

LAB/
PRODUCTION
SPACE
AVAILABLE



OAK RIDGE BUSINESS CENTER

2449 & 2453 CADES WAY | VISTA, CA 92081



±4,500-±11,400 SF IND/FLEX SUITES AVAILABLE FOR LEASE

RICKY JAMES
760.472.5625 | rjames@voitco.com
Lic. #01984985

Voit
REAL ESTATE SERVICES



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OAK RIDGE BUSINESS CENTER in San Diego's North County, the city of Vista is a bustling city packed with cultural opportunities that incorporate its sparkling sunny weather.

The project features two (2) multi-tenant industrial buildings totaling approximately 52,987 square feet on 4.8 acres of land. Available suites range from ±3,750 SF to 15,000 SF. The project is located at the end of a quiet cul-de-sac with ocean breezes and local, responsive management.

OAK RIDGE BUSINESS CENTER is an excellent solution for local professionals who are looking to work closer to home, minimize their overhead, and maximize their company's image. The Project is centrally located between I-5 and I-15 which is easily accessible via HWY 78 and is less than a mile (5 minutes) from the highway. Located just seven miles inland from the Pacific Ocean in Northern San Diego County.

PROPERTY OVERVIEW

→ 2449 CADES WAY

- | Building Size: 23,850 SF
- | Lot Size: 95,832 SF (2.20 Acres)
- | Number of Stories: One (1)
- | Year Built: 1988
- | Clear Height: 20'-22'
- | Power: 200 Amps, 208 Volt, 3-Phase, per suite
- | Sprinklers: Yes
- | Grade Level Doors: Six (6) 10'X12' doors
- | Grade level truck loading with drive around access
- | Parking Ratio: 2.2/1,000 SF (53 Spaces)
- | Solarcool roof
- | Skylights
- | Zoning: IP, City of Vista

→ 2453 CADES WAY

- | Building Size: 29,137 SF
- | Lot Size: 113,256 SF (2.60 Acres)
- | Number of Stories: One (1)
- | Year Built: 1988
- | Clear Height: 20'-22'
- | Power: 200 Amps, 208 Volt, 3-Phase, per suite
- | Sprinklers: Yes
- | Grade Level Doors: Six (6) 10'X12' doors
- | Grade level truck loading with drive around access
- | Parking Ratio: 2.09/1,000 SF (62 Spaces)
- | Solarcool roof
- | Skylights
- | Zoning: IP, City of Vista



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SUITE F 6,700 SF

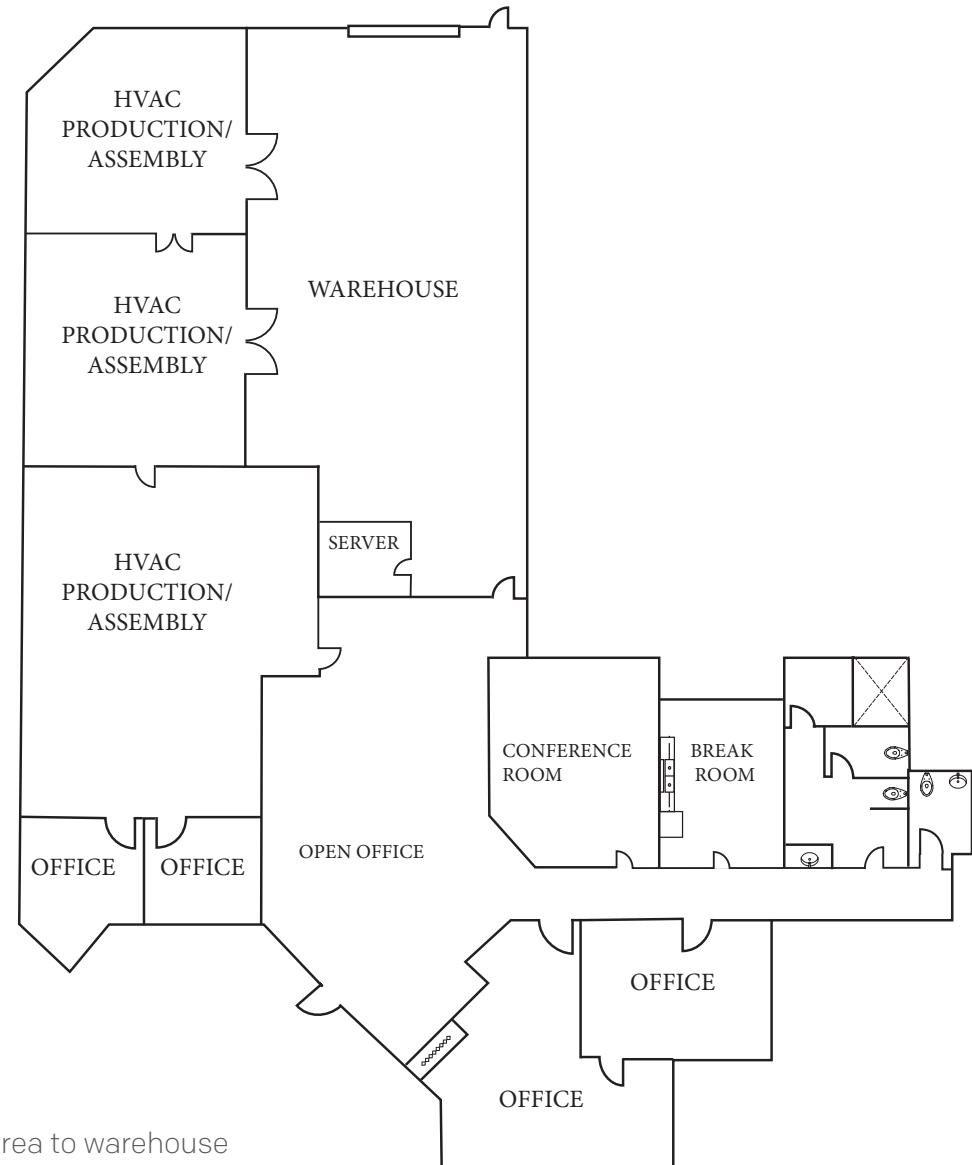


FLOOR PLANS

2453 CADES WAY

→ SUITE F

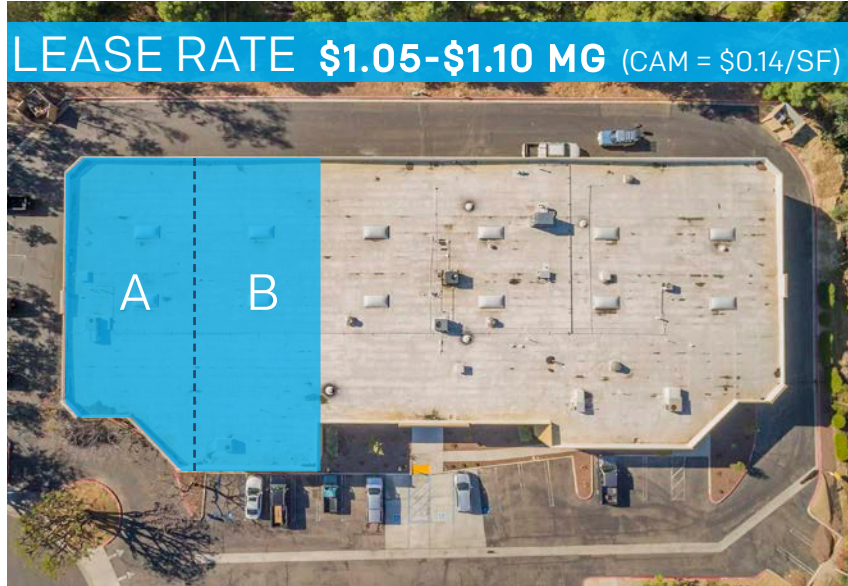
- | ±6,700 square feet
- | Reception
- | 4 Private Offices
- | 2 Restrooms
- | Shower
- | 40% Production Area
- | End Cap Unit
- | Open office
- | Upgraded Office Area
- | Break Room
- | 80% HVAC
- | 1 grade level roll up door
- | Possibility to convert some production area to warehouse





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FLOOR PLANS

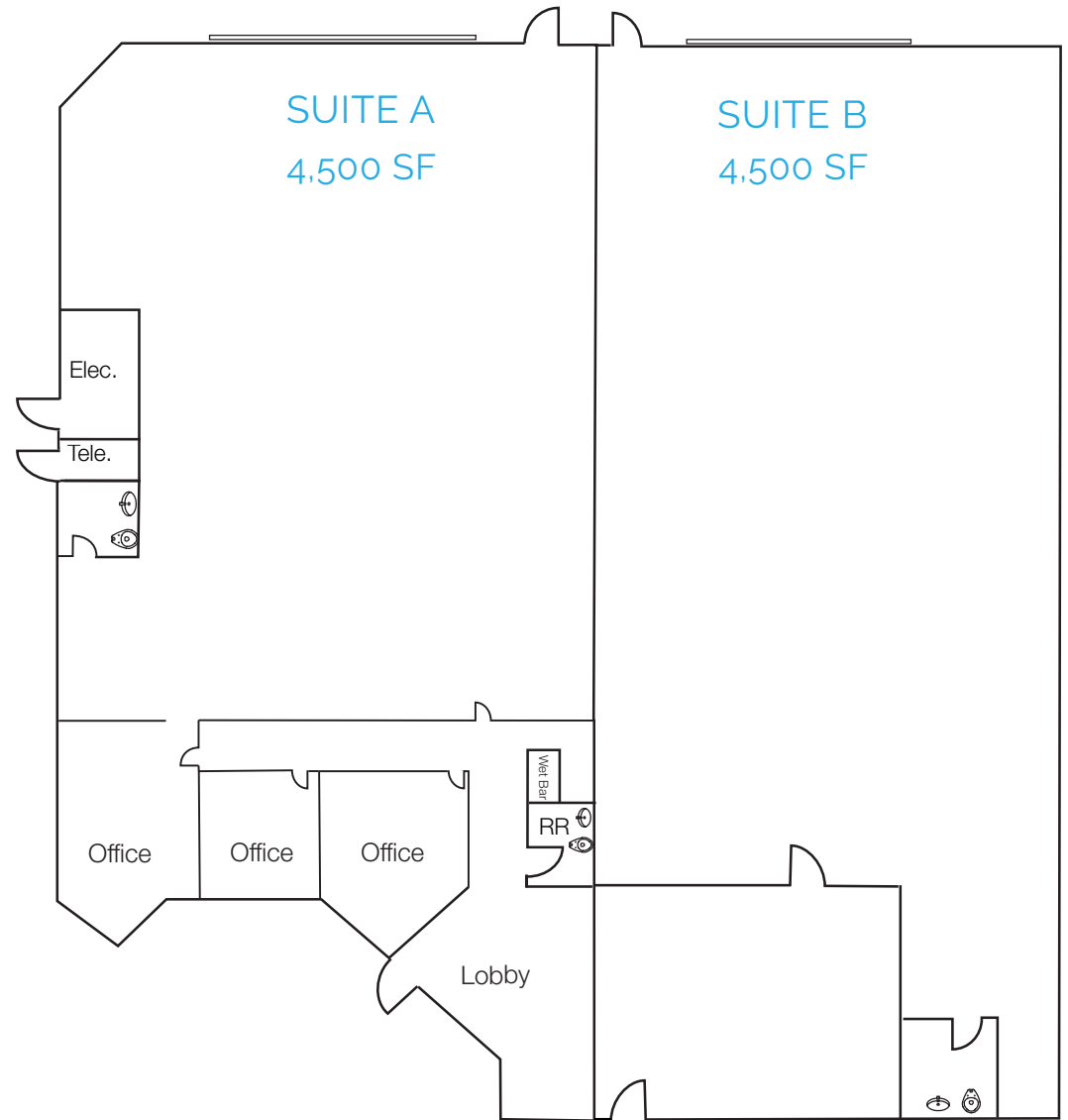
2449 CADES WAY

→ SUITES A & B

- | ±9,000 square feet (Divisible)
- | Reception
- | 4 Private Offices
- | 3 Restrooms
- | 1 Open Office Area
- | Wet Bar
- | Balance Warehouse
- | Available February 1, 2021

SUITES A & B

9,000 SF

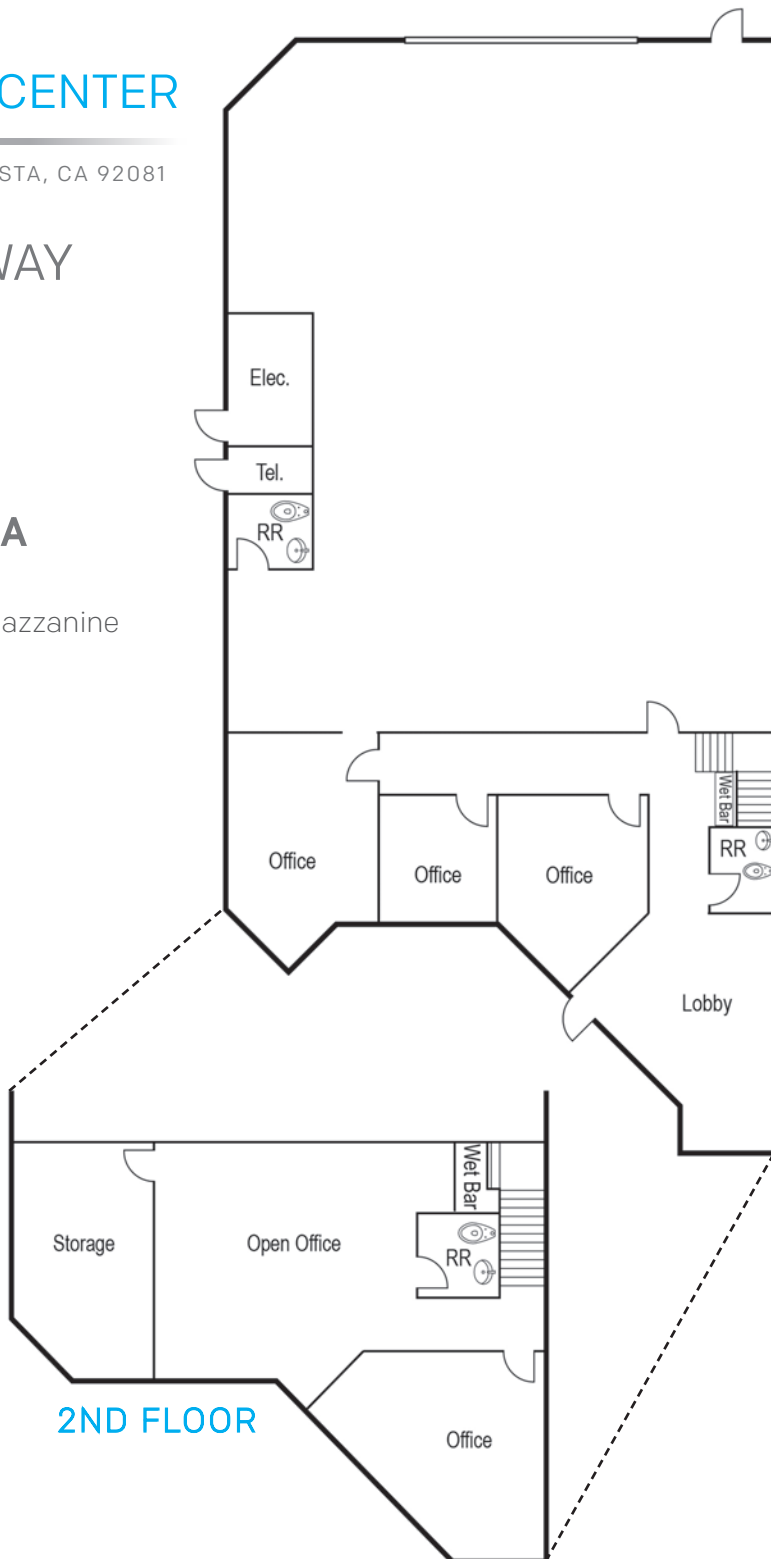


***CONCEPTUAL PLAN ON NEXT PAGE**

2449 CADES WAY CONCEPTUAL PLANS

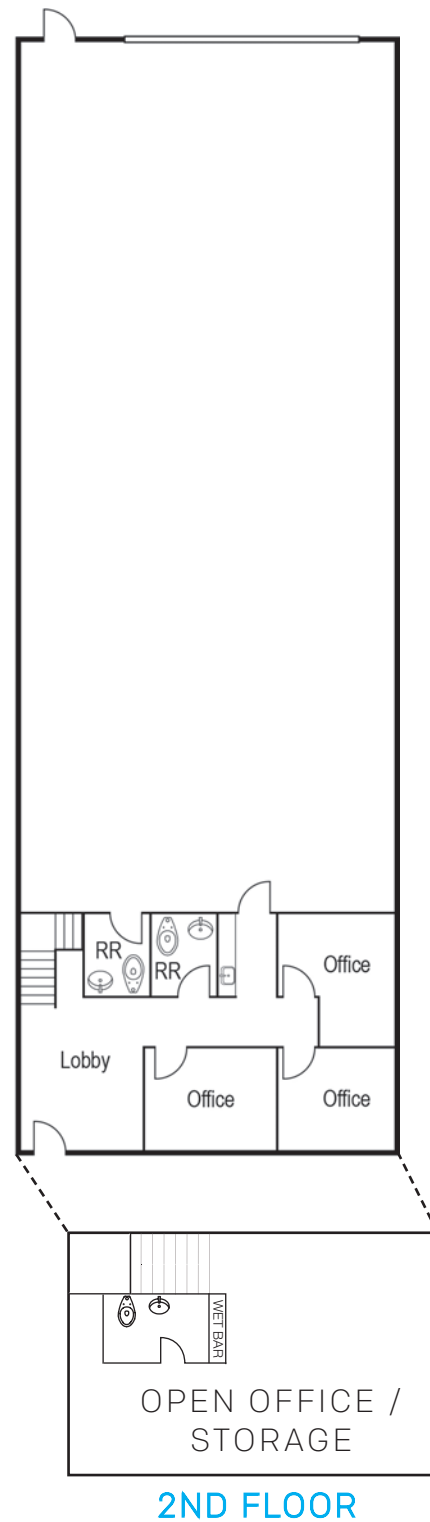
→ **SUITE A**

- | ±5,900 square feet
- | ±1,400 square feet mezzanine
- | Reception
- | 4 Private Offices
- | 3 Restrooms
- | Open Office Area
- | Storage Area
- | Balance Warehouse



SUITE B ←

- | ±5,500 square feet
- | ±1,000 square feet mezzanine
- | Reception
- | 3 Private Offices
- | 3 Restrooms
- | Open Office/Storage Area
- | Balance Warehouse





OAK RIDGE BUSINESS CENTER

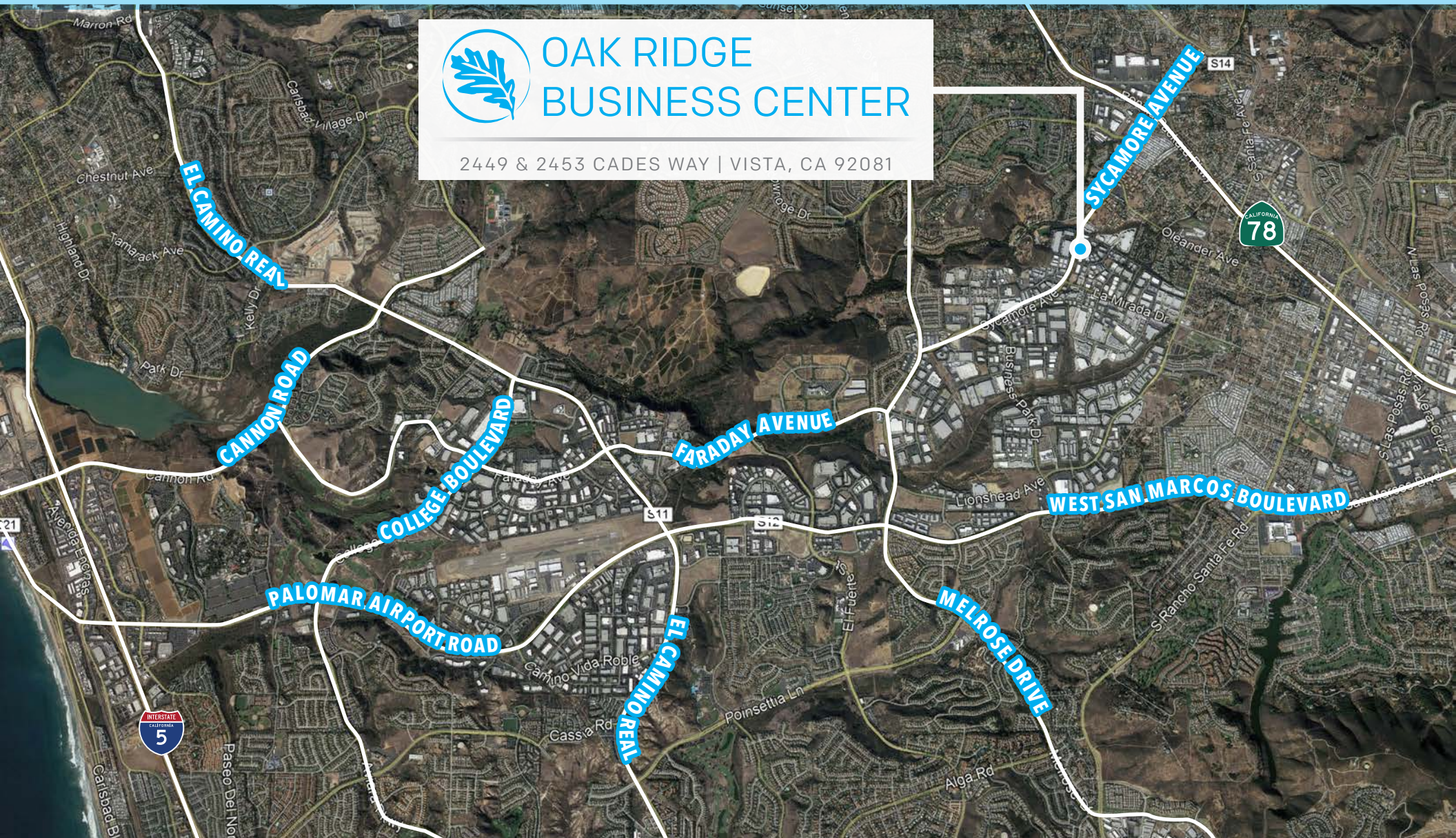
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5800 Armada Drive, Suite 350 | Carlsbad, CA 92008 | 760.472.5620 | 760-683-6403 Fax | Lic #01991785 | www.voidco.com

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