123 West Orange Street Vista, CA 92083

## $\pm$ 6,500 SF INDUSTRIAL/OFFICE BUILDING FOR SALE

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## THE OPPORTUNITY

The subject property is an approximately 6,500 SF freestanding industrial building on an approximate 4,645 SF lot and zoned for mixed use. The concrete tilt-up building consists of approximately  $\pm 2,500$  SF of office space and  $\pm 4,000$  SF of open warehouse space and was recently renovated in 2018.

Potential uses include a wide variety including storage, brewery, gym, auto shop etc.

## ASKING PRICE: \$910,000 (\$140/SF)

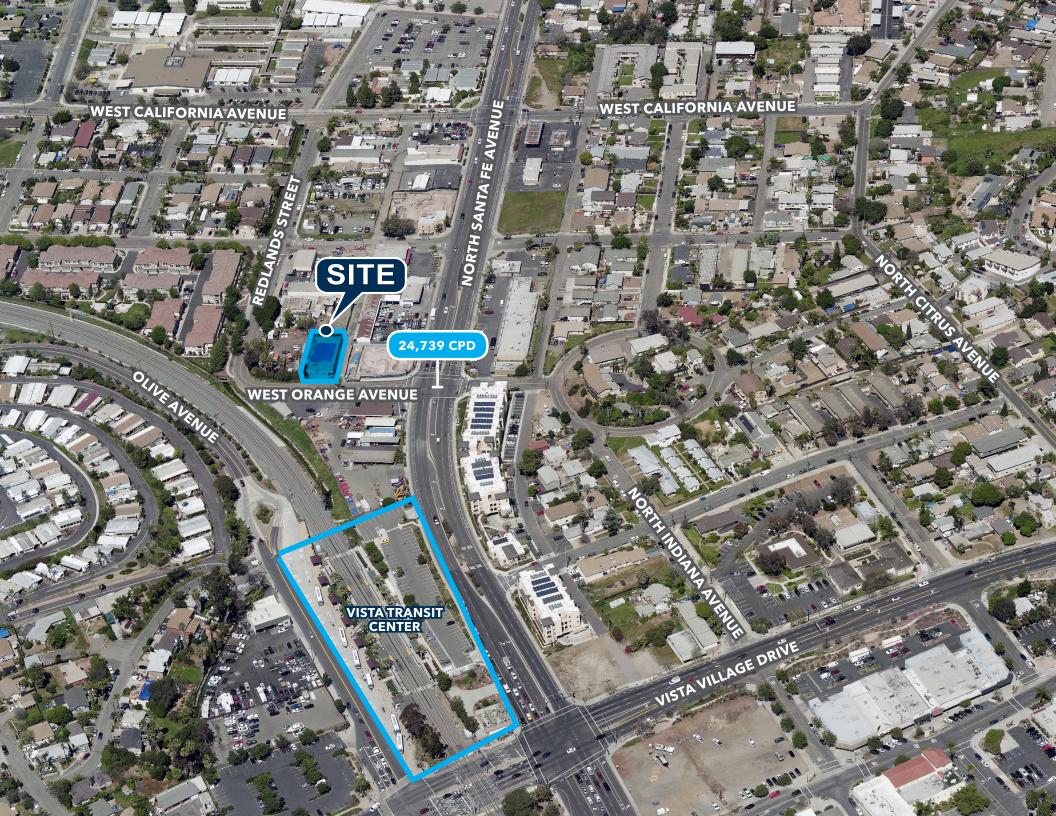
6,500 SF BUILDING SIZE

4,645 SF

**ONE** GRADE LEVEL DOOR

> **16 FEET** CEILING HEIGHT

MIXED USE ZONING







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