

Rancho Vista Business Park

INDUSTRIAL SUITE FOR LEASE

1391 SPECIALTY DR, VISTA, CA 92081

*27,264 RSF Suite Available in
the 40-Building, Master-Planned
Rancho Vista Business Park*

KIDDER.COM

EXCLUSIVELY LEASED BY

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 **Kidder
Mathews**



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

SUITES AVAILABLE	1
AVAILABLE RENTABLE SF	1391 Specialty Dr, Suite A 27,264
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

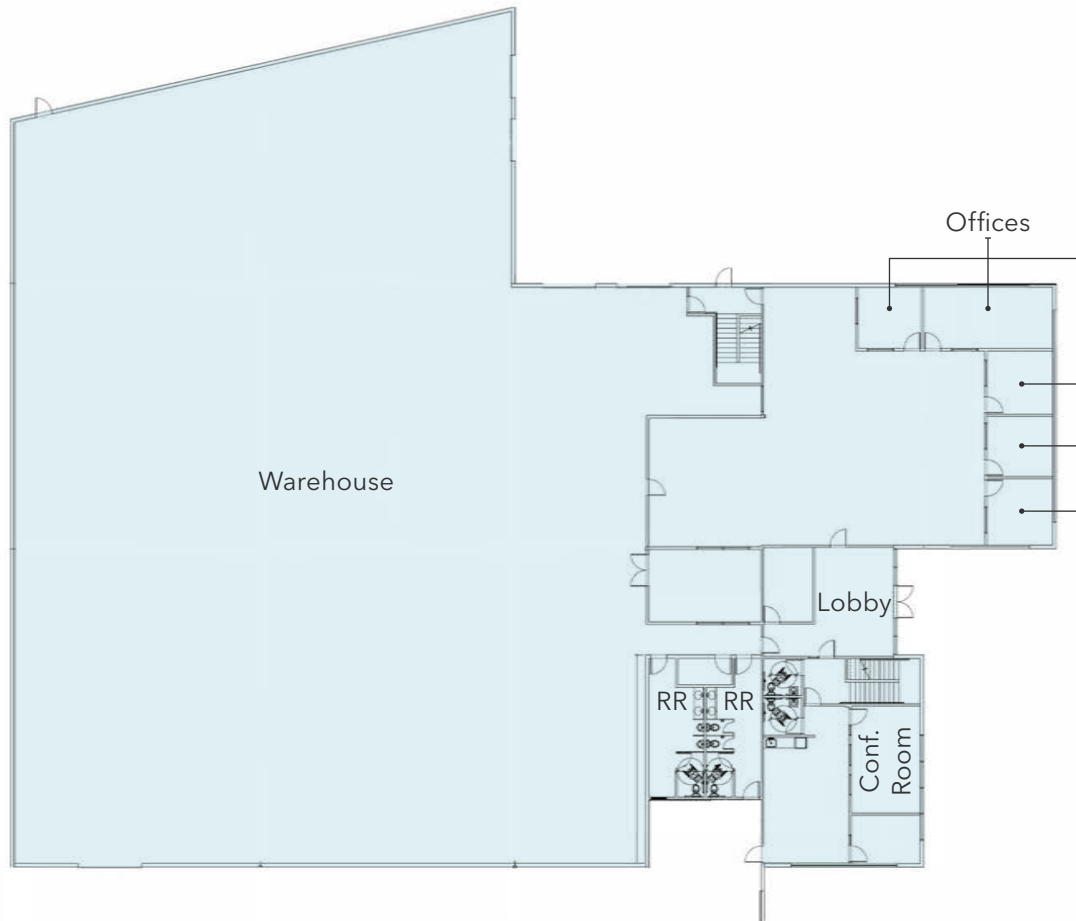


CURRENT AVAILABILITIES

Address	Suite	Lease Rate (RSF/MO)	Suite Size	Available	Features
1391 Specialty Dr	A	\$1.35 NNN + CAM (\$.15)	27,264 RSF	Now	Approx 4,000 SF office, open warehouse, dock and grade level loading

1391 SPECIALTY DR, SUITE A FLOOR PLAN

First Floor



27,264 RSF

AVAILABLE

22' - 24'

CLEAR HEIGHT

\$1.35 NNN

LEASE RATE (RSF/MO) + \$.15 CAM

9/2025

AVAILABLE

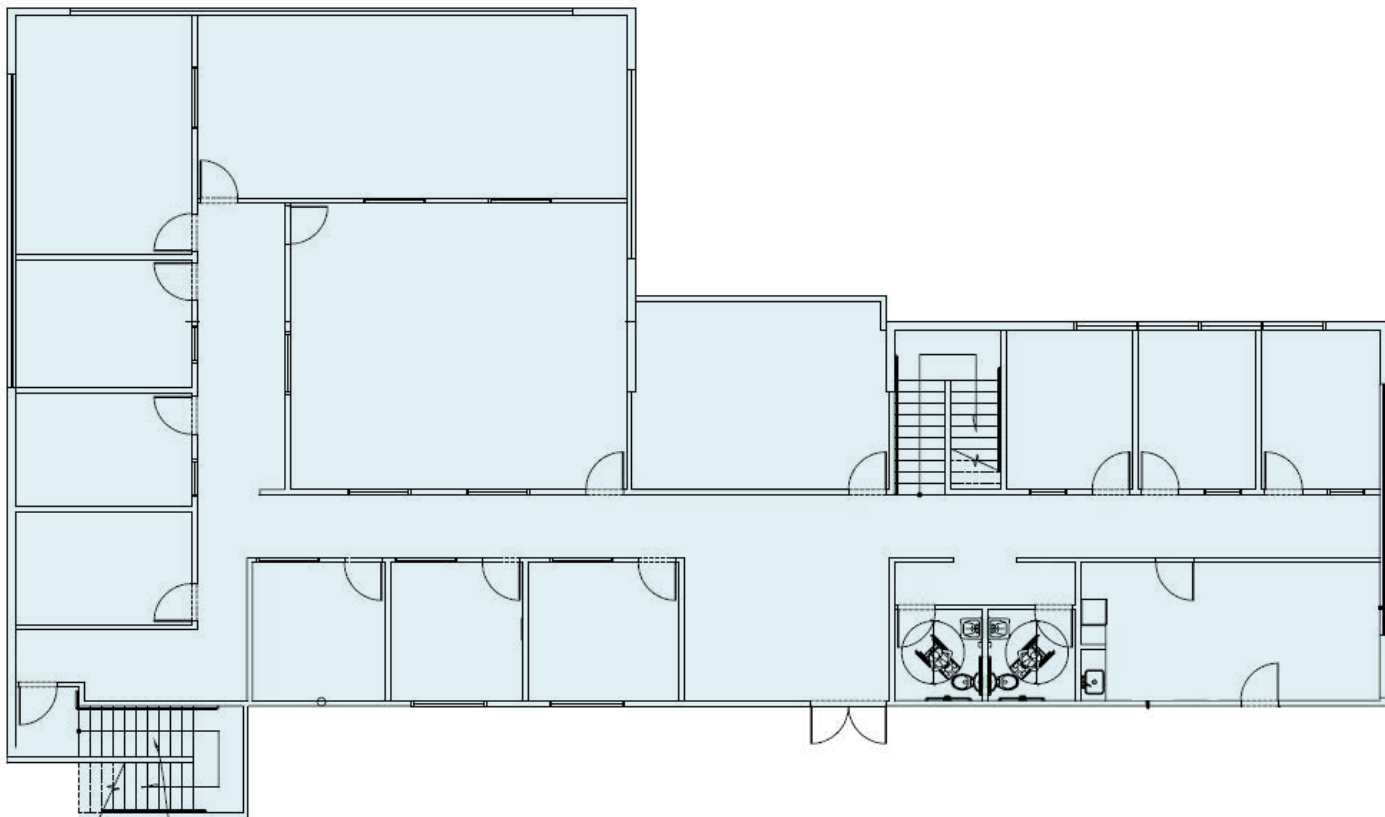
Approximately 4,000 SF office,
open warehouse, dock and grade
level loading

1391 SPECIALTY DR, SUITE A FLOOR PLAN

Second Floor

27,264 RSF

AVAILABLE





RANCHO VISTA BUSINESS PARK



RANCHO VISTA BUSINESS PARK



AVAILABLE FOR LEASE



KIDDER MATHEWS

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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