

FOR LEASE INDUSTRIAL OUTSIDE STORAGE (IOS)

FROM 0.75 ACRES TO 2.3 ACRES - AVAILABLE NOW



777 NORTH AVE - VISTA, CA 92083

Executive Summary

THE OPPORTUNITY

Located near the border of Vista and Oceanside, 777 North Ave is an Industrial Outside Storage (IOS) property with lots available from 0.75 to 2.3 acres. The property is in move in ready condition with all site improvements completed which include private paved drive aisle with allocated parking, lighting, perimeter fencing/screening with gates and crushed concrete yard surface. The property's highly coveted IG Zoning (Specific Plan No. 8) allows for outside storage including construction materials, equipment, fleet vehicles, trailers, lumber yards, trucks, etc. Centrally located between Interstate 15 and Interstate 5, this site serves as a perfect contractor storage yard for a construction related tenant who services all North San Diego County.



At A Glance - Property Highlights



Rare centrally located outdoor storage yards



2.2 acres of contractor storage yards divisible to 0.75 acres



Excellent access via paved drive aisle



Available Now



Power and water available to each site



Fenced & Secured



Zoned I-G City of Vista
*North Melrose Industrial Area

Specific Plan No. 8 - Zone A



Land uses ideal for landscaping, contractors, building materials storage, & lumber yards.*

**Tenant is responsible for approval of land use.*

Available Lots & Pricing

DEMISING PLAN			
LOT #	ACRES	SQ. FT.	Asking Rent PSF (Gross)
A	0.78	33,977	\$.30 PSF
B	0.75	32,670	\$.30 PSF
E	0.77	33,541	\$.30 PSF
A, B & E	2.3	100,188	\$.30 PSF

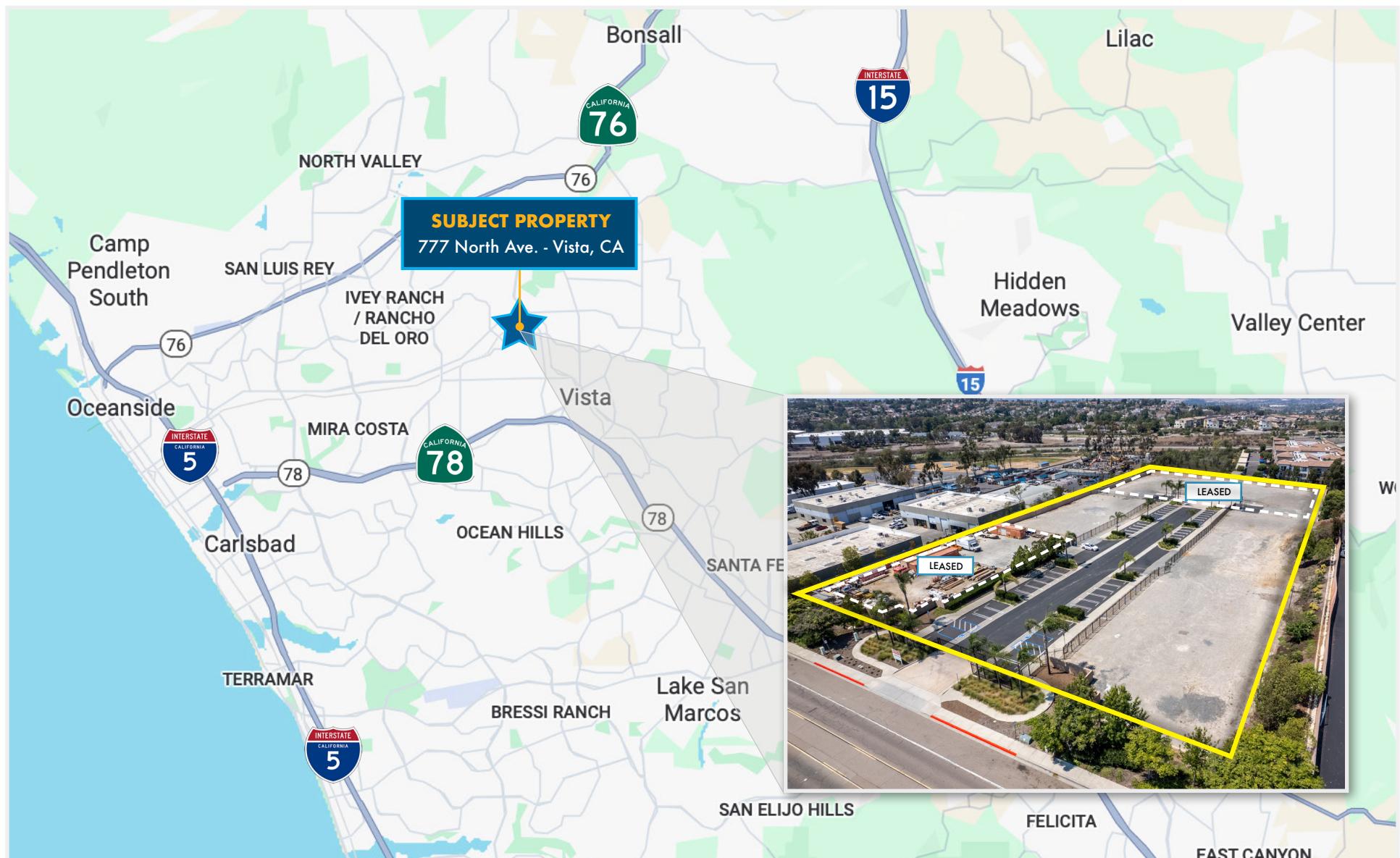
*Lots will be available to occupy upon approved use.



Aerials



Location Map



Location Map & Drive Times



DRIVE TIMES

2 miles
Highway 78

6 miles
Interstate 5

9 miles
Interstate 15

43 miles
San Diego Airport

93 miles
Downtown LA

27 miles
Temecula

59 miles
Otay Mesa

32 miles
San Clemente



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LITTLE DRAGOVIC TEAM
78 Corridor Industrial Advisors

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REAL ESTATE ADVISORY SERVICES