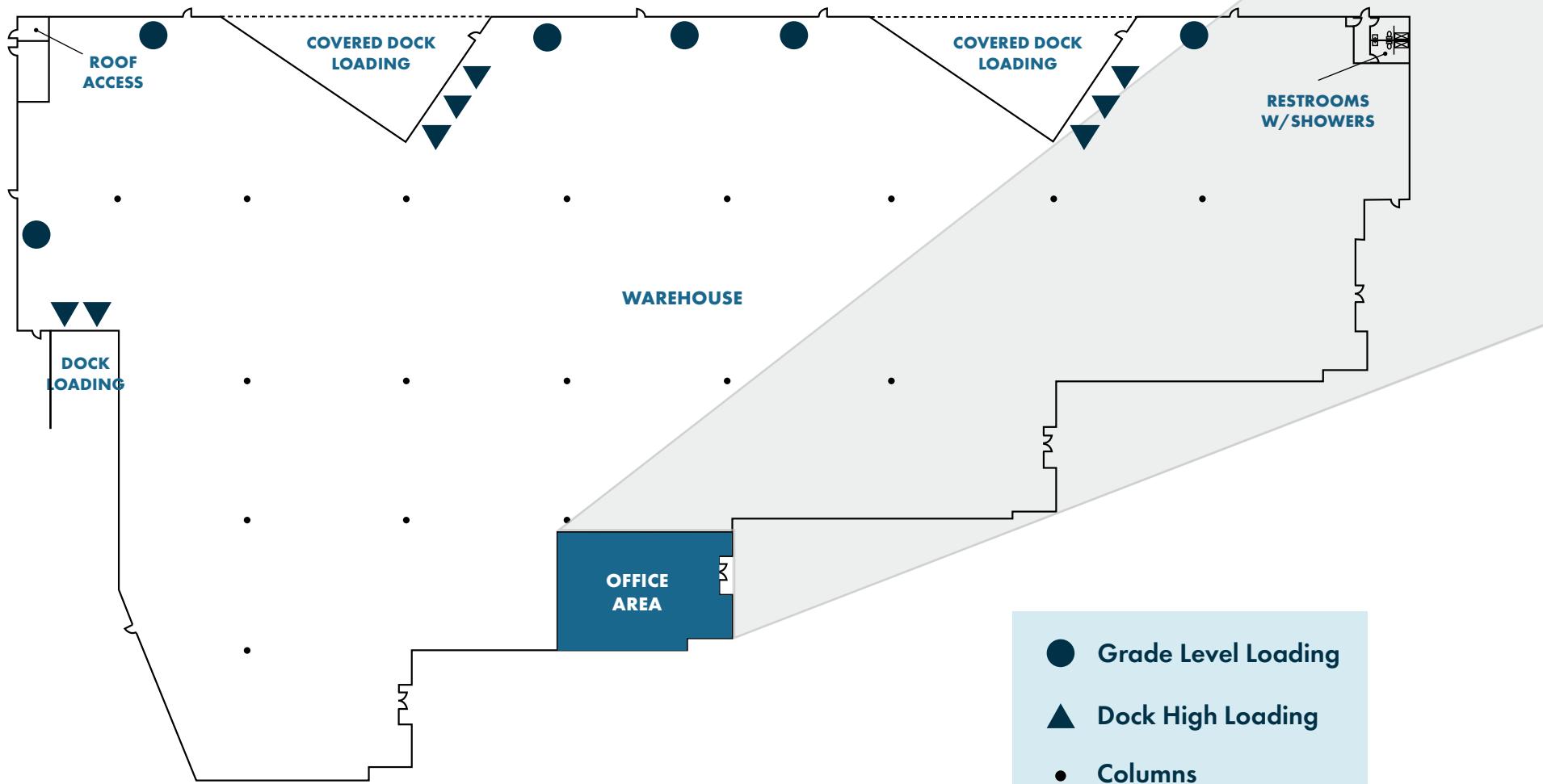


SITE PLAN

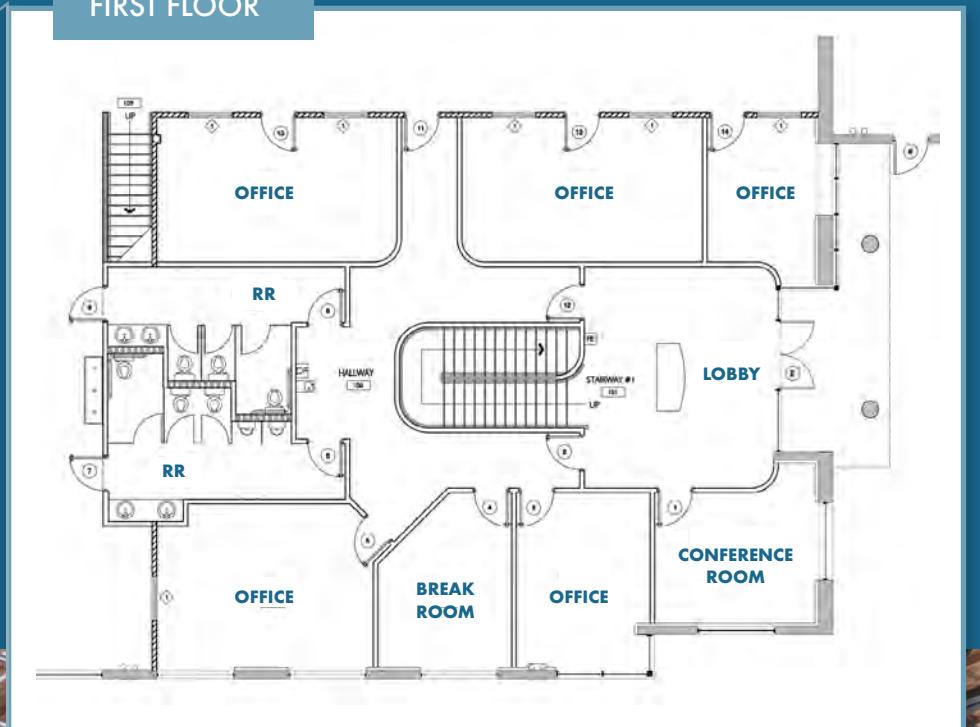




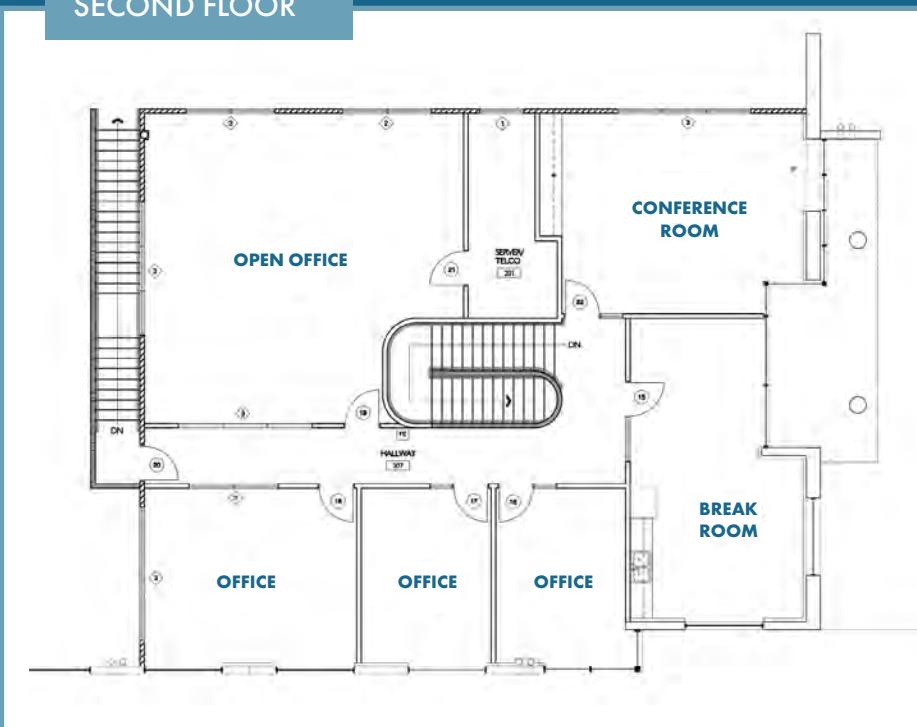
FLOOR PLAN



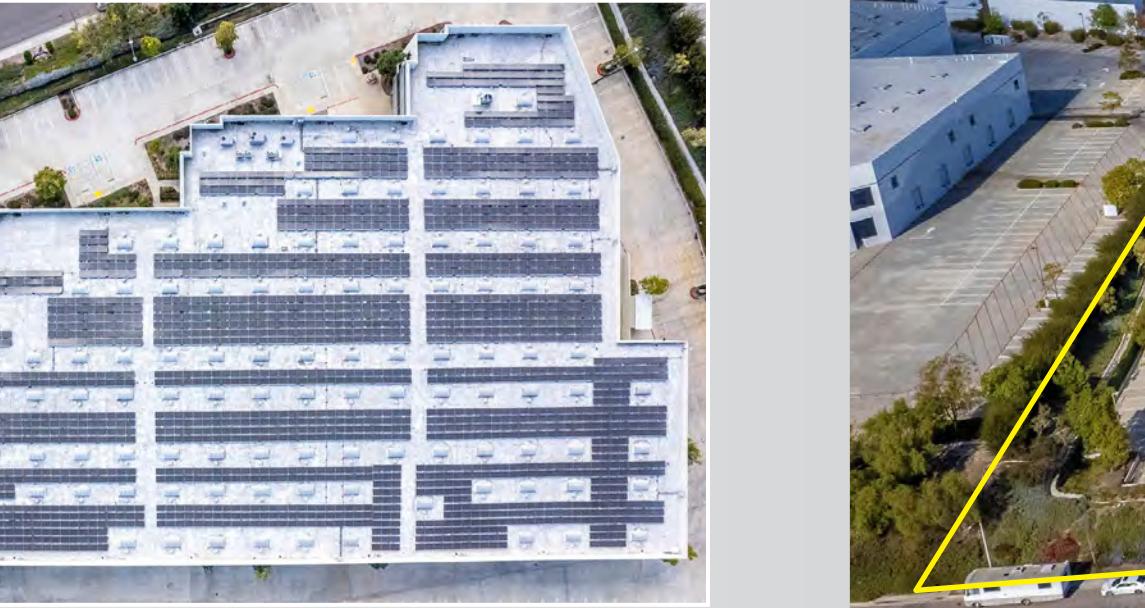
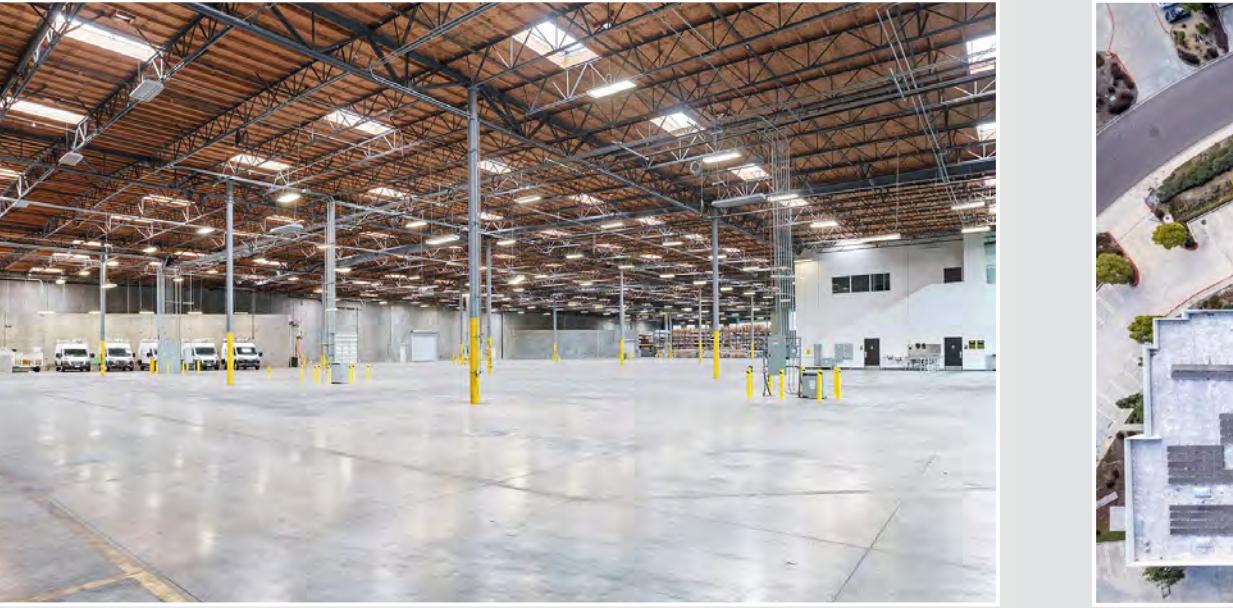
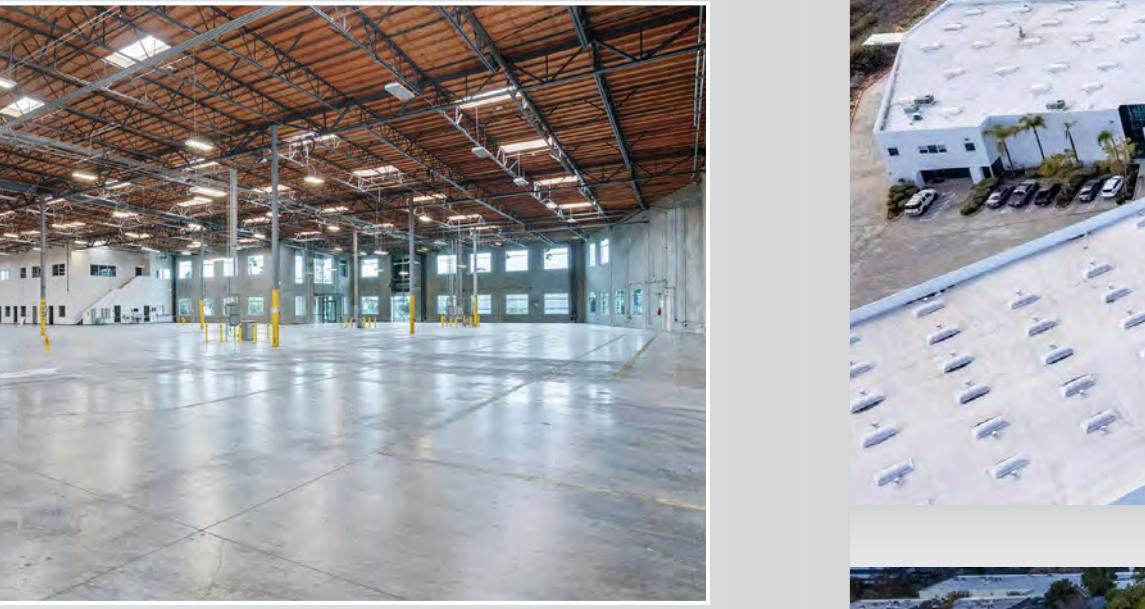
FIRST FLOOR



SECOND FLOOR



PROPERTY PHOTOS



CORPORATE NEIGHBORS AERIAL



1		6		11		16		21		26		31	
2		7		12		17		22		27		32	
3		8		13		18		23		28		33	
4		9		14		19		24		29		34	
5		10		15		20		25		30			



LOCATION MAP - NORTH SAN DIEGO COUNTY



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for more information contact:

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