

FOR SALE

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LA MIRADA COURT
VISTA, CALIFORNIA 92081

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CONTACT

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+/-4,653 SF R&D/FLEX FACILITY

PURCHASE PRICE: \$924,999



HIGH IMAGE

- Newer Construction (2007)
- End Cap Unit
- Extensive Window Line Featuring Floor to Ceiling Glass
- Mature Landscaping
- Outdoor Eating Areas



BUILDING FEATURES

- +/-50% Functional Office Space with Upgraded Finishes
- +/-10% Lab Area
- +/-40% Climate Controlled Production/Warehouse Space
- Heavy Power
- Natural Gas stubbed to building
- 2.4/1,000 parking ratio
- Two (2) grade level loading doors



STRATEGIC LOCATION

- Central Location within Vista Business Park
- Excellent access to Retail Amenities
- Close Proximity to:
 - Carlsbad/Coastal North County via Business Park Drive & Melrose Drive
 - Greater North County via Highway 78



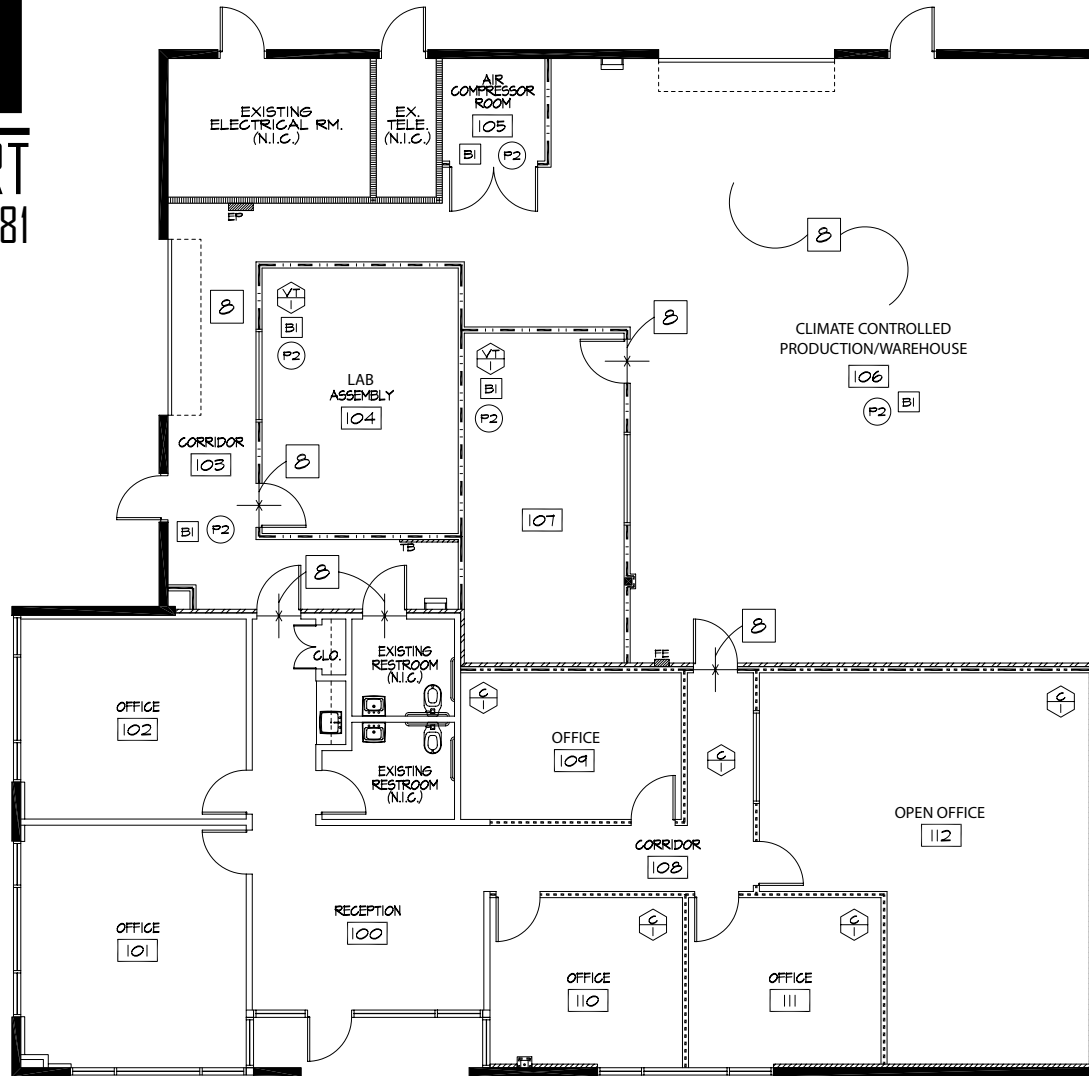
LOW OWNERSHIP COSTS

- No CFDs/Mello Roos
- Low Association Dues

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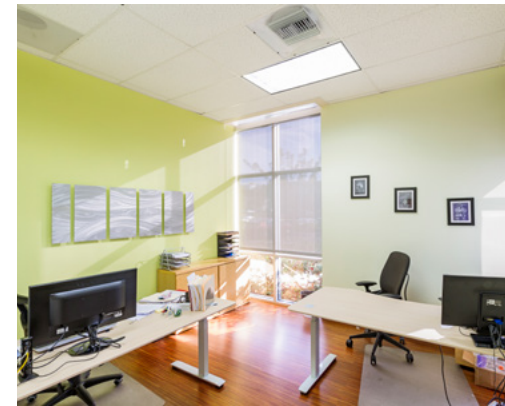


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