

# For Lease - 41,472 SF Freestanding Industrial Building



# 2811

la mirada drive

vista, ca 92081

**Central Vista Business Park Location**



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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.*



**41,472 SF**  
freestanding building



**Low Finish Space**  
10% office



**Single Story**  
no mezzanine



**Dock High Loading**  
3 dock high doors



**Grade Level Loading**  
3 grade level doors



**Signage Opportunity**  
Located on a major  
thoroughfare





# property highlights

## Strategic Location:

- Located on the busiest thoroughfare in the Vista Business Park
- Quick access to Highway 78, Interstate 5 & Interstate 15
- Irreplaceable location with frontage on La Mirada Drive

## Unique Amenities:

- Dock & Grade level Loading
- Drive Around access with excellent truck circulation
- Large private lot with no shared access points
- Signage Opportunity

## Strong Industrial Submarket

- Located within the heart of the Vista Business Park
- The Vista submarket has benefited from significant tenant migration
- No Industrial land available for future development in Vista
- Increase in tenant demand for low finish industrial properties throughout the region



# property overview

**STREET ADDRESS:** 2811 La Mirada Drive, Vista, CA 92081

**BUSINESS PARK:** Vista Business Park

**BUILDING SF:** 41,472 Square Feet

**LOT SIZE:** 106,722 SF (2.45 Acres)

**OFFICE:** Approximately 4,128 SF (10%)

**MINIMUM CLEAR HEIGHT:** 17'6" - 19'6"

**COLUMN SPACING:** 48' x 24'

**POWER:** 800 Amps, 120/208 V

**GRADE LEVEL DOORS:** Three (3)

**DOCK HIGH DOORS:** Three (3)

**ZONING:** RLI Specific Plan

**PARKING:** ± 76 Parking Stalls

**LEASE RATE:** \$1.10/SF NNN

**LOW NNN'S:** \$0.13/SF

**AVAILABILITY:** March 1, 2022

*Call Brokers to Schedule Showing*

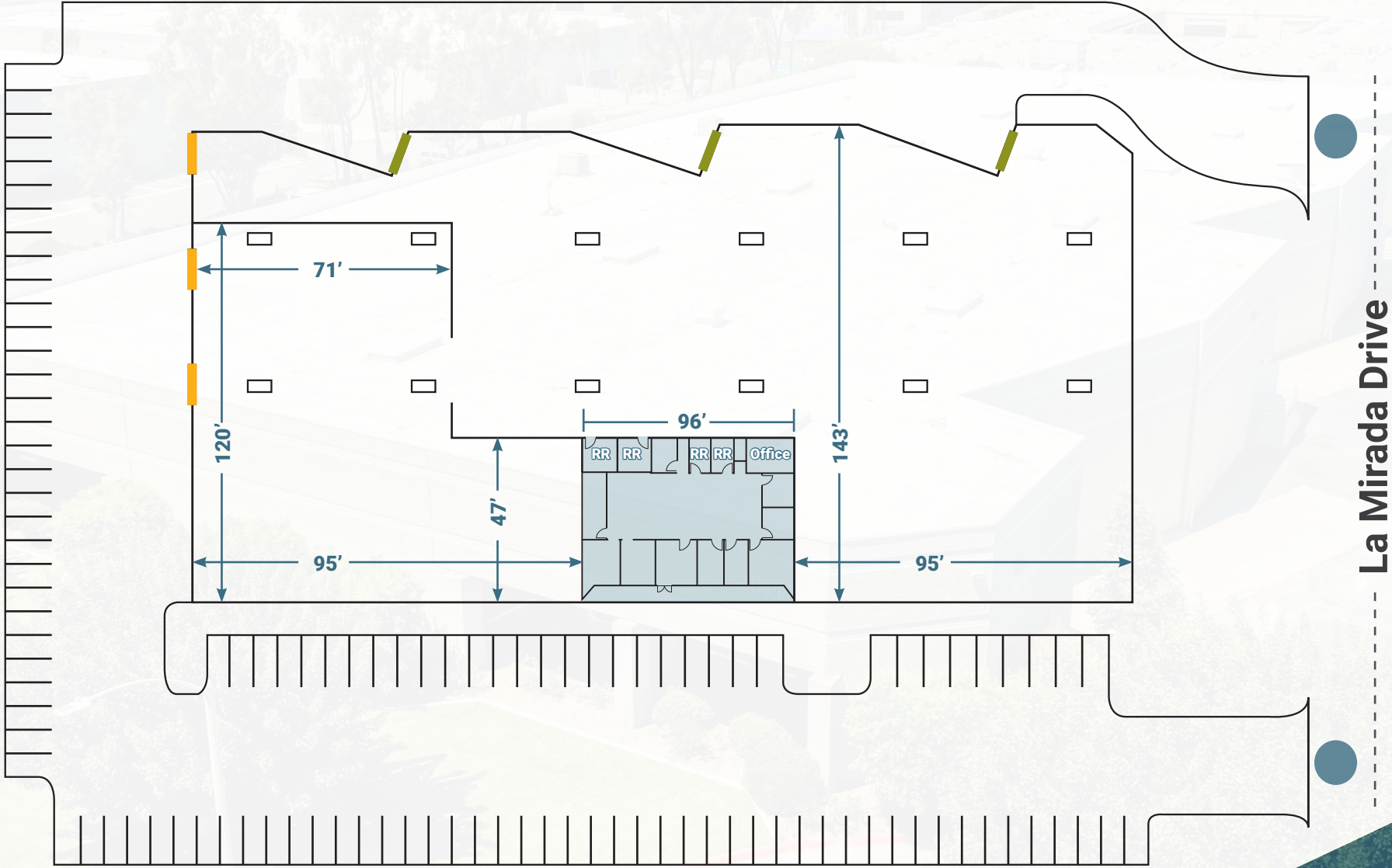


2811 LA MIRADA DRIVE

6



# site map & floor plan



Ingress/Egress ● Office Area □ Dock High Door ■ Grade Level Door ■

La Mirada Drive



# Central Vista Business Park Location



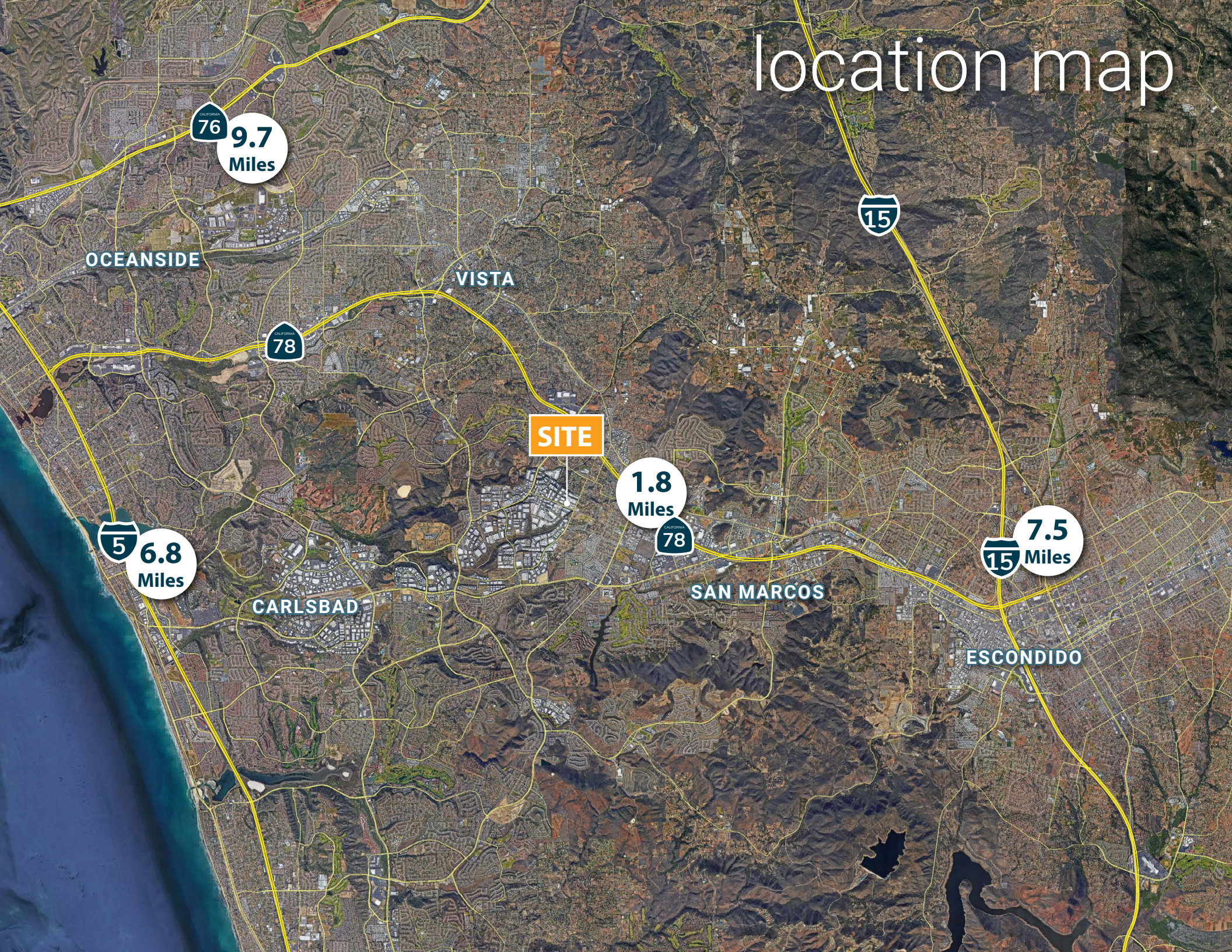
PACIFIC OCEAN



# corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY <sup>INC</sup>	26		31	
2	DDH ENTERPRISE, INC.	7		12		17		22	AQUA LUNG	27		32	
3	DTD Diversified Tool & Die	8		13		18		23		28		33	amazon
4	EASYTURF <sup>SM</sup> A FieldTurf Company	9		14	BIOFILM, INC. <sup>SM</sup>	19		24	FLUIDRA	29		34	glanbia
5		10		15	amazon	20		25	UNITE <sup>SM</sup> PROFESSIONAL BACK SYSTEM	30			

# location map



76  
9.7  
Miles

OCEANSIDE

VISTA

78

SITE

1.8  
Miles

78

5  
6.8  
Miles

CARLSBAD

SAN MARCOS

15  
7.5  
Miles

ESCONDIDO

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