



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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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 for New Owner**

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



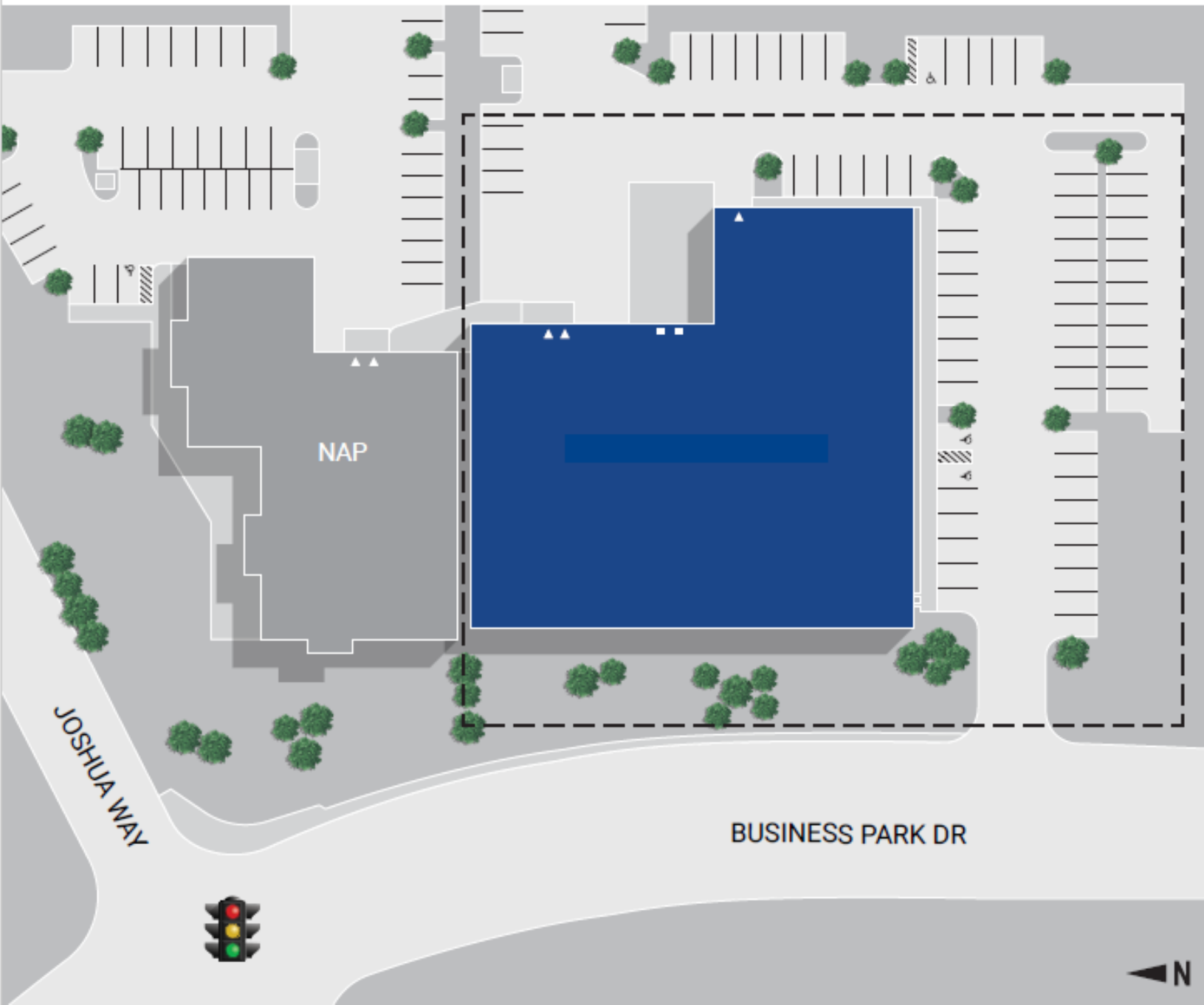
Property Photos



Property Photos



Site Plan



Floor Plan

