

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

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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

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

CLEAR HEIGHT 24'-26'

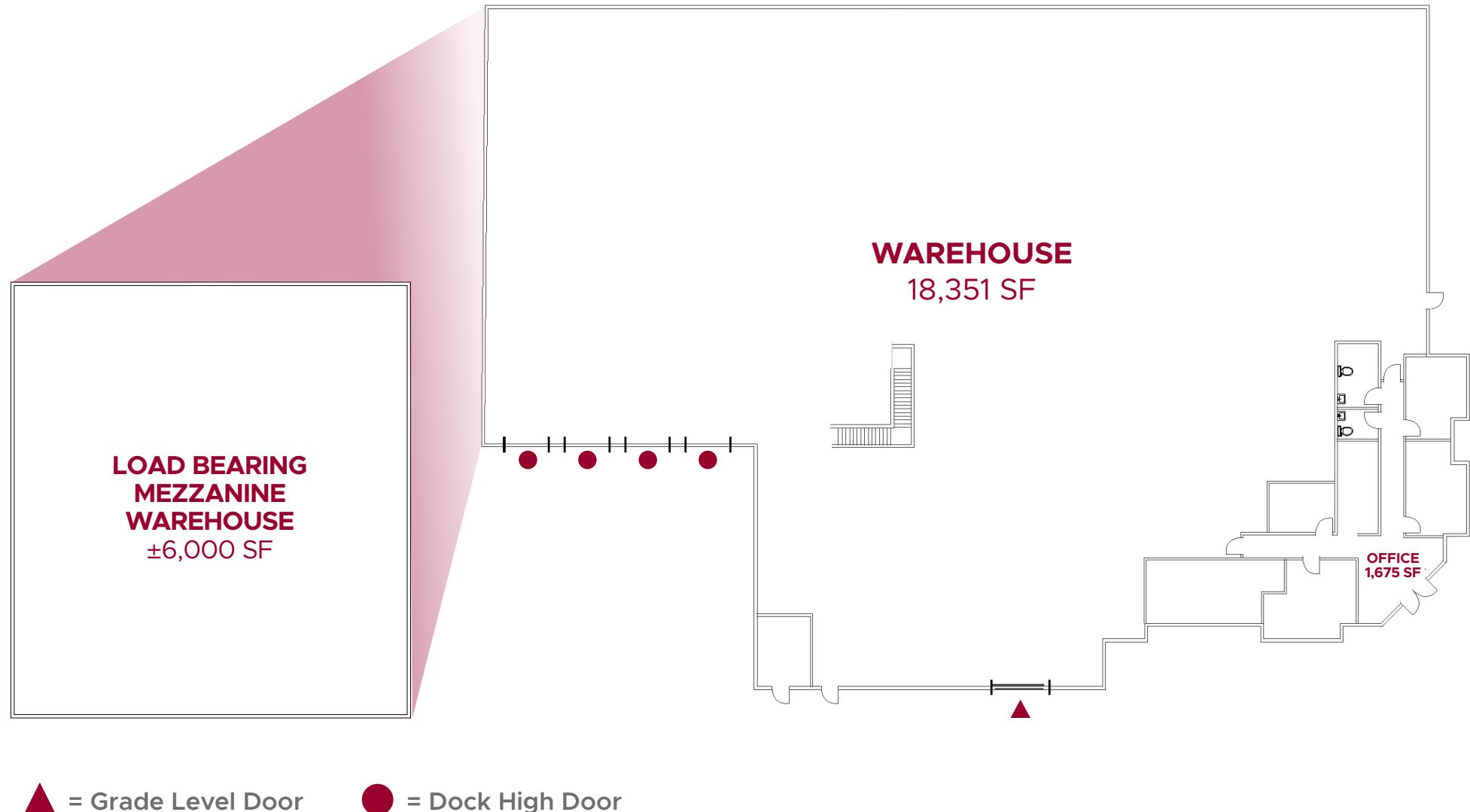
POWER 800 Amps, 277/480v 3-Phase

SPRINKLERS Yes

ZONING SP-VBP

SALE PRICE | CONTACT BROKER





PROPERTY PHOTOS

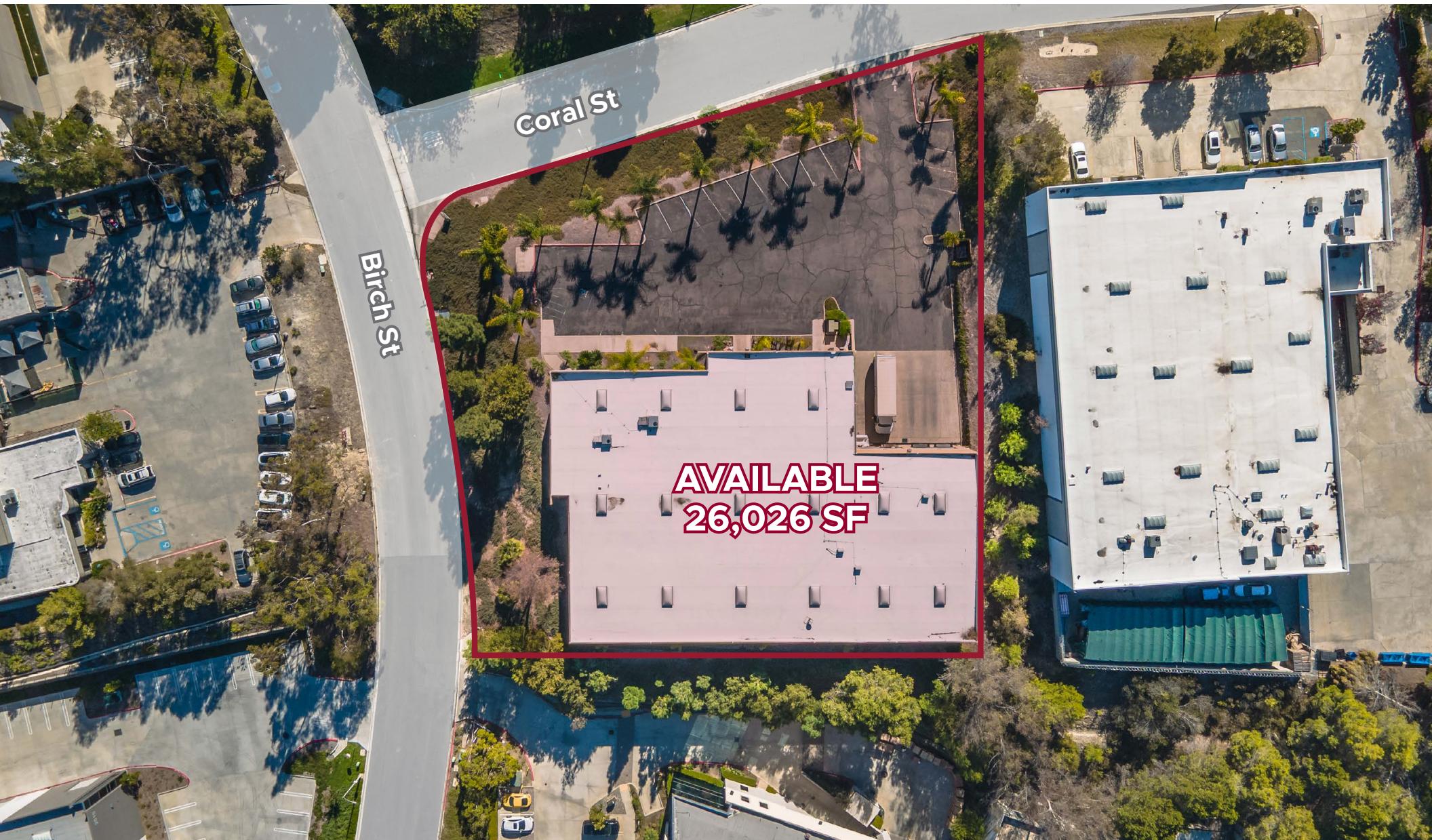
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PROPERTY PHOTOS

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NEARBY RETAIL & AMENITIES

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Vista



POPULATION
98,344



CORPORATE & LOCAL
BUSINESSES
±10,000



MEDIAN HOUSEHOLD
INCOME
\$93,329



MULTI-INDUSTRY
JOB FORCE
48,000+

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

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