

# 2588 PROGRESS ST. - VISTA, CA 92081

FOR LEASE: 1,116 SF & 1,240 SF INDUSTRIAL SUITES

## CREEKVIEW INDUSTRIAL CENTER





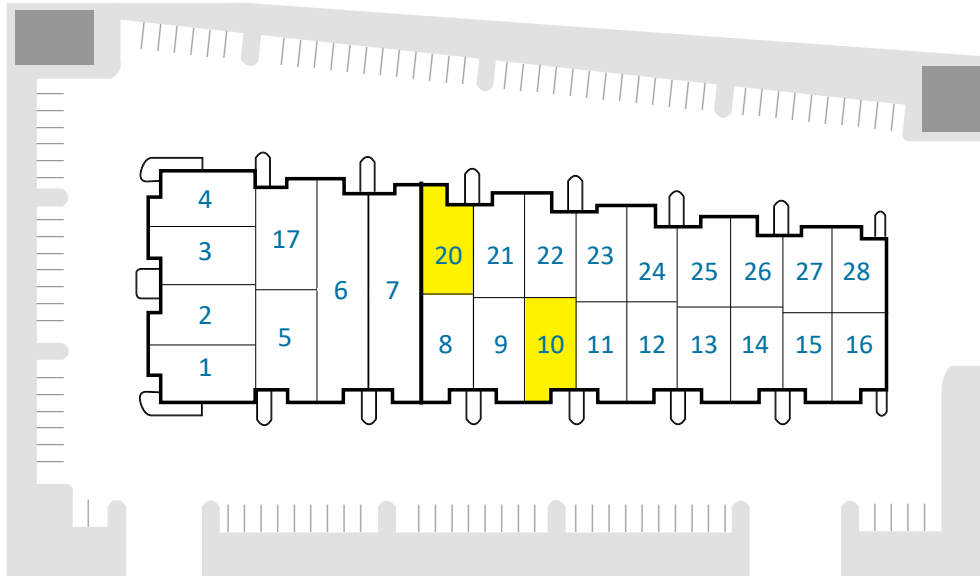
## Business Park Highlights

<b>Property Address:</b>	2588 Progress St, Vista, CA
<b># of Units:</b>	28 units
<b>Size Range:</b>	1,104 - 2,263 square feet
<b>Construction Type:</b>	Concrete block
<b>Average (%) Improved:</b>	10%
<b>Loading:</b>	10' x 10' grade level loading doors
<b>Mechanical Systems:</b>	Wall mounted AC units
<b>Warehouse Clear Height:</b>	14' - 16' minimum clear height
<b>Zoning:</b>	SPI
<b>Excellent Parking:</b>	2.7/1,000 square feet
<b>Lot Size:</b>	2.71 acres (118,048 square feet)
<b>Distance to Highway 78 Access:</b>	1 Mile
<b>Distance to Interstate 15/5 Access:</b>	8/10 Miles
<b>Private Restrooms:</b>	Each unit has a private restroom
<b>3 Phase Power:</b>	100 amps, 120/208 volt panel per unit
<b>Electricity:</b>	Each unit is separately metered
<b>Landscaping:</b>	Tropical lush landscaping



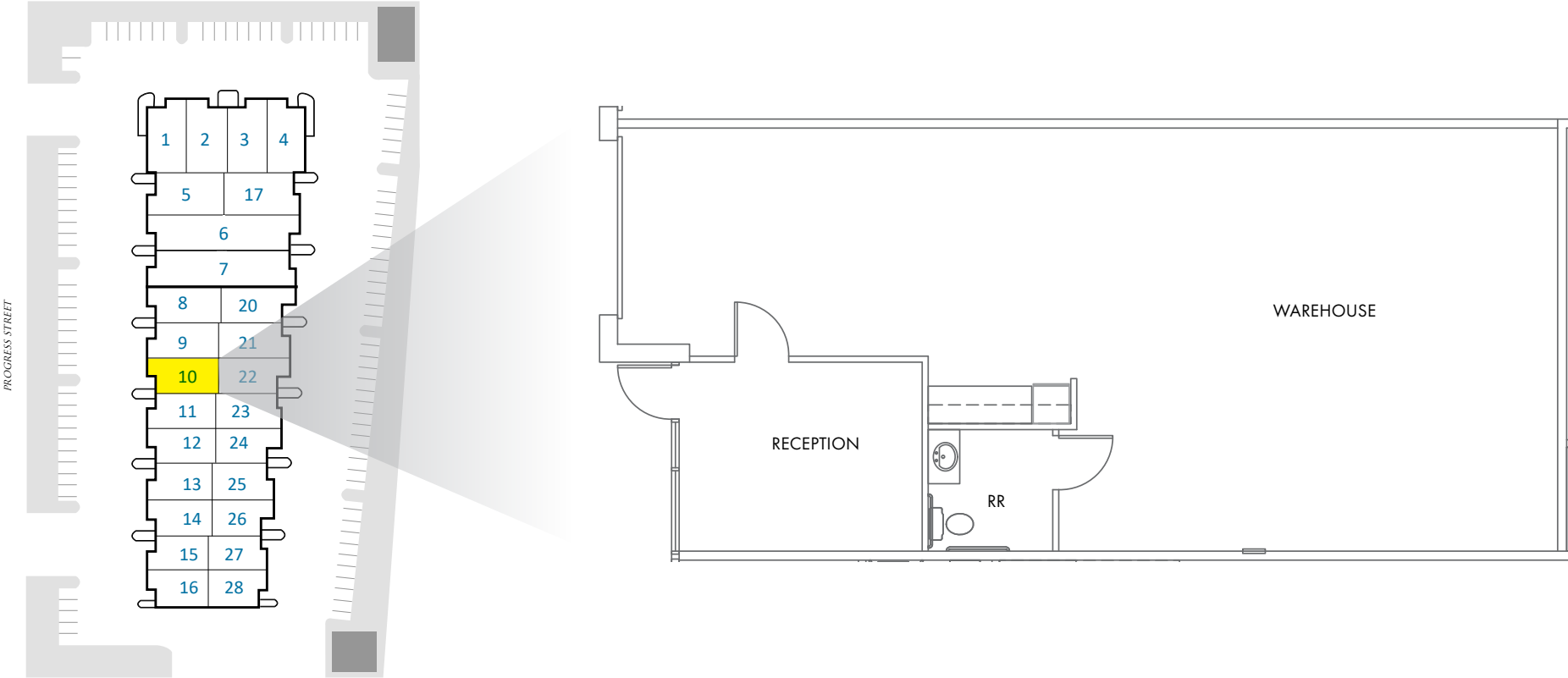
# Availability Overview

Suite	Size	Improved	Suite Description	Loading	Base Rent	CAMs	Availability
10	1,240 SF	10%	One (1) office, restroom, and remainder warehouse	One (1) Grade Level Door	\$1.95/SF	\$0.18/SF	Immediately
20	1,116 SF	0%	Space is in shell condition with no office or restroom, warehouse only	One (1) Grade Level Door	\$1.95/SF	\$0.18/SF	Immediately



# INDUSTRIAL AVAILABILITY

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# Property Photos





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