

2465

CORAL STREET

Vista, CA 92081



FOR SALE OR FOR LEASE
26,026 SF FREESTANDING INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES

2465-

BUILDING SIZE

26,026 SF

- Ground Floor Office: 1,675 SF
- Warehouse: 18,351 SF
- Second Floor Mezzanine: 6,000 SF

LOADING

4 Dock High Positions
1 Grade Level Door

CLEAR HEIGHT

24'-26'

POWER

800 Amps, 277/480v 3-Phase

SPRINKLERS

Yes

ZONING

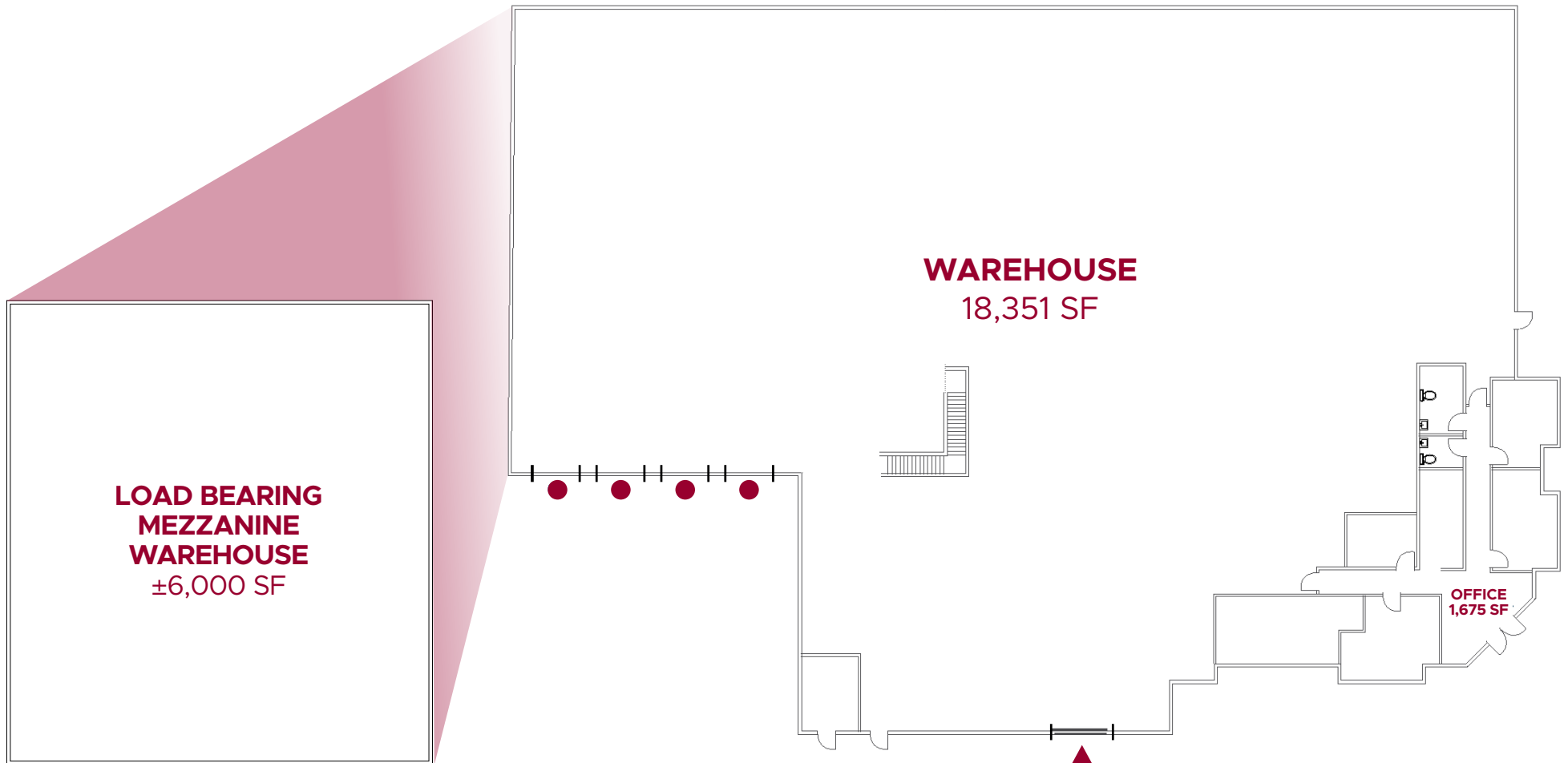
SP-VBP

LEASE RATE | CONTACT BROKER
(\$0.32/SF NNNS)

SALE PRICE | CONTACT BROKER

FLOOR PLAN

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▲ = Grade Level Door ● = Dock High Door

PROPERTY PHOTOS

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PROPERTY PHOTOS

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SITE PLAN

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NEARBY RETAIL & AMENITIES

2465



1

1 north county square



2 buena vista



2

7 The Island @ Carlsbad



7

3 the square @ bressi ranch



3

5

5 vista palomar park



6

6 grand plaza



4 bressi ranch village center



Vista



POPULATION
98,344



CORPORATE & LOCAL
BUSINESSES
±10,000



MEDIAN HOUSEHOLD
INCOME
\$93,329



MULTI-INDUSTRY
JOB FORCE
48,000+

2465

*California's craft
beer capital*

MOST CRAFT BREWERIES PER
CAPITA OF ANY CALIFORNIA CITY

18

Breweries

1

Meadery

2

Wineries

*Vista's local
industries*

Manufacturing
warehousing
logistics
action sports

Life sciences
maritime
active lifestyle
information technology

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CORAL STREET
Vista, CA 92081



Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall, SIOR
(760) 448-1369
jrubendall@lee-associates.com
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

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Any of the foregoing information will need to be separately verified by Buyer.

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