

Colliers

For Sale



1341 Distribution Way, Suite 17  
Vista, CA 92081

Asking Price:

\$861,720

4,008 SF Available

## Contact

### Preston Hill

Associate  
+1 760 930 7917  
preston.hill@colliers.com  
Lic. No. 02105774

### Tyler Stemley

Senior Associate  
+1 760 930 7929  
tyler.stemley@colliers.com  
Lic. No. 02003867

### Conor Boyle

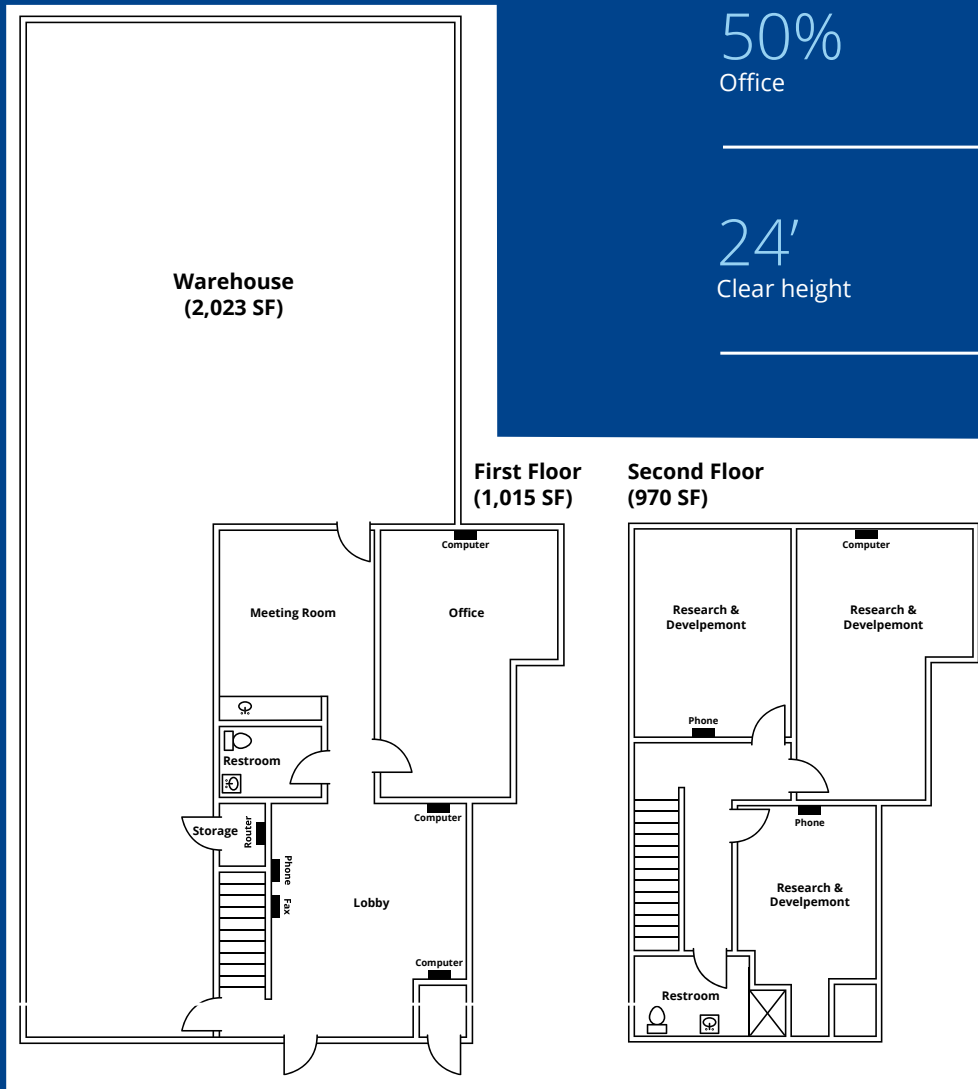
Vice President  
+1 760 930 7967  
conor.boyle@colliers.com  
Lic. No. 01813305

### Joe Crotty

Senior Vice President  
+1 760 930 7906  
joe.crotty@colliers.com  
Lic. No. 0136821

Accelerating success.

# Property Profile



50%  
Office

50%  
Warehouse

24'  
Clear height

6  
Reserved parking spots

3 Phase  
120/208 v  
Power

HVAC  
2 roof mounted units

Roof  
Brand new roof installed  
December 2020



5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
P: +1 760 438 8950  
F: +1 442 224 6017

**Preston Hill**  
Associate  
+1 760 930 7917  
preston.hill@colliers.com  
Lic. No. 02105774

**Tyler Stemley**  
Senior Associate  
+1 760 930 7929  
tyler.stemley@colliers.com  
Lic. No. 02003867

**Conor Boyle**  
Vice President  
+1 760 930 7967  
conor.boyle@colliers.com  
Lic. No. 01813305

**Joe Crotty**  
Senior Vice President  
+1 760 930 7906  
joe.crotty@colliers.com  
Lic. No. 0136821