



INDUSTRIAL BUILDING FOR SUBLEASE

1265

Distribution Way
Vista, CA 92081

8,694 SF / Available for
Sublease

(Direct Deal Available)



Jason Smithson
Senior Vice President
jsmithson@naisandiego.com
619.241.2394
LIC # 01477835



David Howorka
Vice President
dhoworka@naisandiego.com
708.205.6200
LIC # 02007743

Property Highlights

Address	1265 Distribution Way Vista, CA 92081
Building Type	Single Story Industrial Concrete Tilt Up with Fenced Yard
Available Space	<ul style="list-style-type: none">• 8,694 SF Warehouse with +/- 2,400 SF of First Floor Office• Retail Showroom (Potential to Remove)• Four Privates• Break Room• Conference Room• ADA Restrooms
Fenced Yard	+/- 4,500 SF pf Fenced/Secured Yard
Rate	\$1.50 PSF Gross
Term:	Expiration Date July 31, 2027 (Longer Term Available)
Zoning	SPI
Year Built	1997
Additional Features	<ul style="list-style-type: none">• Two Large Roll Up Doors (12' x 15')• Heavy Power: 208 V/120 3 Phase• Fire Sprinklered• Clear Height: 18'-21' (Under Beam)• Second Story Concrete Mezzanine

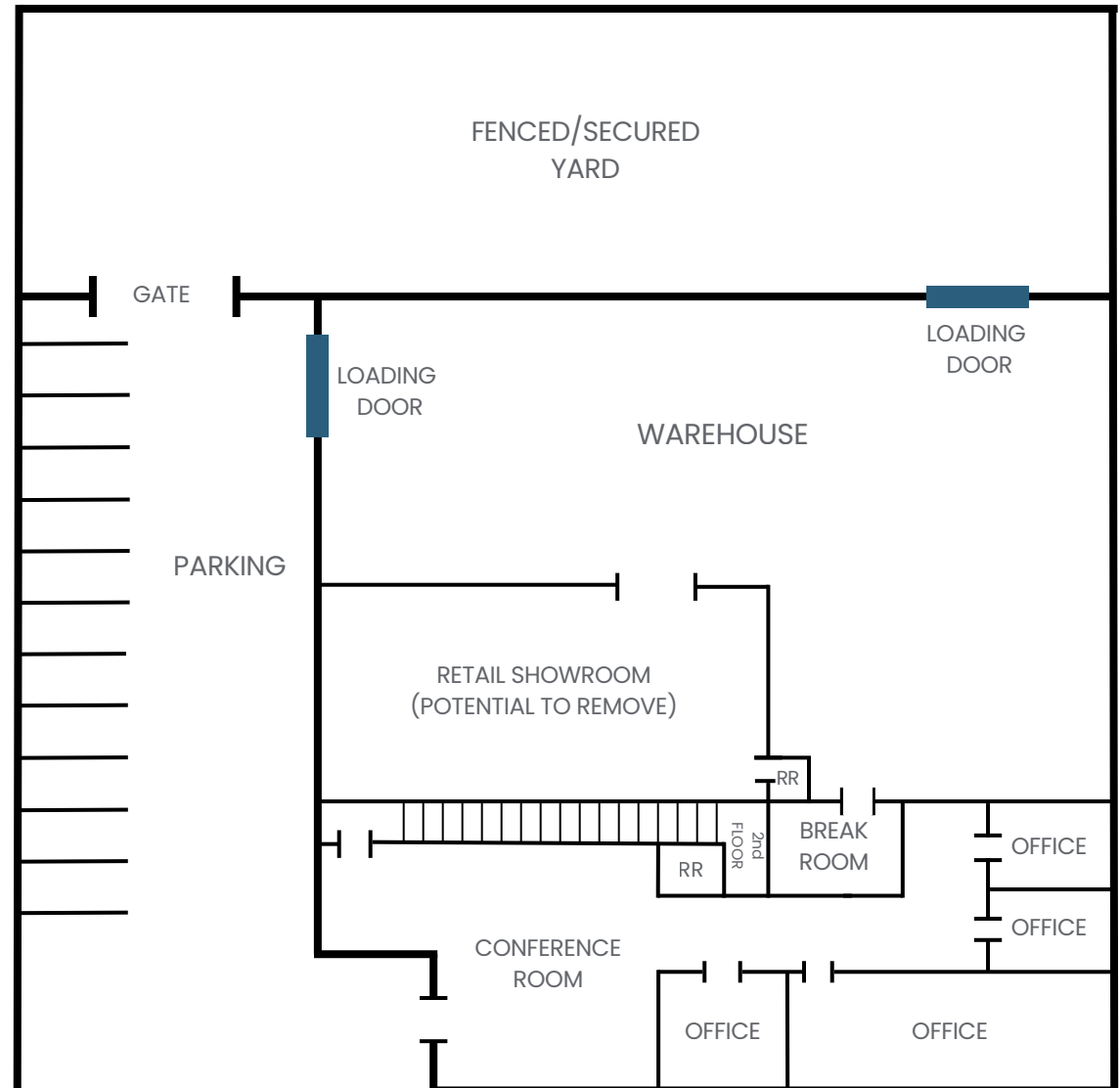


Features

Floor Plan

*FLOOR PLAN IS APPROXIMATE

- **+/- 8,694 SF Warehouse and Office**
- **1st Floor Office: +/- 2,400 SF**
 - Retail Showroom (Potential to Remove)
 - Conference Room
 - 4 Private Offices
 - Break Room with Built In's
 - 2 ADA Restrooms
- **Warehouse: +/- 5,700 SF**
 - Clear Height: +/- 18' - 21' Under Beam
 - Power: 208V/120 Phase Three
 - Loading: 2 Large Grade Level Doors (12' x 15')
 - Small Second Story Concrete Mezzanine
- Rear Fenced Yard: +/- 4,500 SF (Gravel/ Flat)
- Parking: 23 Spaces



Photos







Jason Smithson
Senior Vice President
jsmithson@naisandiego.com
619.241.2394
LIC # 01477835



David Howorka
Vice President
dhoworka@naisandiego.com
708.205.6200
LIC # 02007743