

# 2525 BIRCH STREET

## VISTA, CA 92081

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**TOTAL SF**  
±33,000



**REFRIGERATED COOLER SF**  
±15,575



**OFFICE SF**  
±4,000

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# 2525 BIRCH STREET PROPERTY DETAILS



**LEASE RATE**  
\$0.85/SF NNN



**POWER**  
3,000 amps  
480/277V



**DOORS**  
4 dock-high doors  
1 grade-level door



**LOT SIZE**  
1.42 ac



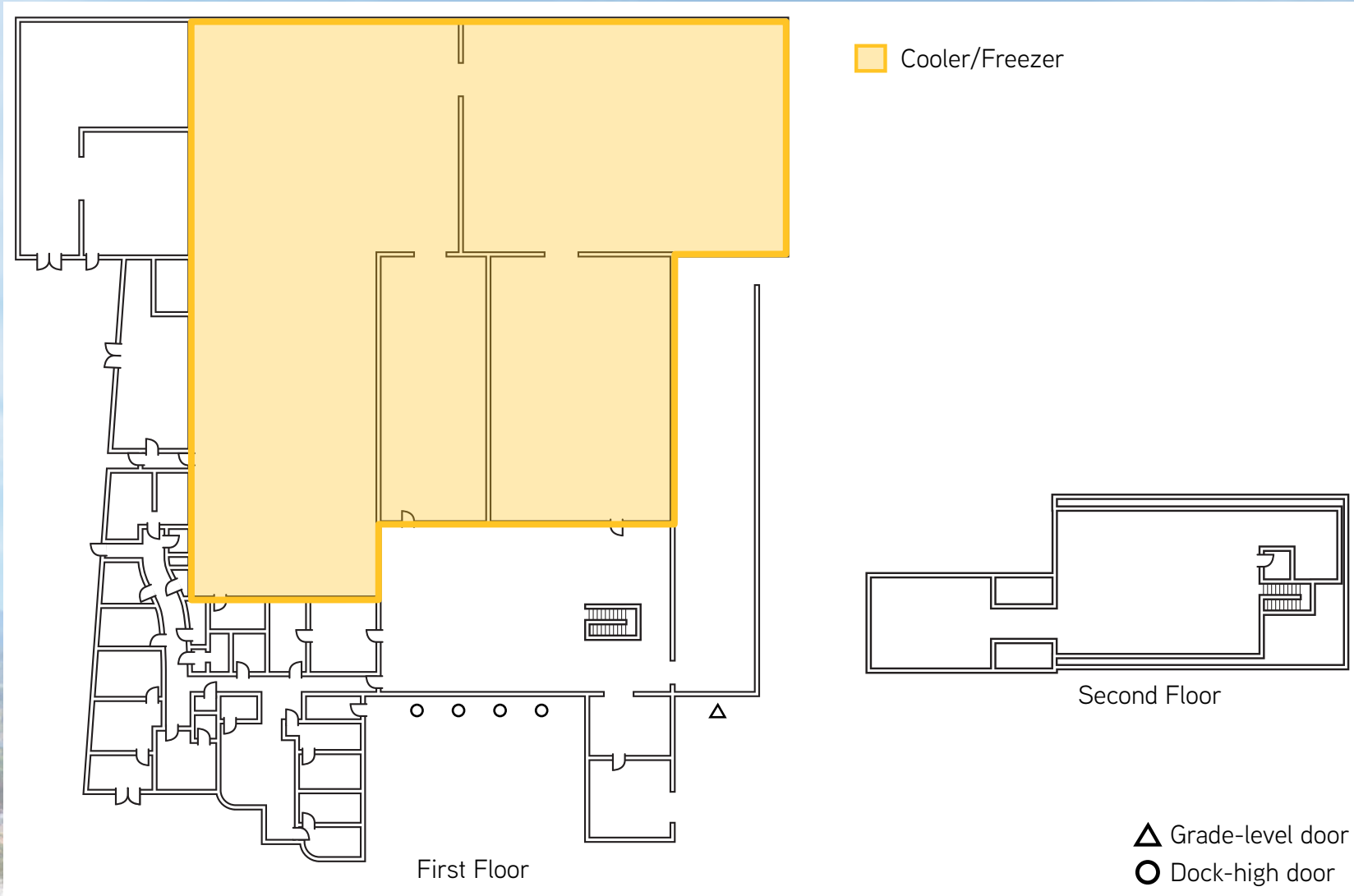
**CLEAR HEIGHT**  
26'



**PARKING SPACES**  
25



# 2525 BIRCH STREET FLOOR PLAN



# 2525 BIRCH STREET DRIVE TIMES

**ORANGE COUNTY 30 MINUTES**

**I-5 & PACIFIC OCEAN 15 MINUTES**

**MCLELLAN PALOMAR AIRPORT 10 MINUTES**

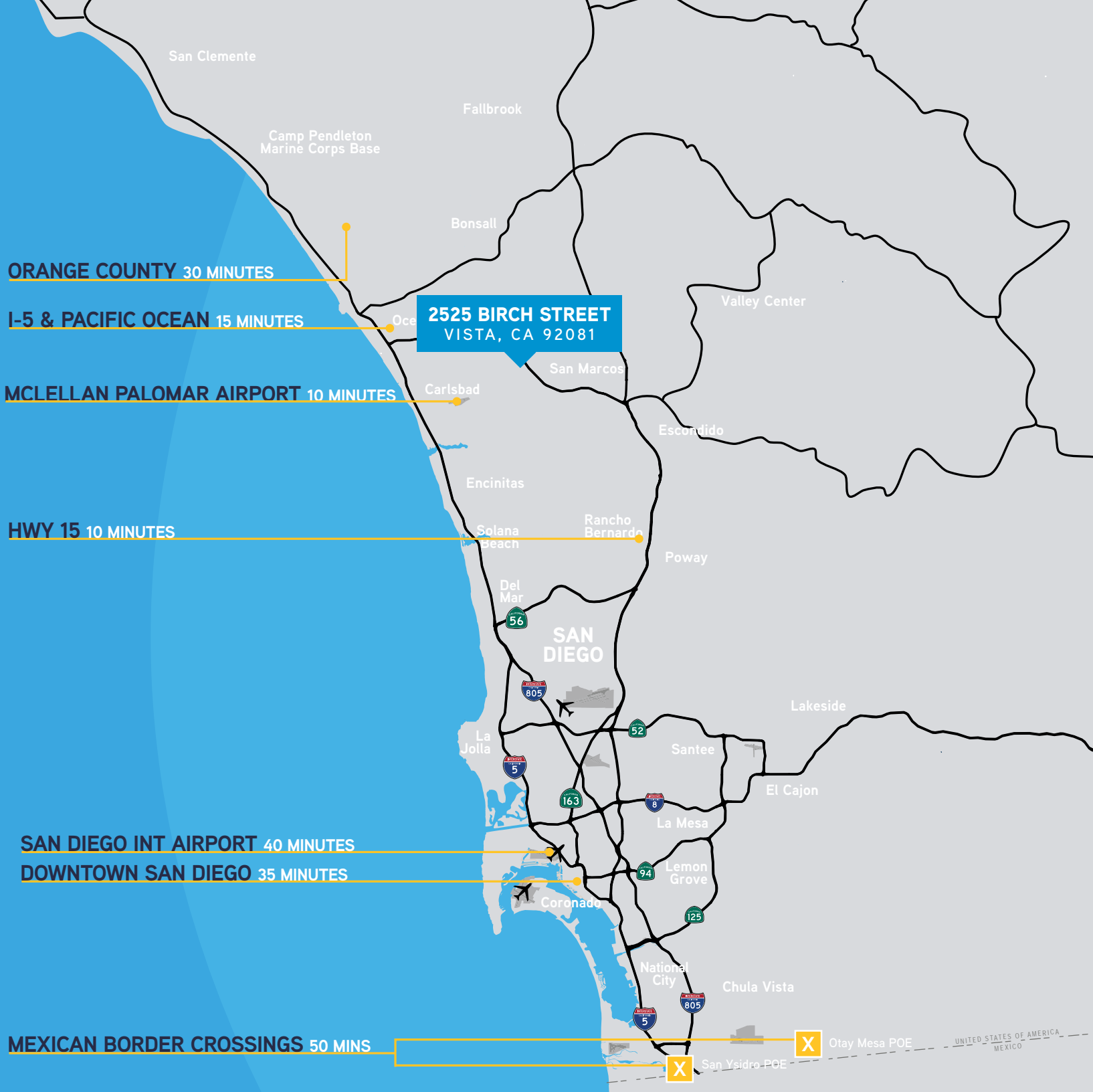
**HWY 15 10 MINUTES**

**SAN DIEGO INT AIRPORT 40 MINUTES**

**DOWNTOWN SAN DIEGO 35 MINUTES**

**MEXICAN BORDER CROSSINGS 50 MINS**

**2525 BIRCH STREET  
VISTA, CA 92081**



San Ysidro POE  
Otay Mesa POE  
UNITED STATES OF AMERICA  
MEXICO

2525 BIRCH STREET  
CORPORATE NEIGHBORS

ViaSat

Titleist

LG Display

CISCO

ZODIAC  
a better life

IONIS  
PHARMACEUTICALS

DR. BRONNER'S  
MAGIC "ALL-ONE!"

ACCUTEK  
Packaging Equipment Corporation, Inc.

BATTLEMAGE  
BREWING COMPANY

DJO  
GLOBAL

HARO  
BIRDS

STONE  
BREWING

Access Biologicals LLC

McCain  
MANUFACTURING

CAPTEK | Schlegel  
International  
ENCAPSULATING QUALITY

BOOZE  
BROTHERS  
BREWING CO.

vsp  
Optics Group

canari

Nordson  
ASYMTEK

2525 BIRCH STREET  
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SANDEL

SOUND  
UNITED

SYCAMORE AVE

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