

FREESTANDING 15,000 SF BUILDING FOR LEASE OR SALE WITH EXISTING COOLER SPACE

3110 SCOTT STREET
Vista, CA 92081



PROPERTY HIGHLIGHTS

- Rare freestanding 15,000 square foot building
- Approximately 24' warehouse ceiling height
- 1.70 acre lot with large, fenced and gated concrete parking lot / staging area
- Concrete tilt-up construction on a prominent corner location
- Approximately 6,000 square feet of functional and operational cooler space (can be kept in-place or removed)
- Approximately 10% office
- Exterior loading platform
- Two grade level roll-up doors

Lease rate: \$0.85/sf NNN

Sale price: \$3,075,000

