

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**

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

# RANCHO VISTA BUSINESS PARK

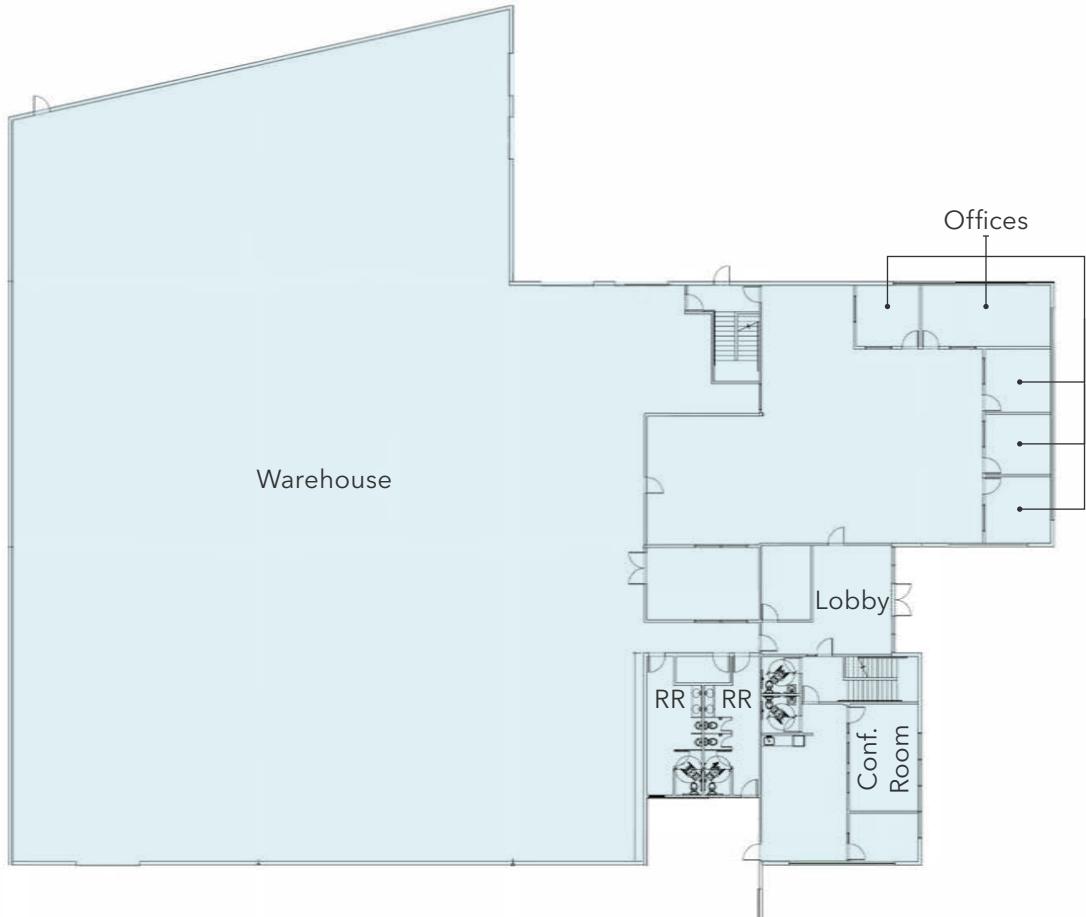


## CURRENT AVAILABILITIES

| 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

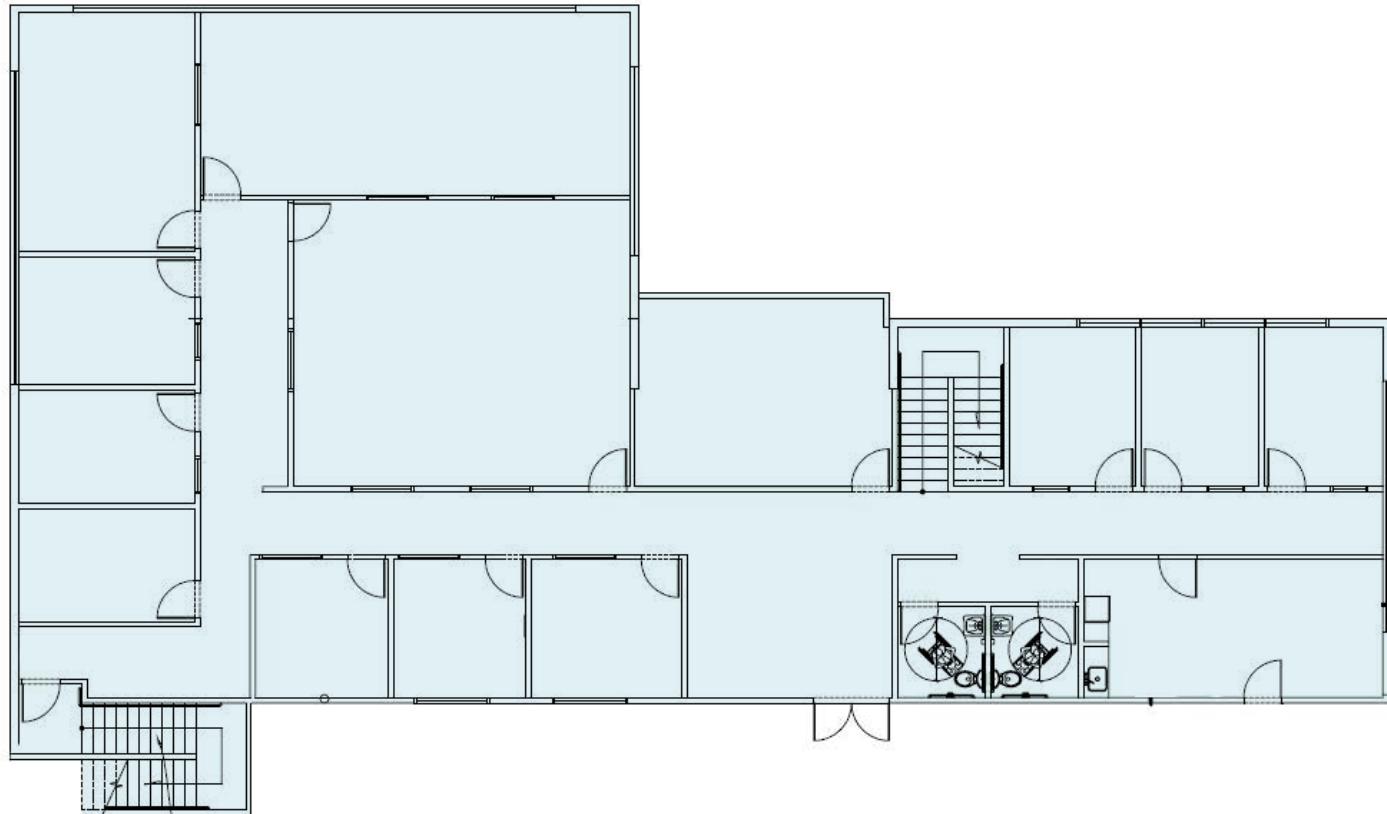
Approximately 4,000 SF office,  
open warehouse, dock and grade  
level loading

RANCHO VISTA BUSINESS PARK

# 1391 SPECIALTY DR, SUITE A FLOOR PLAN

*Second Floor*

27,264 RSF  
AVAILABLE



AVAILABLE FOR LEASE

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RANCHO VISTA BUSINESS PARK



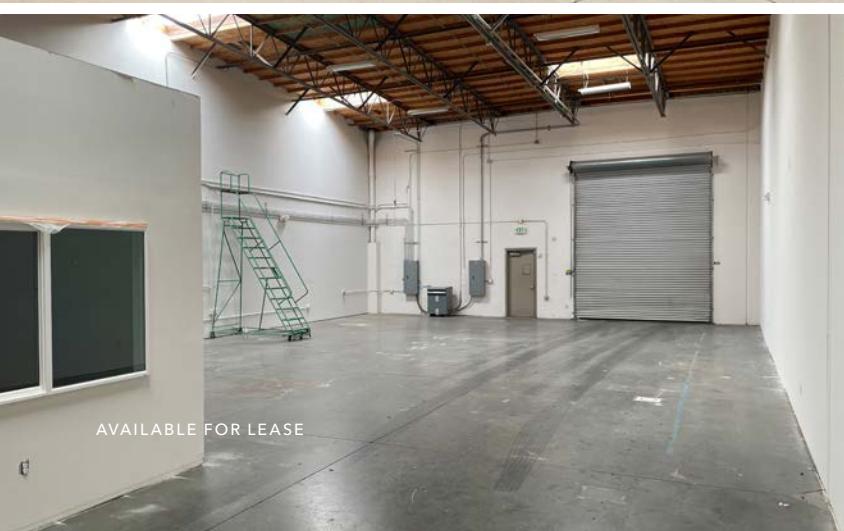
AVAILABLE FOR LEASE

KIDDER MATHEWS

## 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

MCQUELLAN-  
PALOMAR AIRPORT



# RANCHO VISTA BUSINESS PARK



*Exclusively  
listed by*

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