



NORTH COUNTY INDUSTRIAL PARK  
FOR LEASE/SALE

# 1285

## DISTRIBUTION WAY

*Vista, CA*

**CBRE**

# PROPERTY OVERVIEW

Available Now

\$1.65/SF NNN - Lease Rate

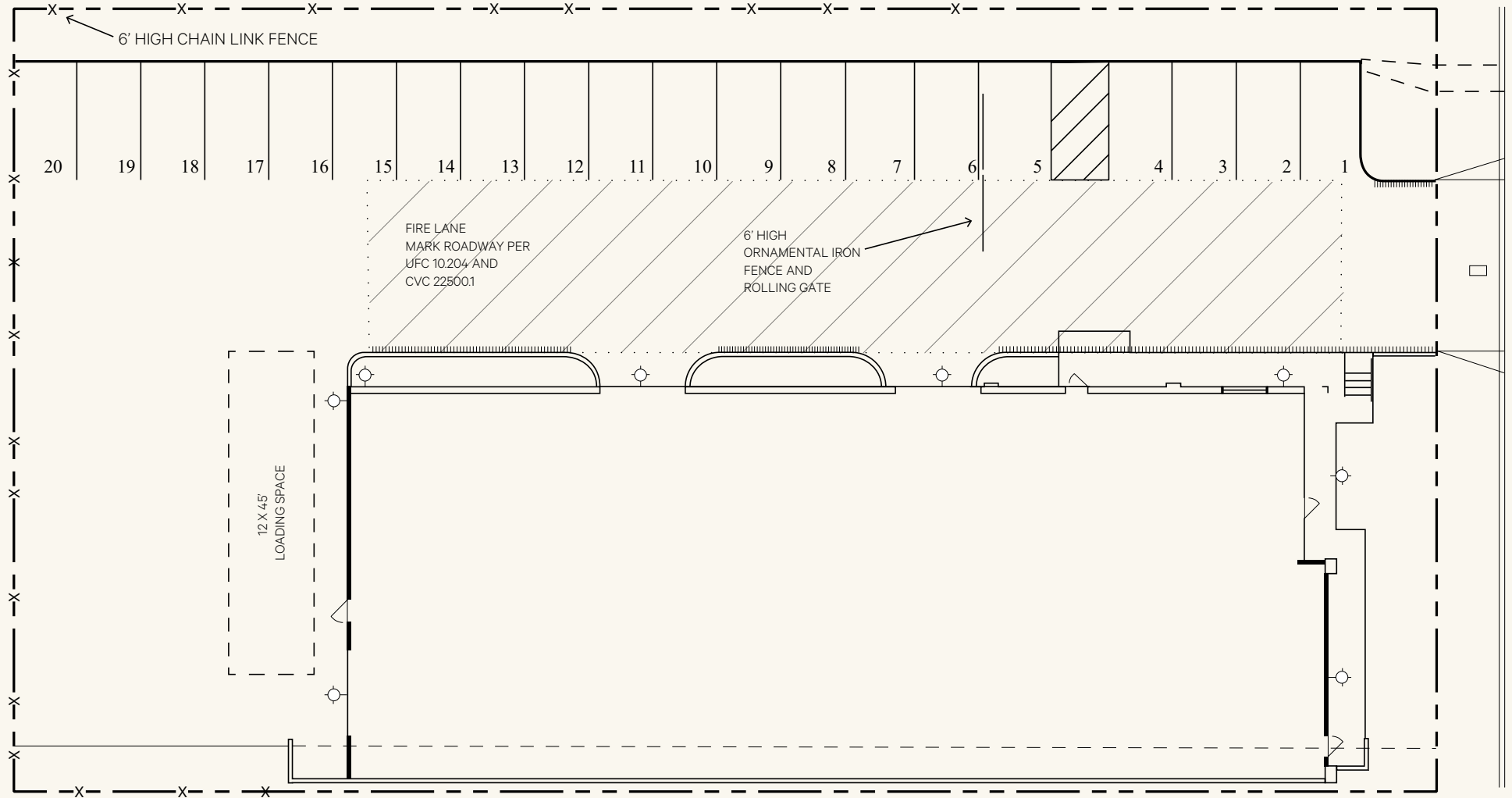
\$0.19/SF/Mo - Low NNN

SALE - CALL THE BROKER

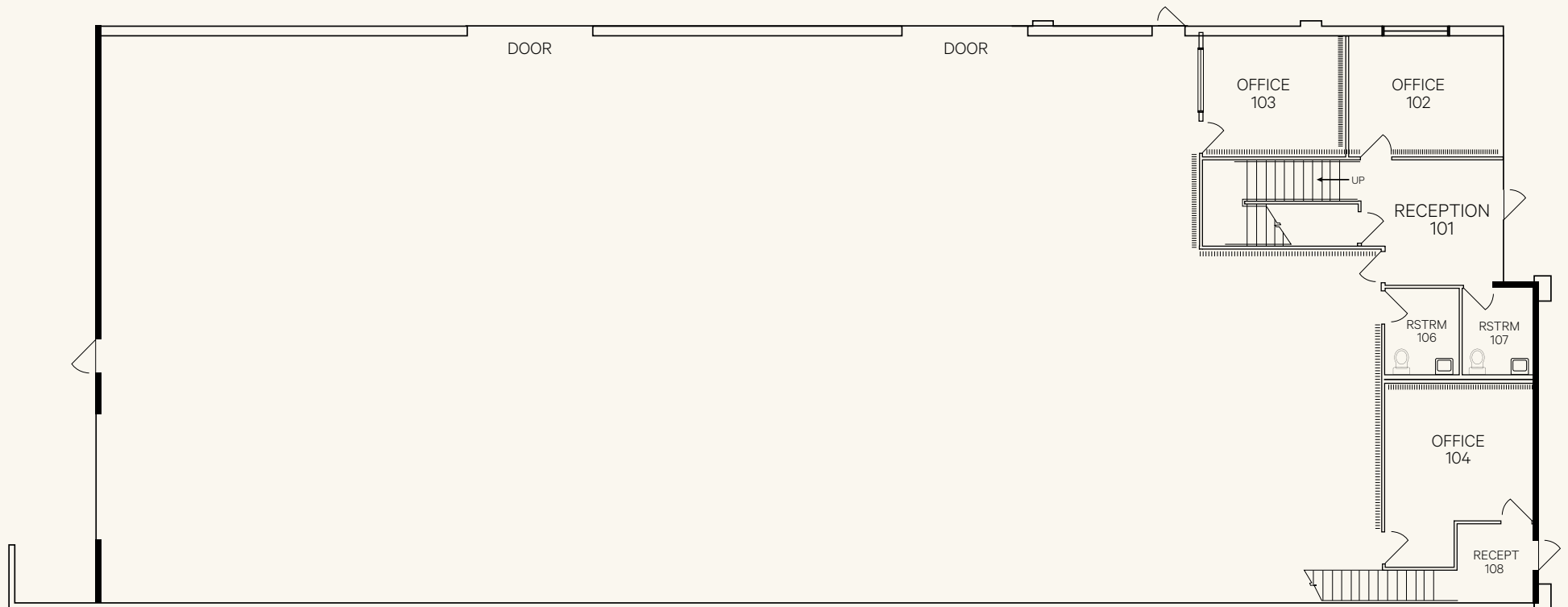
- 9,187 SF Freestanding Industrial Building
- 0.51 Acres
- M-1 Zoning Allowing Outside Storage
- Large Secure Fenced Yard
- 0.33/3000 Sprinklers
- 26' Clear
- 1,600 Amps 120/208 Power (2-800 Amp 120/208 Meters)
- 20 Parking Spaces
- All Concrete Parking and Yard
- Skylights
- 3 Grade Doors



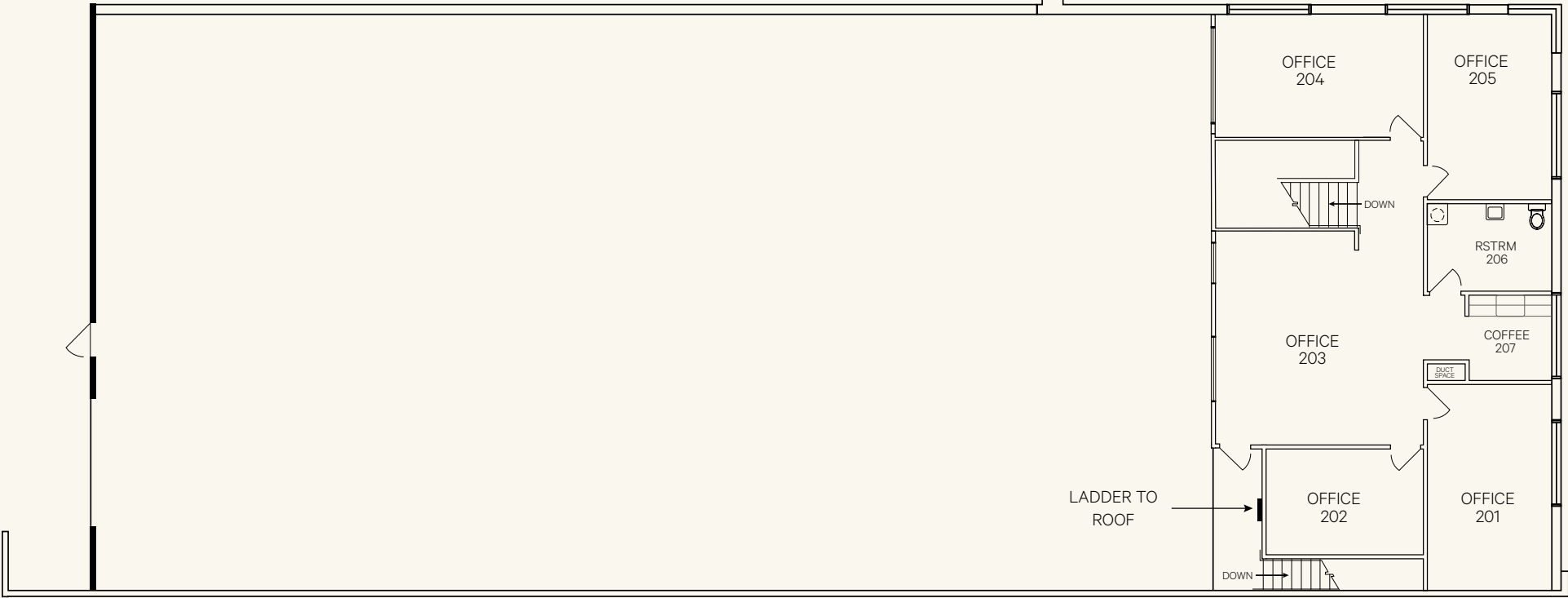
# SITEPLAN



# FIRST FLOOR OFFICE / WAREHOUSE



# SECOND FLOOR OFFICE





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**CBRE**

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