

# OAK RIDGE BUSINESS CENTER

2449 & 2453 CADES WAY, VISTA, CA 92081

±4,200 SF - 9,300 SF  
INDUSTRIAL / FLEX  
SPACE FOR LEASE



**FOR MORE INFORMATION, PLEASE CONTACT:**

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## PROPERTY HIGHLIGHTS

### 2449 Cades Way

- Building Size: 23,850 SF
- Space Available: Unit D - ±4,200 SF
- Number of Stories: One (1)
- Year Built: 1988
- Clear Height: 20'-22'
- Power: 200 Amps, 208 Volt, 3-Phase, per suite
- Fire Sprinklers: Yes
- HVAC: 2 units
- 1- 10'w x 12'h rear loading grade level roll-up door per unit
- Drive around access
- Parking Ratio: 2.0/1,000 SF
- Zoning: IP, City of Vista

### 2453 Cades Way

- Building Size: 29,137 SF
- Space Available:
  - Unit D - ±5,100 SF
  - Unit E - ±4,200 SF
- Number of Stories: One (1)
- Year Built: 1988
- Clear Height: 20'-22'
- Power: 200 Amps, 208 Volt, 3-Phase, per suite
- Fire Sprinklers: Yes
- 1- 10'w x 12'h rear loading grade level roll-up door per unit
- Drive around access
- Parking Ratio: 2.09/1,000 SF
- Zoning: IP, City of Vista

# OAK RIDGE BUSINESS CENTER

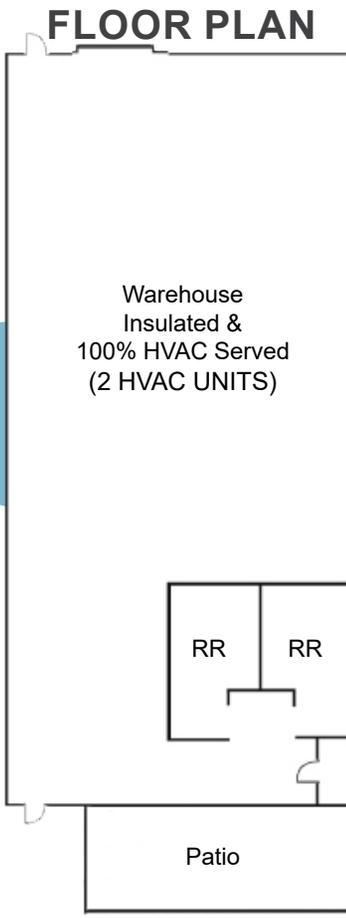
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## 2449 CADES WAY

UNIT	UNIT SIZE	MONTHLY RENTAL RATE	DESCRIPTION
D	+/- 4,200 SF	\$6,300.00 Base Rent + \$756.00 CAOE per month	Open warehouse space with 2 multi stall restrooms and epoxy floors. Fully insulated warehouse ceilings w/ 100% HVAC (2 units) throughout. LED lighting, floor-drains, gas and plumbed for glycol chiller. Front patio area. Previously occupied by a brewery.

\*2026 Common Area Operating Expenses are estimated at \$0.18 SF per month and subject to annual increases.



\*Not to scale

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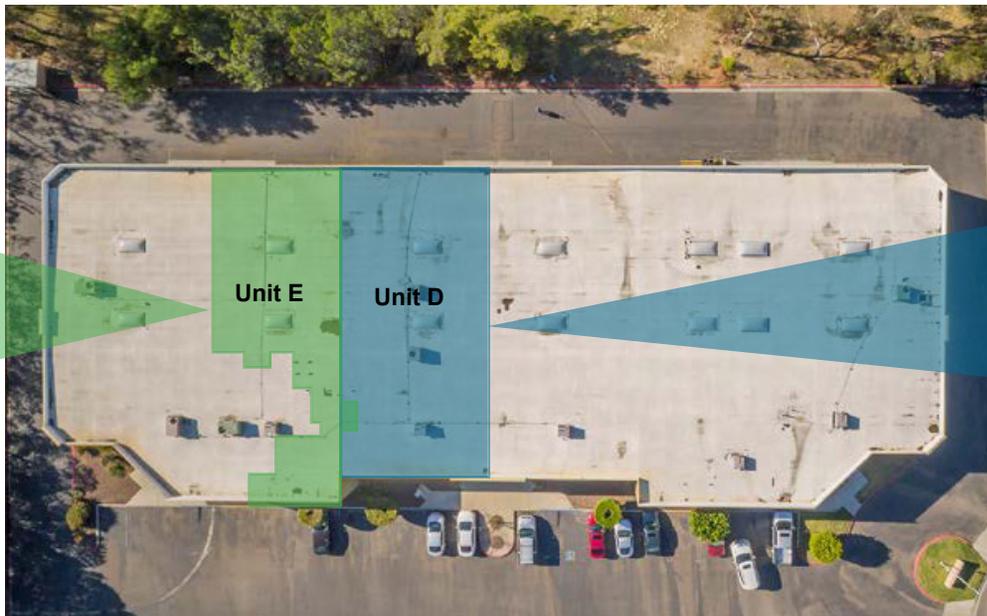
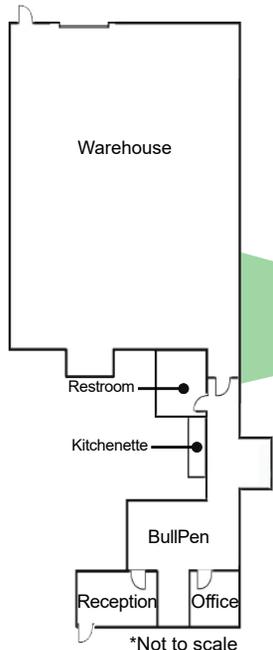
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## 2453 CADES WAY

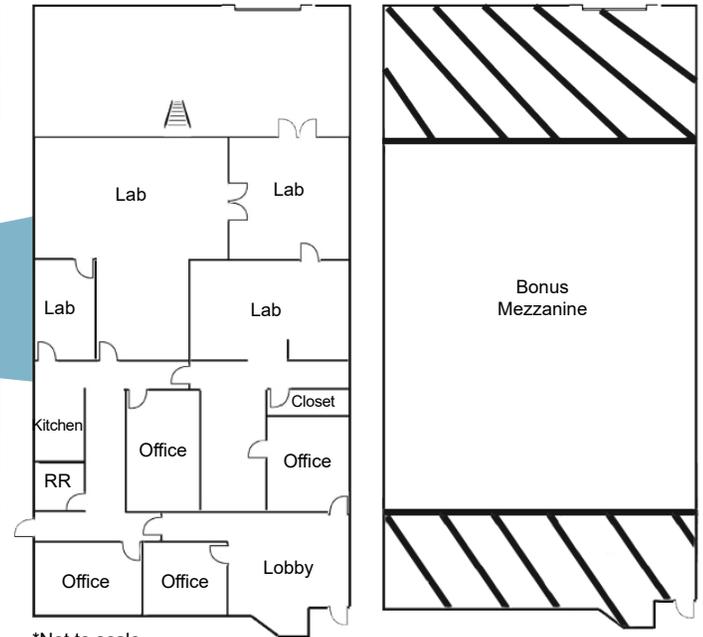
UNIT	UNIT SIZE	MONTHLY RENTAL RATE	DESCRIPTION
D	+/- 5,100 SF	\$7,650.00 Base Rent \$918.00 CAOE per month	Reception area, 4 private offices, storage closet, 4 open work spaces, kitchen, restroom, 2,500 SF bonus mezzanine and warehouse space. Lessor will consider modifications including removal of mezzanine. All HVAC in lower level. Remodeled new carpet and paint. Can be combined with suite E for 9,300 SF.
E	+/- 4,200 SF	\$6,300.00 Base Rent \$756.00 CAOE per month	Reception area, 2 private offices, open bullpen, kitchenette, restroom, polished concrete floors, extra bright led lighting and warehouse. Remodeled, new carpet and paint. Can be combined with suite D for 9,300 SF.

\*2026 Common Area Operating Expenses are estimated at \$0.18 SF per month and subject to annual increases.

### UNIT E FLOOR PLAN



### UNIT D FLOOR PLAN



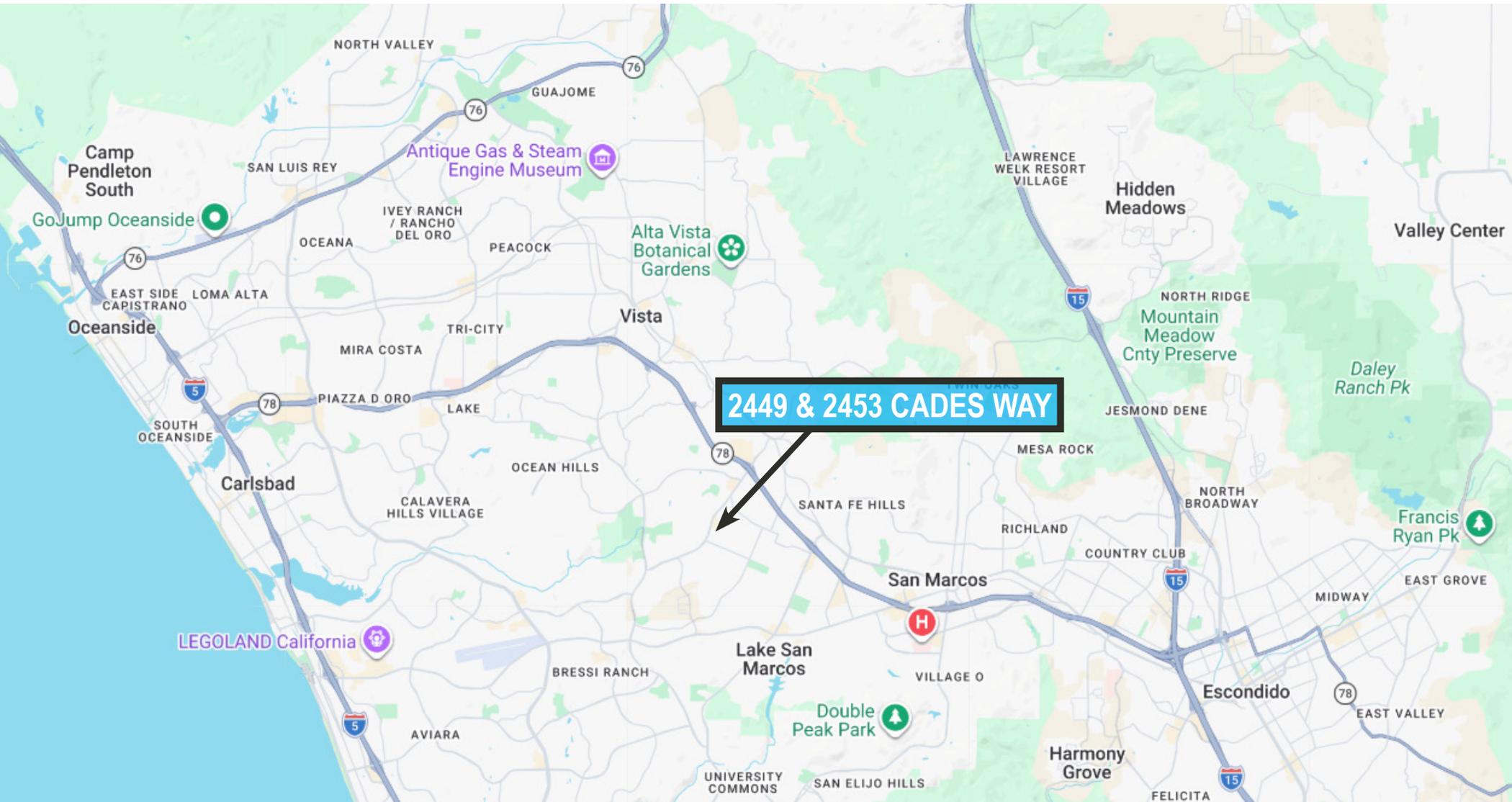
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