

FOR LEASE

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

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





BROKER CONTACTS

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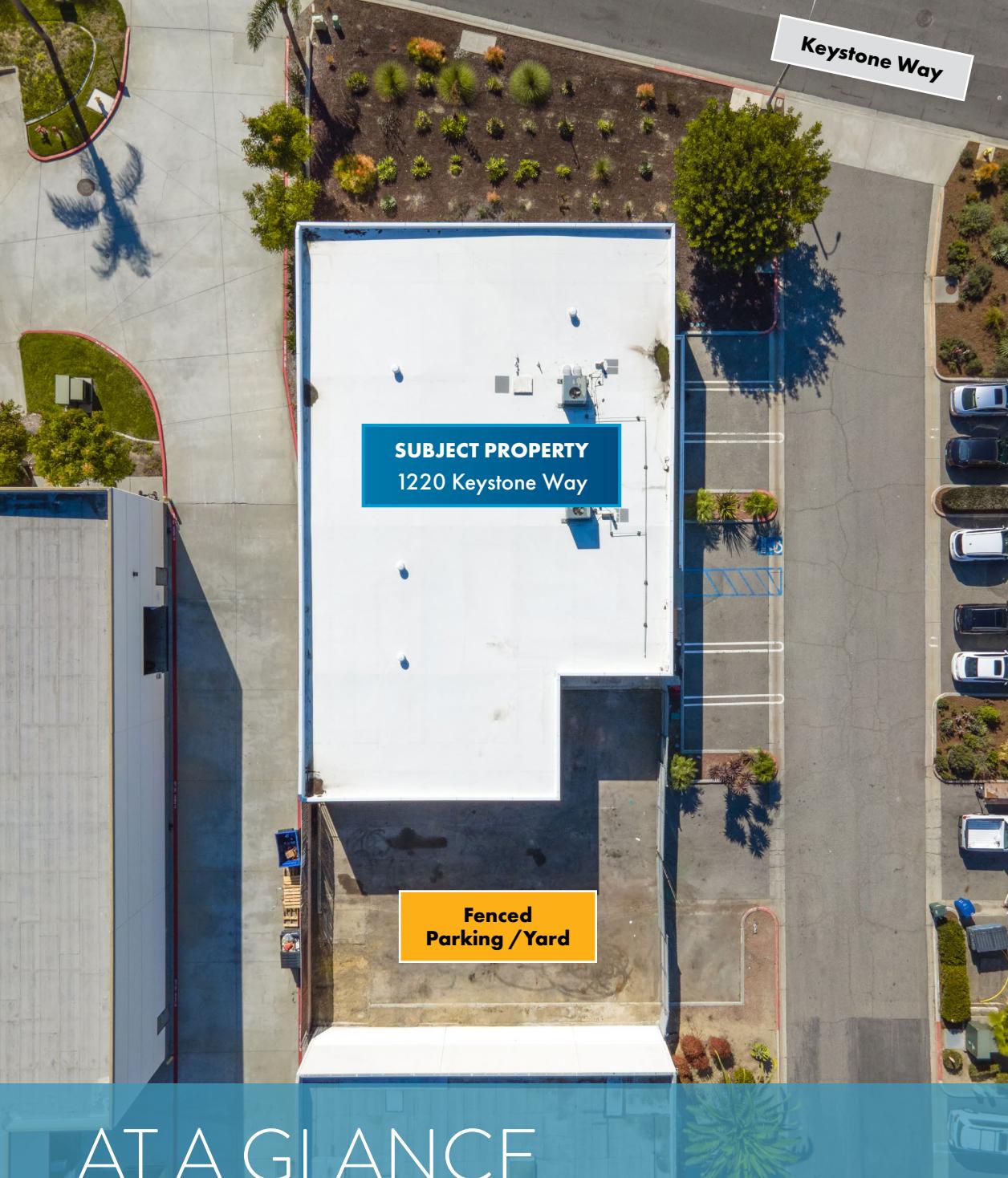
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AT A GLANCE

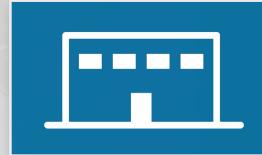
PROPERTY HIGHLIGHTS



SUBJECT PROPERTY
1220 Keystone Way

Fenced
Parking / Yard

Keystone Way



6,060 Square Feet
Single Tenant Building



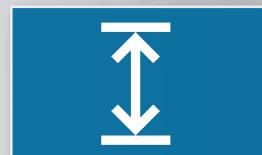
Improved Area
Approx. 1,818 SF (30%)



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



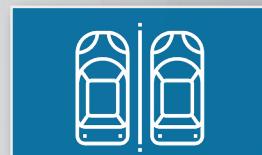
Power
800 Amps, 120/208v



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



PREMISES OVERVIEW

STREET ADDRESS:	1220 Keystone Way, Vista, CA 92081
BUSINESS PARK:	Saddleback Vista Park
TOTAL SQUARE FEET:	6,060 Square Feet
IMPROVED AREA:	Appox. 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

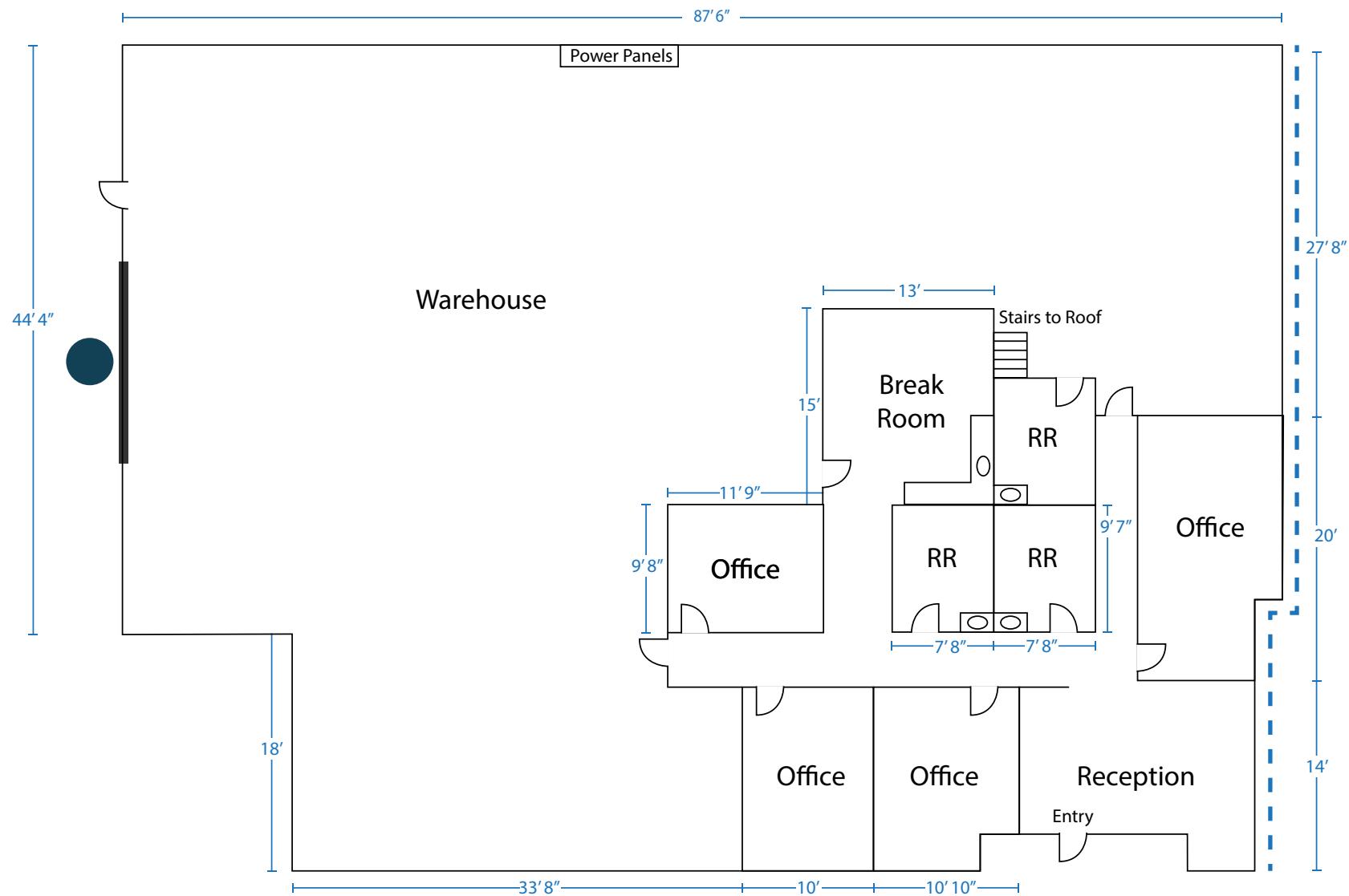
YEAR BUILT:	Constructed in 1990
	Renovated in 2026
CLEAR HEIGHT:	14.5'-16' Minimum
PARKING RATIO:	1.65/1000 SF
ZONING:	SPI, Vista
SPRINKLER SYSTEM:	Fire Sprinklers
AVAILABLE:	March 1, 2026
LEASE RATE:	\$1.55/SF NNN



Call Brokers to Schedule Showing

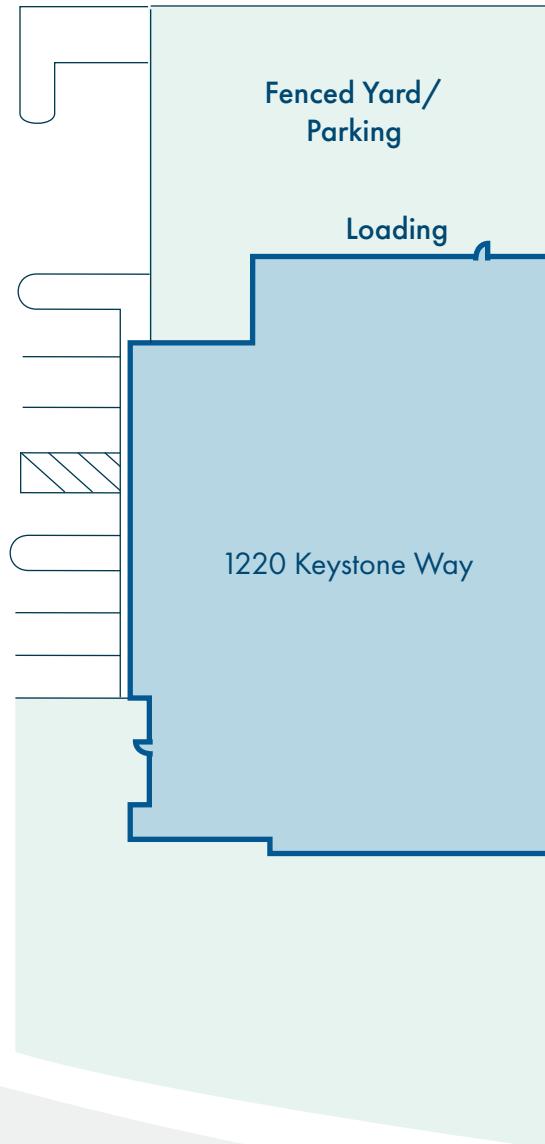
UPDATED FLOOR PLAN

● = 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



KEYSTONE WY

NEW BUILDING IMPROVEMENTS UNDERWAY



Exterior & Interior Paint



Newly Paved, Striped, & Slurried Parking Lot



New LED Lighting Throughout Building



Upgraded Office Flooring



Upgraded Restrooms & Breakroom



WAREHOUSE/LOADING PHOTOS





FENCED PARKING / YARD



EXISTING OFFICE PHOTOS (NEW IMPROVEMENTS UNDERWAY)

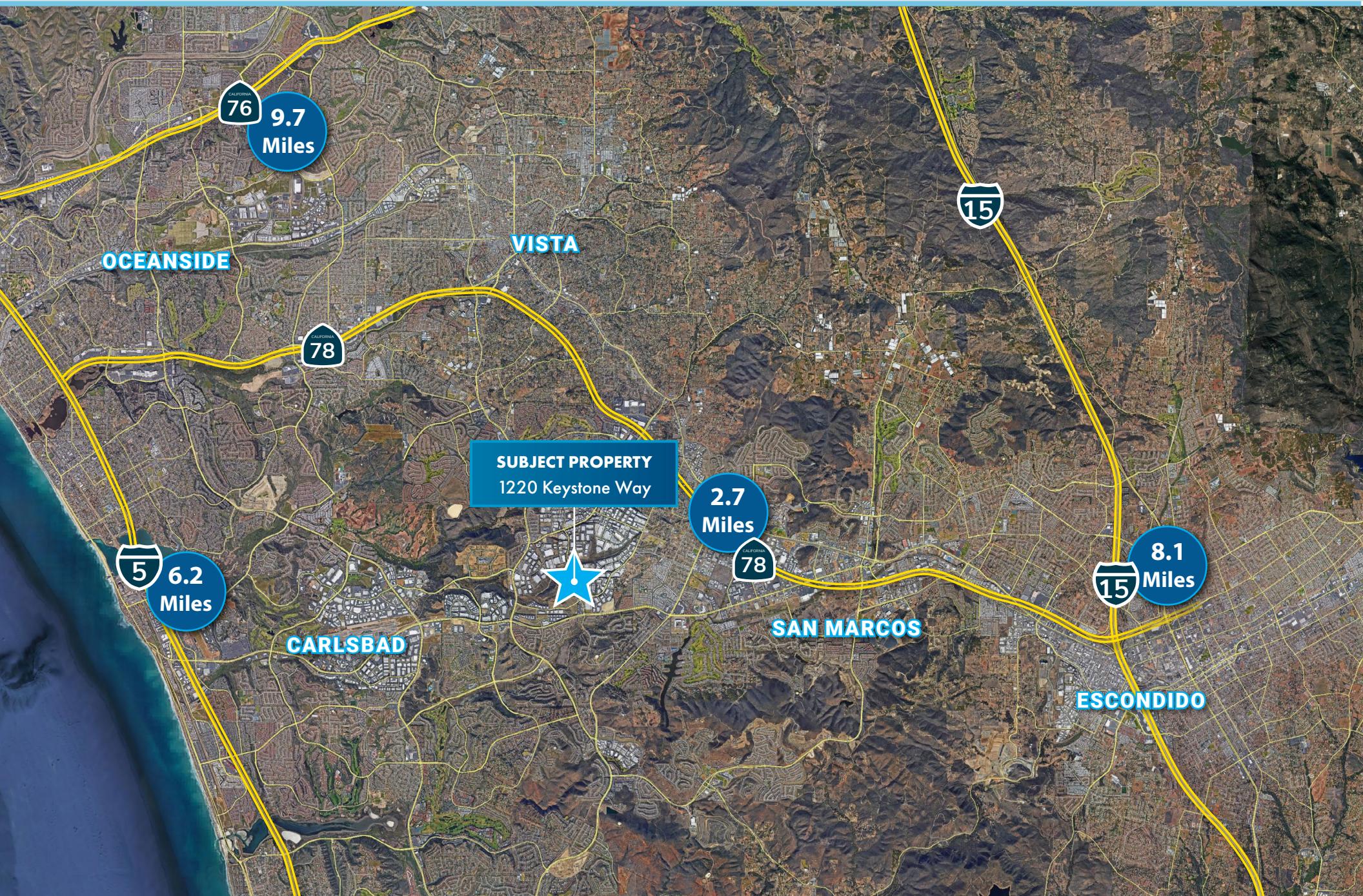


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21		26		31	
2	DDH ENTERPRISE, INC.	7		12		17		22		27		32	
3	DTD Diversified Tool & Die	8		13		18		23		28		33	
4	P&Q PICKUP	9		14		19		24		29		34	
5	CEMI APPLIED MEMBRANES INC.	10		15	amazon	20		25		30			

LOCATION MAP



1220 Keystone Way

Vista, CA 92081

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