

1120 N MELROSE DRIVE

VISTA | CA 92083



FOR SALE | 14,984 SF | \$4,050,000
INDUSTRIAL BUILDING

*** Do Not Disturb Tenant**

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PROPERTY FEATURES

1120

BUILDING SIZE	14,984 SF
OFFICE SIZE	±10%
LOT SIZE	1.05 Acres (45,714 SF)
GRADE LEVEL DOORS	Three (3) Glassed In Roll Up Doors (buyer must modify)
DOCK HIGH DOORS	Two (2) Dock High Loading Positions
CLEAR HEIGHT	14' – 16'
COLUMN SPACING	20' x 30'
POWER	400a-208/120v, 3-phase
PARKING	1.80/1,000 SF (35 spaces)
YEAR BUILT	1987
ZONING	<u>SPI No. 8 - North Melrose Industrial Area</u> <u>(Zone B - Industrial-Commercial)</u>
ASKING PRICE	\$4,050,000 (\$270.29/SF)

**All information to be confirmed by buyer.*



PROPERTY HIGHLIGHTS

1120



FREESTANDING INDUSTRIAL BUILDING

Ideal for owner-users seeking control, privacy, and branding opportunities.



LOW FINISH BUILDOUT

Minimal office and open warehouse space to maximize operational efficiencies.



DOCK AND GRADE LOADING

Flexible loading options to support efficient shipping, receiving, and business flow.



FRONTAGE ON MELROSE DR

Major arterial road with excellent visibility nearby to Hwy 78 and 76



DESIGNATED PARKING AREA

Exclusive on-site parking—convenient for employees, clients, and deliveries.

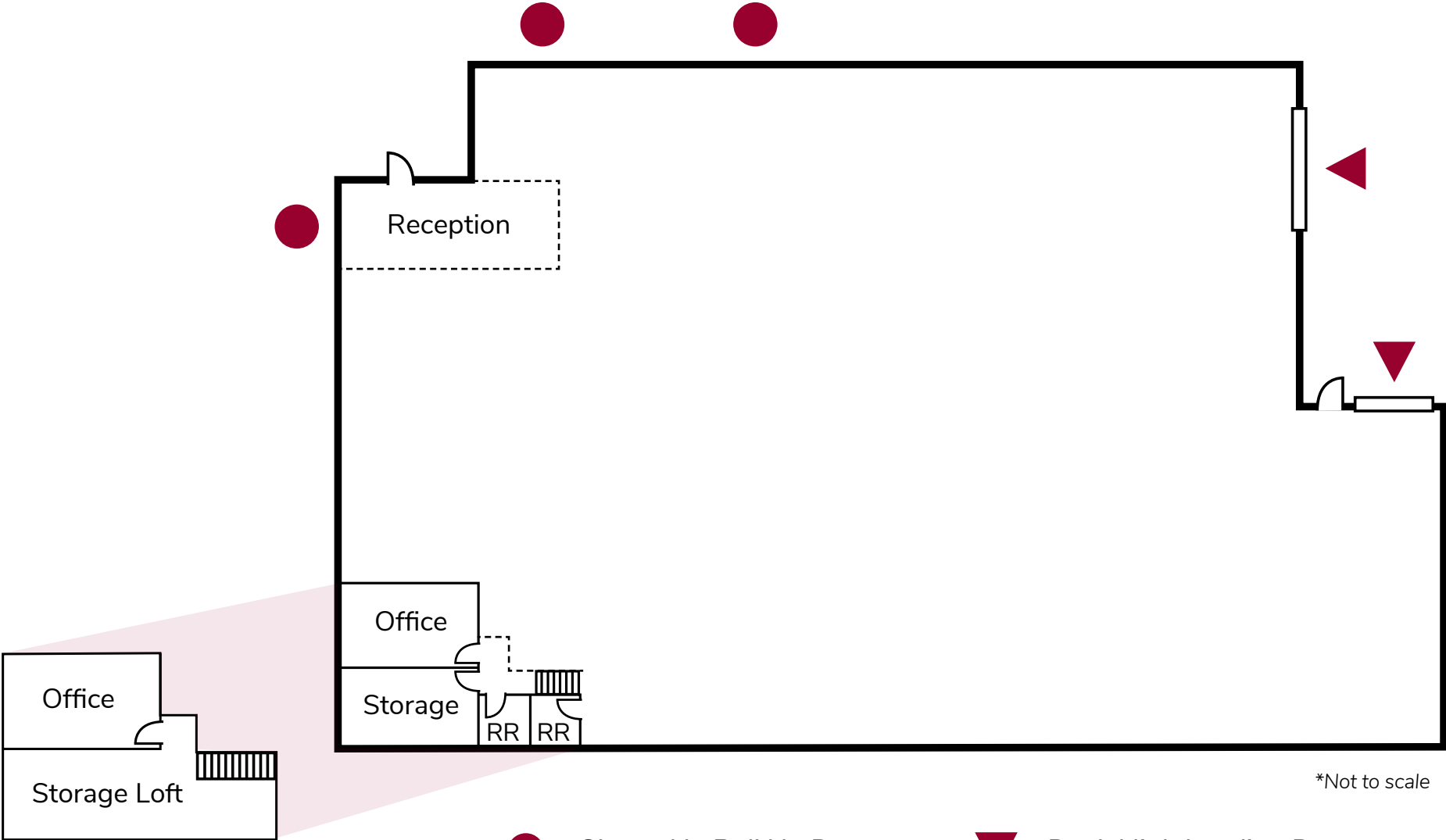


RECENT CAPITAL IMPROVEMENTS

- New Kool White Roofing System with 10 year warranty
- New asphalt slurry coat and re-stripe of parking lot

FLOOR PLAN

1120



*Not to scale

● = Glassed In Roll Up Door

▼ = Dock High Loading Door

MEZZANINE

PROPERTY PHOTOS

1120



PROPERTY PHOTOS

1120



1120



RETAIL & AMENITIES

1120

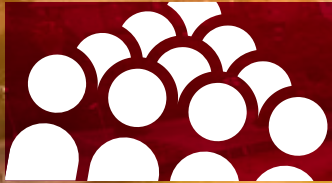


LOCATION MAP

1120



Vista



population

98,344



corporate & local
businesses

±10,000



median household
income

\$93,329



multi-industry
job force

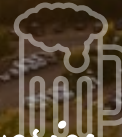
48,000+

california's craft beer capital

most craft breweries per
capita of any california city

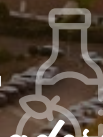
18

Breweries



1

Meadery



2

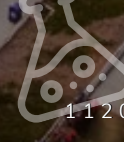
Wineries



vista's local industries

manufacturing
warehousing
logistics
action sports

life sciences
maritime
active lifestyle
information technology





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Any of the foregoing information will need to be separately verified by Buyer.