



# 2630 BUSINESS PARK DRIVE

26,320 SF INDUSTRIAL BUILDING IN VISTA, CA AVAILABLE FOR PURCHASE OR LEASE



# NON-ENDORSEMENT OVERVIEW

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# 2630 BUSINESS PARK DRIVE

VISTA, CA

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## CONTACTS

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# PROPERTY SUMMARY

- **26,320 SF Industrial Building in Vista, CA**
- **18'-20' Clear Height**
- **Sprinklered**
- **1,200 Amps, 277/480v Power**
- **2 Dock Doors & 3 Drive-Ins (10' x 10')**
- **Fenced Yard**
- **Natural Gas**
- **New Asphalt & Exterior Paint**
- **Divisible – Owner or Tenant May Take Half**

# LEASE & SALE PRICING

## Sale Price

- \$6,975,000
- \$265 per SF
- \$1.20 per SF Rental Rate for Owner User

## Lease Rate

- \$1.25 per SF NNN

# Aerial



2630 BUSINESS PARK DRIVE, VISTA CA

# Property Photos



# Aerial



2630 BUSINESS PARK DRIVE, VISTA CA

# Property Photos



# Property Photos



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# Property Photos

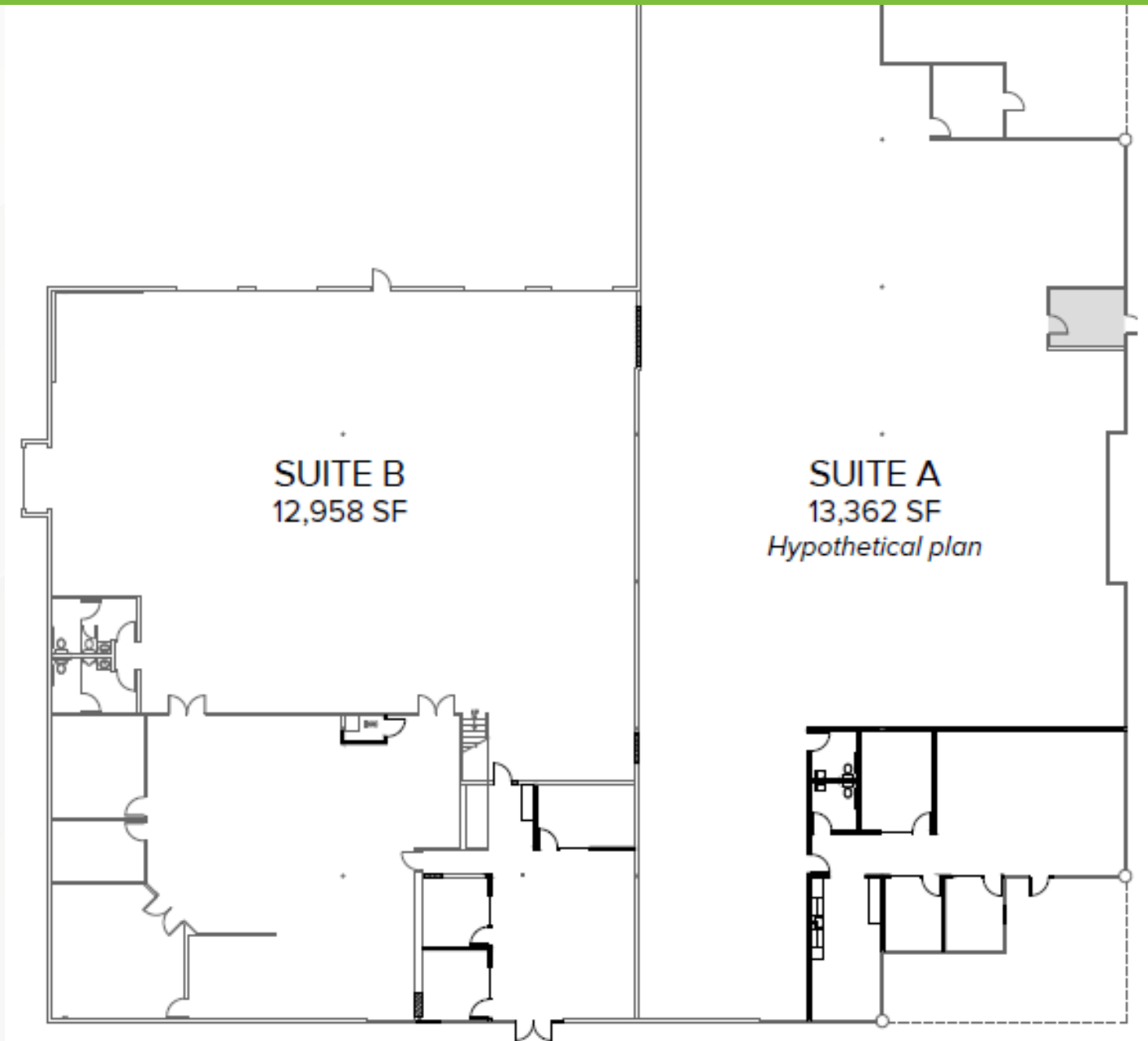


# Site Plan



# Floor Plan

HYPOTHETICAL DEMISING PLAN — ILLUSTRATIVE ONLY (SEE AS-BUILT EXISTING PLANS THAT FOLLOW)



*Note: The Suite A / Suite B demising shown above is a hypothetical scenario for illustrative purposes only. Actual existing conditions are documented in the as-built drawings that follow this page.*



# AS-BUILT PLANS

## Existing Conditions — Surveyed August 2025

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The drawings on the following pages represent the actual as-built existing conditions at 2630 Business Park Drive, Vista, CA, prepared by SoCal Interiors based on an on-site survey performed August 11, 2025.

Included:

- Ground Floor Existing Plan
- Mezzanine Existing Floor Plan

Building totals (per as-built): Suite A 11,866 SF | Suite B 11,388 SF (ground) + 1,233 SF mezzanine (Suite B) = 24,487 SF GFA.

Brochure-stated 26,320 SF includes mezzanine areas per prior measurement; prospective buyers/tenants should rely on the as-built survey for verification.



