

±6,000 SF INDUSTRIAL BUILDING FOR SALE IN VISTA, CA



1130 N MELROSE DR | VISTA

km Kidder
Mathews

1130 N MELROSE DR



1130 N MELROSE DR
UNIT 404

PROPERTY FEATURES

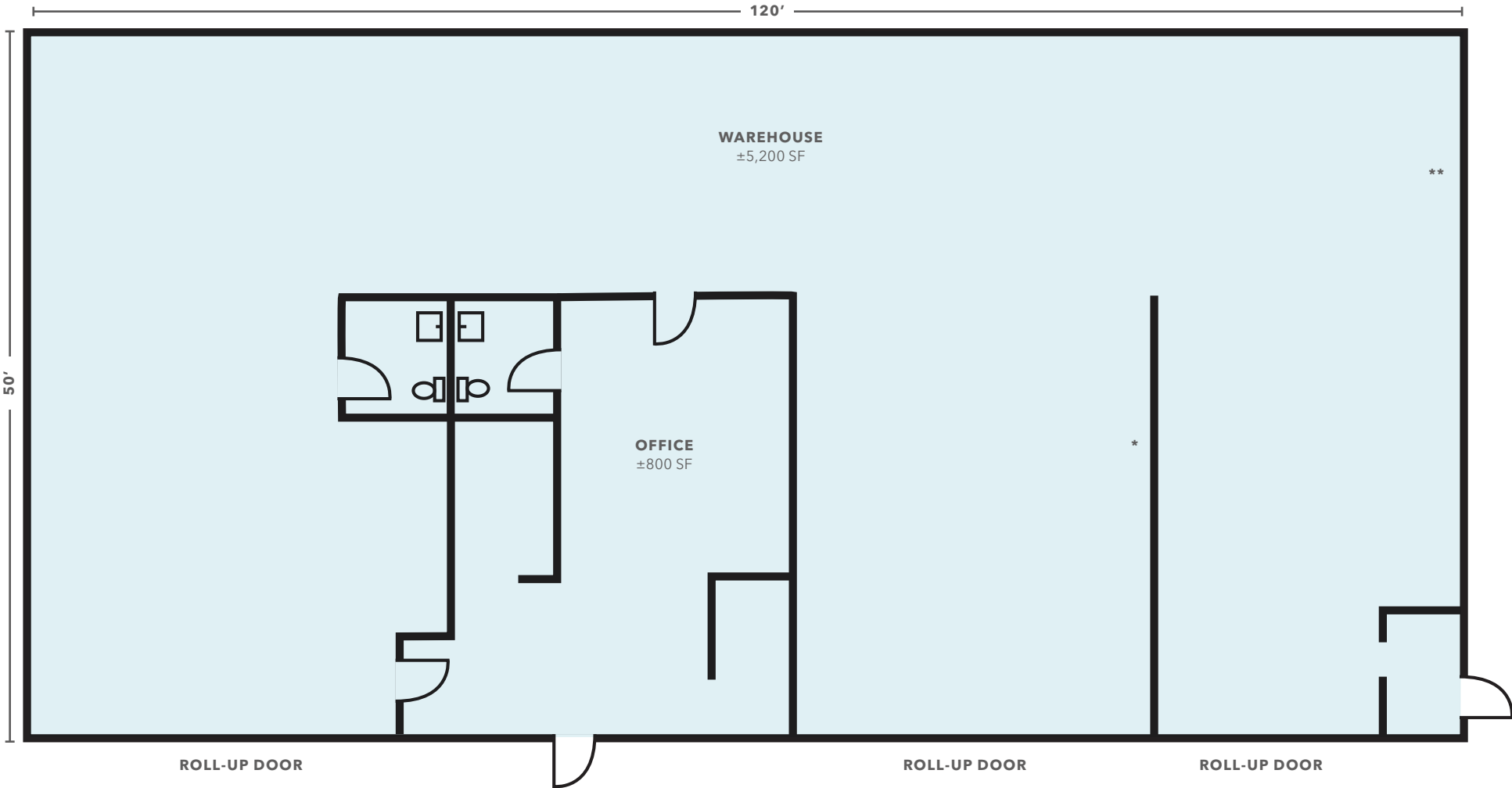
BUILDING SIZE	±6,000 SF
OFFICE SIZE	±800 SF
POWER	400 Amp, 120/208V, 3-phase
CLEAR HEIGHT	16'
DOORS	3 Grade Level Doors (10'x12')
FIRE SPRINKLERS	Yes
ZONING	Specific Plan #8 (B)
BUILT	1989
HOA	No HOA
ROOF	New roof installed in 2024

\$2.1M
ASKING PRICE

\$350
ASKING PRICE/SF

FLOOR PLAN

Not to scale. Buyer to verify.



*Non-load bearing wall. Can be removed.

**Drain located here but not in use.

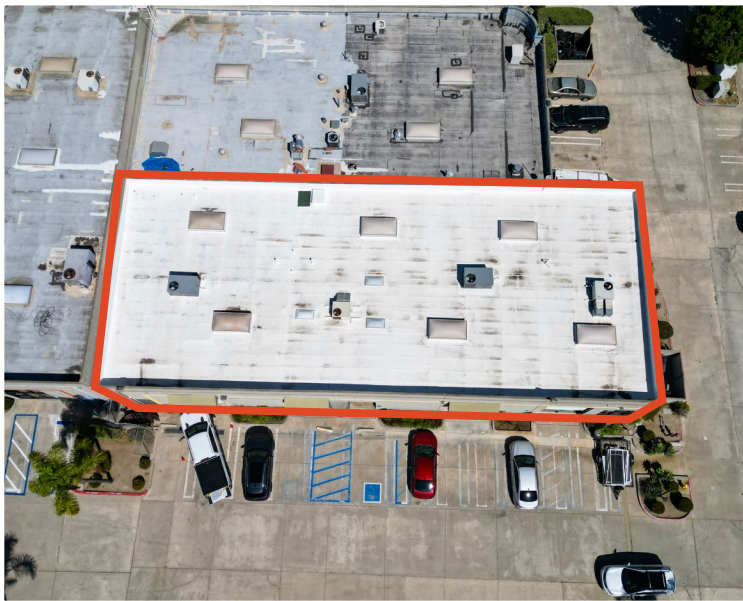
1130 N MELROSE DR

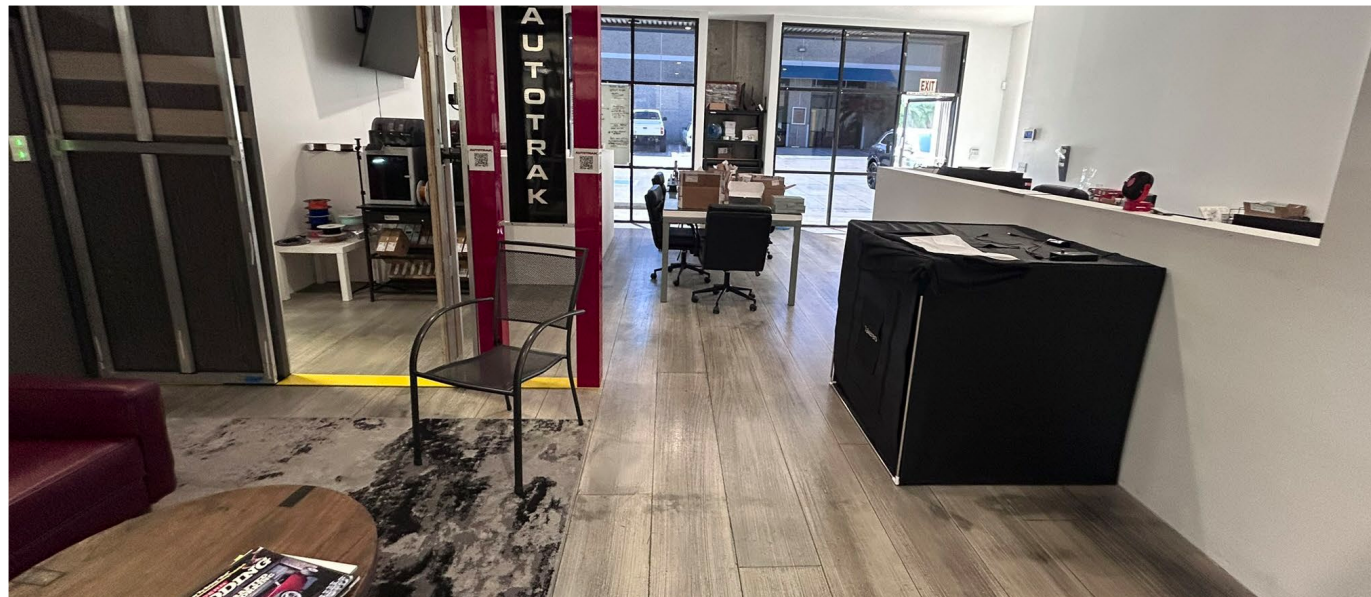
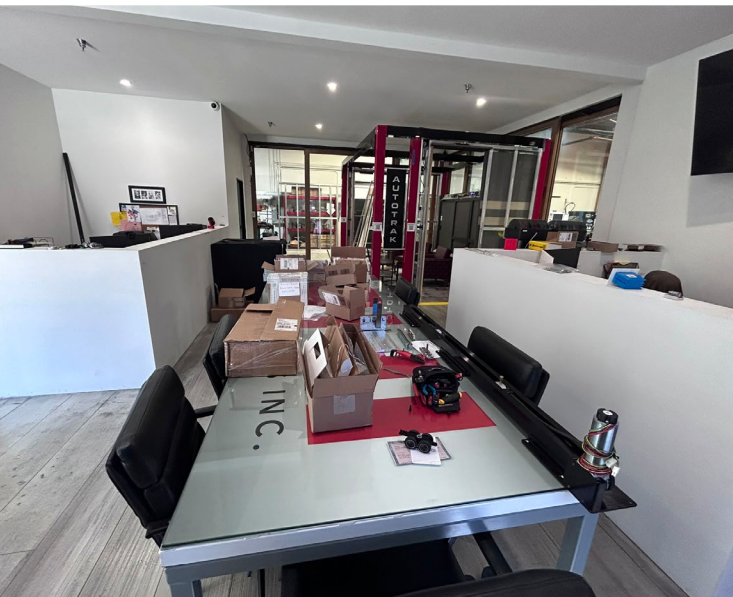
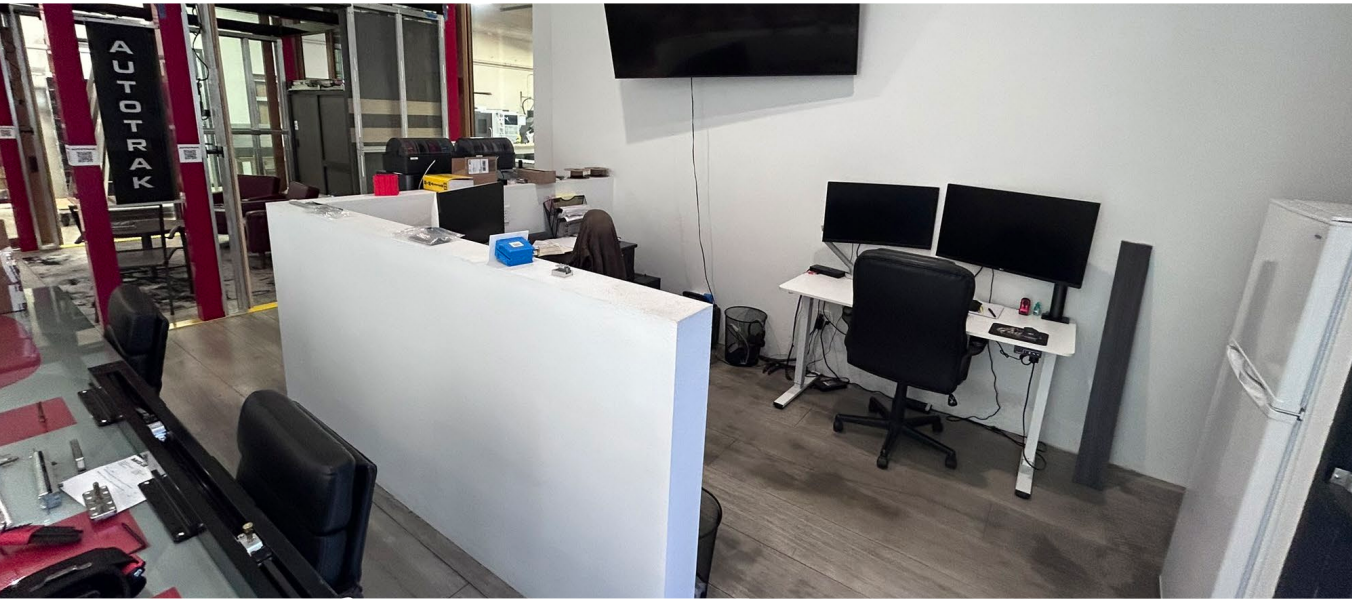


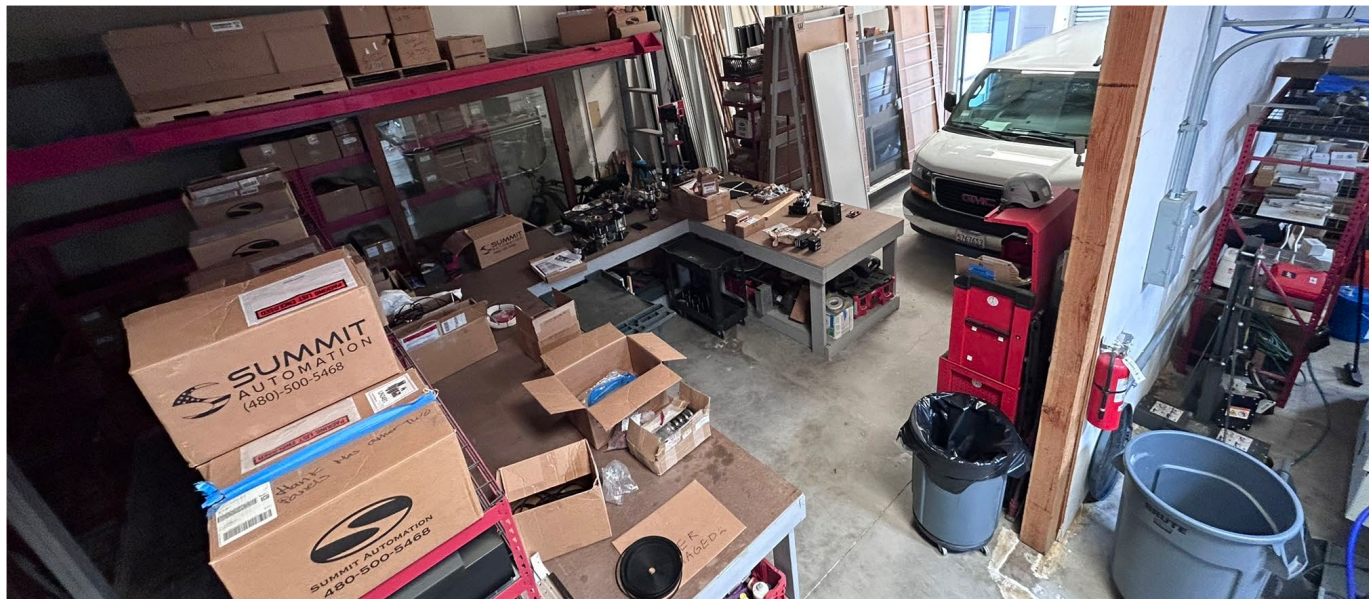
1130 N MELROSE DR
UNIT 404

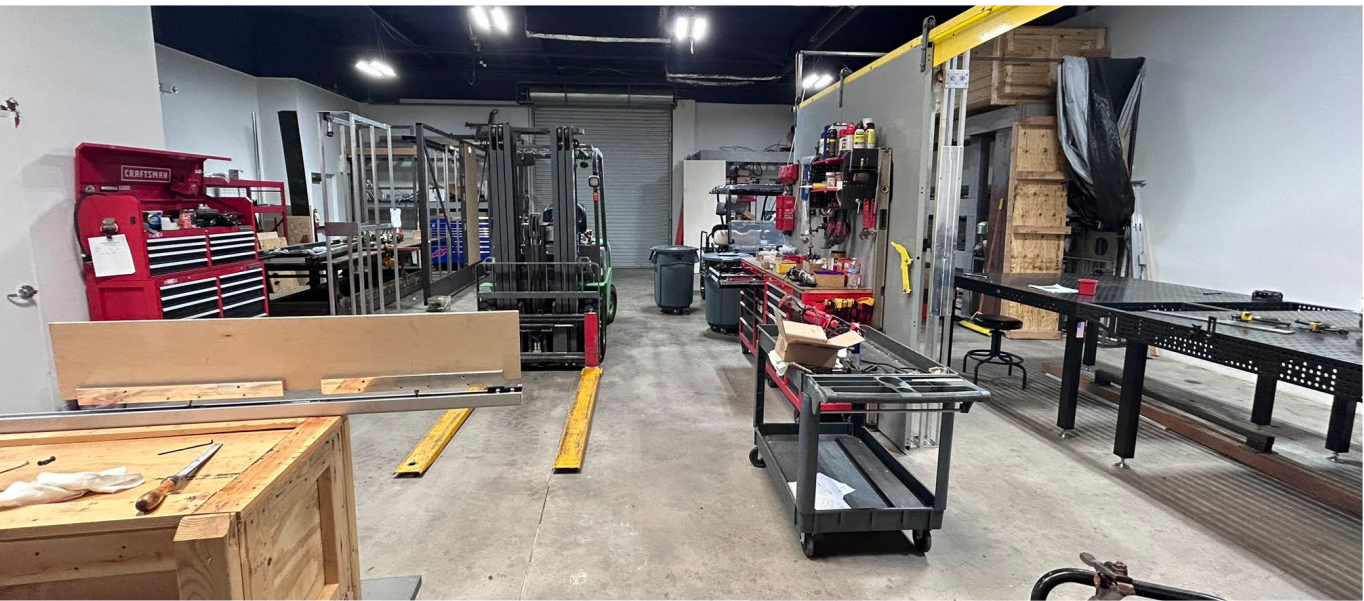
AVAILABLE FOR SALE

KIDDER MATHEWS



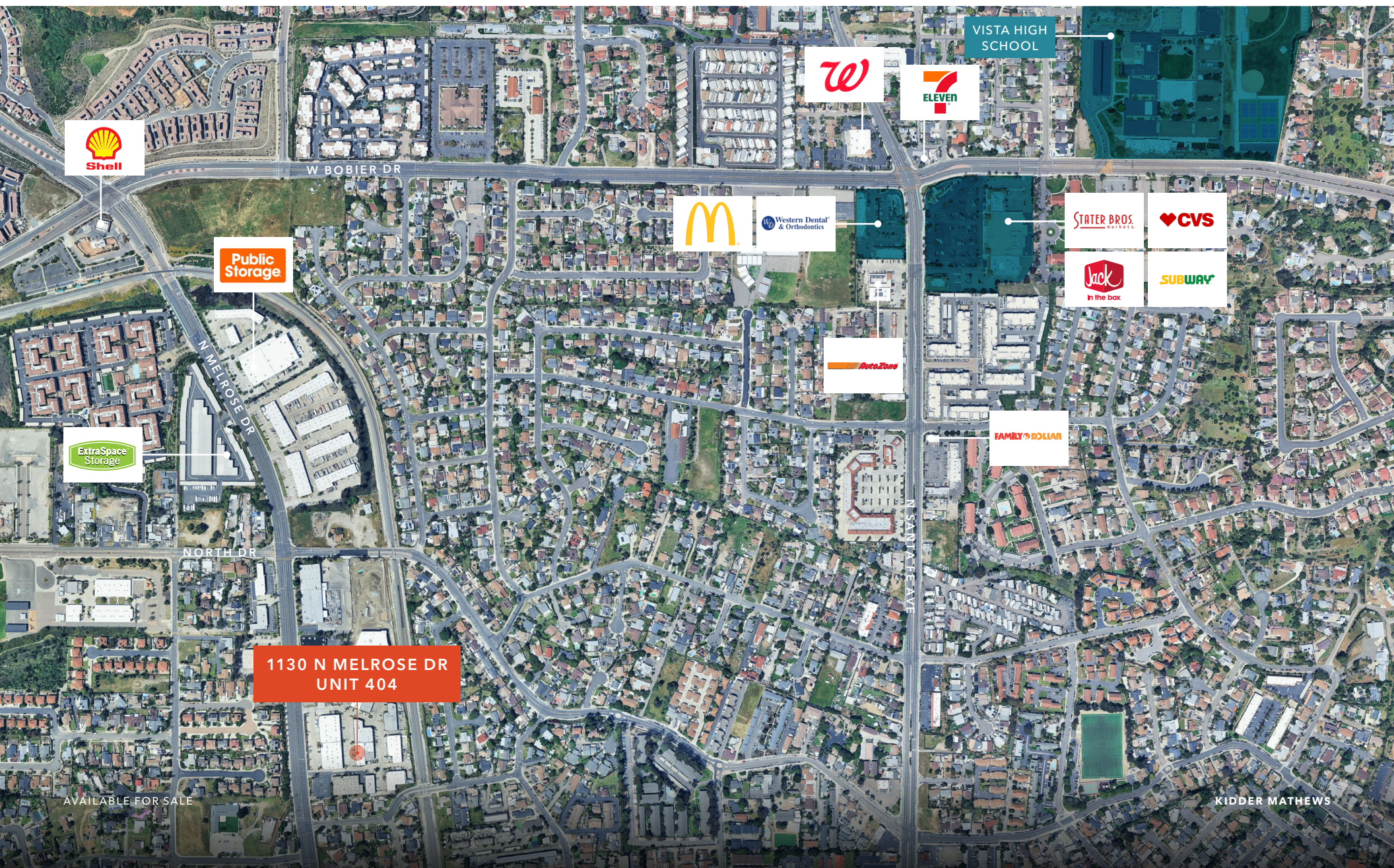






1130 N MELROSE DR

AMENITIES MAP



Public
Storage

ExtraSpace
Storage

NORTH DR

1130 N MELROSE DR
UNIT 404

W BOBIER DR



Western Dental
& Orthodontics



VISTA HIGH
SCHOOL

STATER BROS.
MARKETS

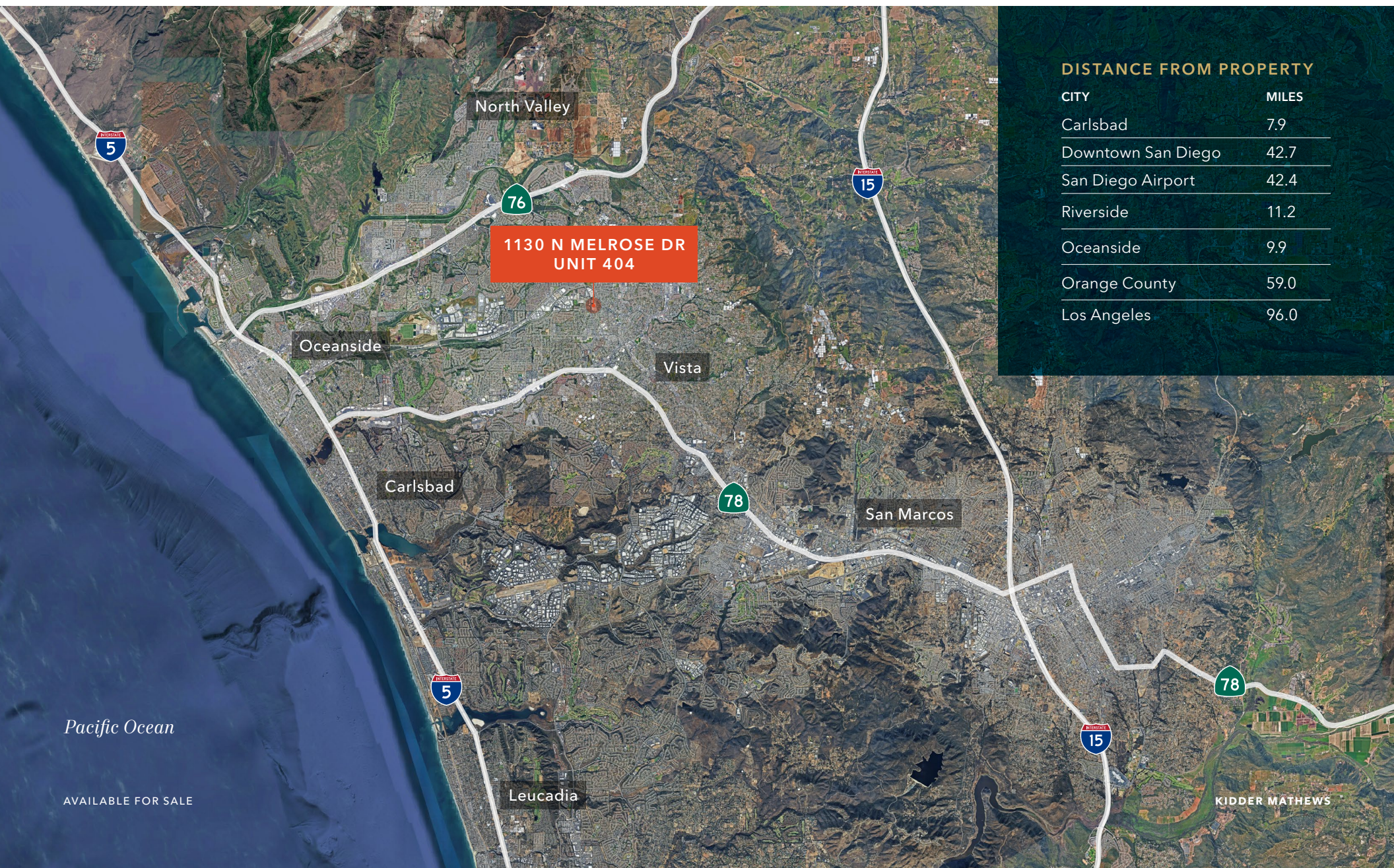


FAMILY DOLLAR

AVAILABLE FOR SALE

KIDDER MATHEWS

LOCATION MAP



DISTANCE FROM PROPERTY

CITY	MILES
Carlsbad	7.9
Downtown San Diego	42.7
San Diego Airport	42.4
Riverside	11.2
Oceanside	9.9
Orange County	59.0
Los Angeles	96.0

Pacific Ocean

AVAILABLE FOR SALE



1130 N MELROSE DR | UNIT 404

*For more information on
this property, please contact*

JIM BENSON
760.822.7428
jim.benson@kidder.com
LIC N° 01204845

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

