

FOR LEASE

6,060 SF FREESTANDING INDUSTRIAL BUILDING WITH FENCED PARKING/YARD

SADDLEBACK VISTA PARK - 1220 KEYSTONE WAY, VISTA, CA 92081





SUBJECT PROPERTY
1220 Keystone Way

Keystone Way

BROKER CONTACTS

Isaac Little

ilittle@lee-associates.com

760.929.7862

CalBRE #01702879

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalBRE #01773106

Olivia Baffert

obaffert@lee-associates.com

760.448.1376

CalBRE #02211874



Keystone Way

SUBJECT PROPERTY
1220 Keystone Way

**Fenced
Parking /Yard**

AT A GLANCE

PROPERTY HIGHLIGHTS



6,060 Square Feet
Single Tenant Building



Improved Area
Approx. 1,818 SF (30%)



Warehouse Footprint
Approx. 4,242 SF (70%)



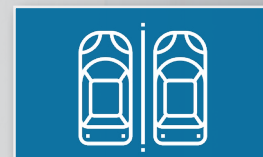
Power
800 Amps, 120/208v



Clear Height
14.5' - 16' Minimum



Grade Level Loading
One (1) Grade Level Door



Fenced Parking/Yard
Approx. 3,500 SF



Sprinkler System
Fire Sprinklers



Palomar Airport Rd

Lionshead Ave
(5,700 VPD)

Business Park Dr
(8,500 VPD)

SUBJECT PROPERTY
1220 Keystone Way

Keystone Way

Fenced
Parking /Yard

PREMISES OVERVIEW

STREET ADDRESS: 1220 Keystone Way, Vista, CA 92081

BUSINESS PARK: Saddleback Vista Park

TOTAL SQUARE FEET: 6,060 Square Feet

IMPROVED AREA: Approx. 1,818 SF (30%)

WAREHOUSE AREA: Approx. 4,242 SF (70%)

LOT SIZE: 0.42 Acres

LOADING: One (1) Grade Level Door

POWER: 800 Amps, 120/208v

YEAR BUILT:

Constructed in 1990

Renovated in 2026

CLEAR HEIGHT:

14.5'-16' Minimum

PARKING RATIO:

1.65/1000 SF

ZONING:

SPI, Vista

SPRINKLER SYSTEM:

Fire Sprinklers

AVAILABLE:

March 1, 2026

LEASE RATE:

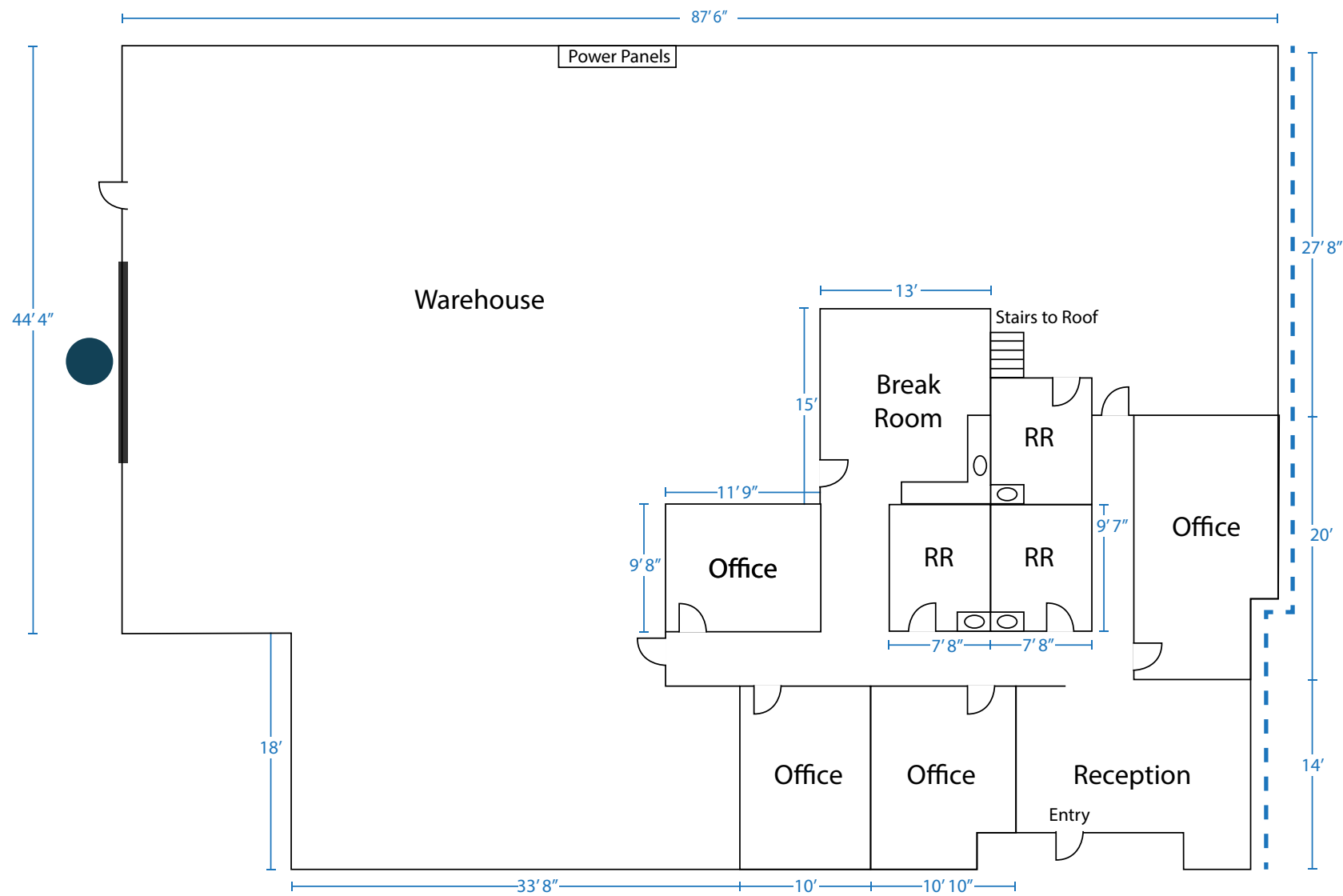
\$1.55/SF NNN



Call Brokers to Schedule Showing

UPDATED FLOOR PLAN

- = Grade Level Loading
- - = Window Line



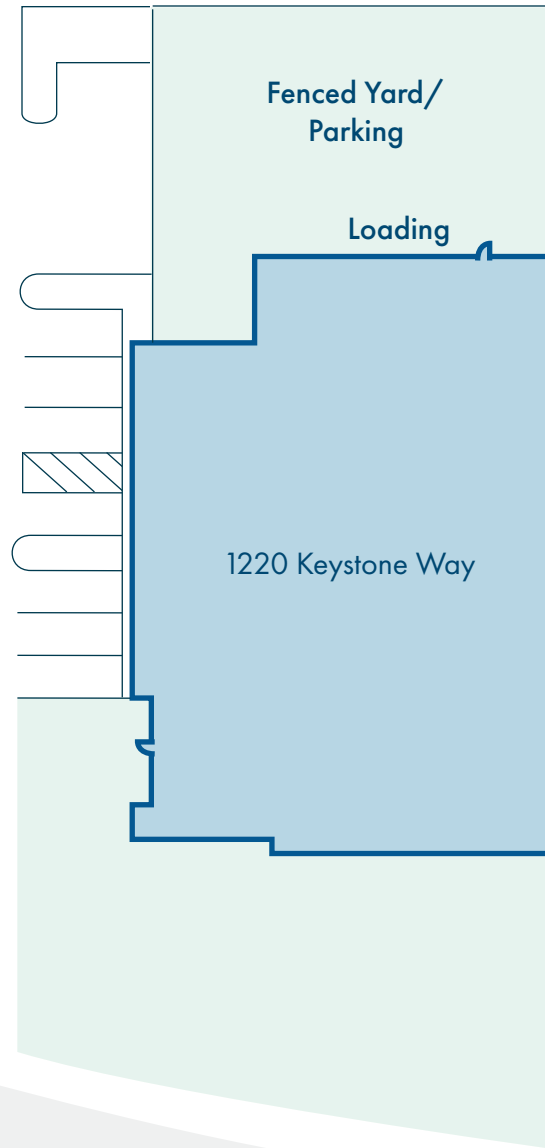
SITE PLAN

Building Area: **6,060 SF**

Total: **6,060 SF**

Parking: **Approx.
10 spaces**

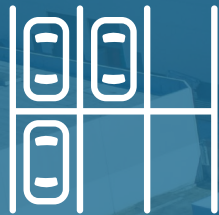
Fenced Parking/Yard: **3,500 SF**



NEW BUILDING IMPROVEMENTS UNDERWAY



Exterior & Interior Paint



Newly Paved, Striped, & Slurried Parking Lot



New LED Lighting Throughout Building



Upgraded Office Flooring



Upgraded Restrooms & Breakroom



Leidos

Accutek

2025 Brand New
Construction

Coastal Gymnastics
Academy

Exagen Inc.

Miridera Corp.

True Nutrition

The Wall

Target

Paramount
Gasket

Coastal
Plumbing, Inc.

4x4 Prestige
Store

CS Illumination

Leigh
Aerosystems

Level 3
Construction

Business Park Dr
(8,500 VPD)

Keystone Way

SUBJECT PROPERTY
1220 Keystone Way

SITE AERIAL

WAREHOUSE/LOADING PHOTOS





FENCED PARKING / YARD



EXISTING OFFICE PHOTOS (NEW IMPROVEMENTS UNDERWAY)

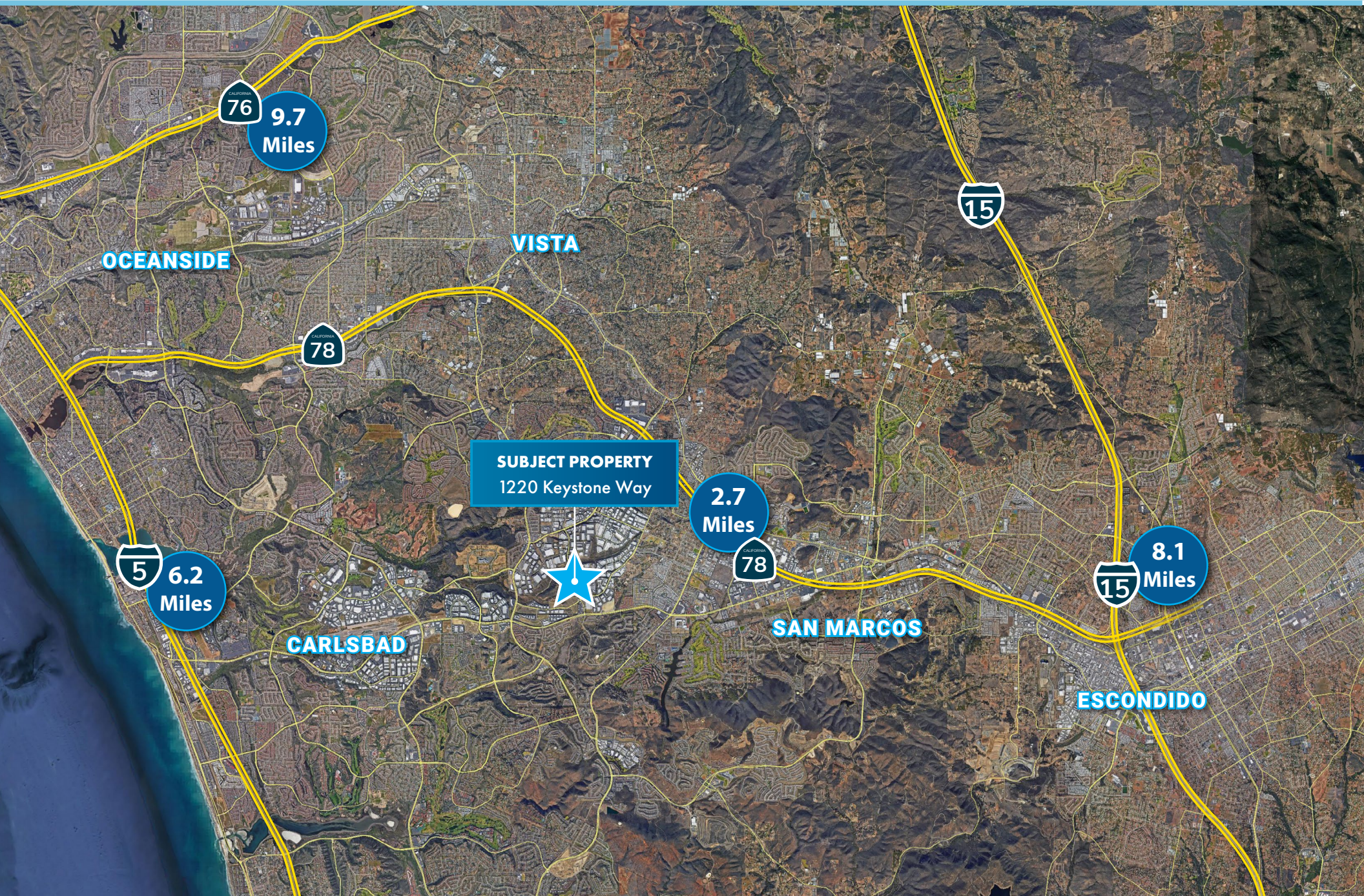


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JONES	12	DIG water matters	17	ACUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	EMI	10	STONE BREWING CO.	15	amazon	20	DR. BEONNIE'S ALL-ONE!	25	UNITE PROFESSIONAL DEVELOPMENT	30	CISCO		

LOCATION MAP



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For More Information Contact:

Marko Dragovic
Lee & Associates
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mdragovic@lee-associates.com

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Lee & Associates
760-672-1041

ilittle@lee-associates.com

DRE# 01702879

Olivia Baffert
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