

±41,944 SF with 1.25 Acre Yard

1390 Engineer Street
Vista, CA 92081

± 41,944 SF

±8,200 SF of office
±2,300 SF of HVAC
production area

±3.41 AC on 2 parcels
Front parcel: 2.16 AC with building
Rear parcel: 1.25 AC excess land

Zoned M (outside storage allowed)

1.25 AC secure/paved storage yard

9 grade level doors;
4 dock high doors

24' - 28' ft clear height

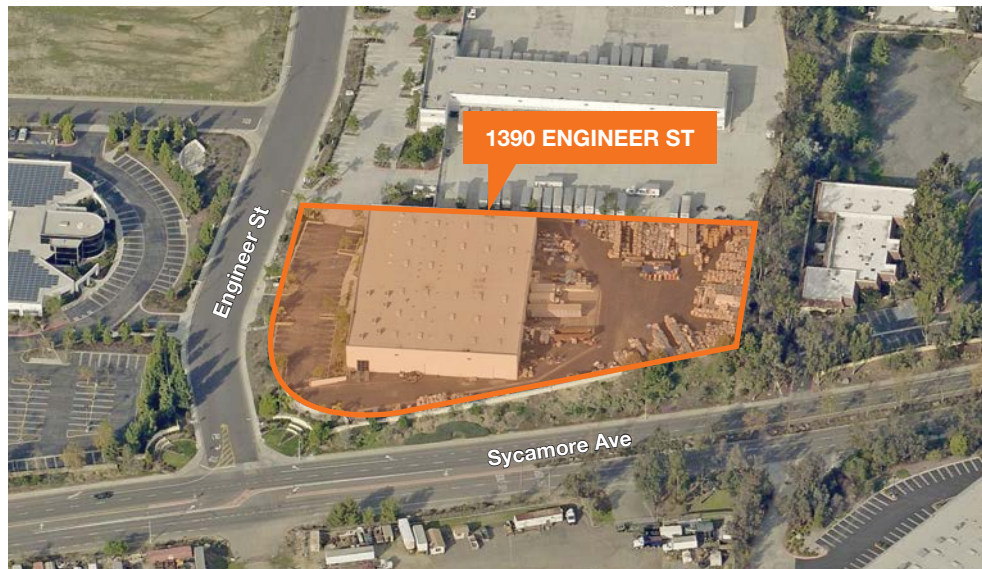
0.45 GPM/3,000 SF fire sprinklers

1,000 amps, 277/480 volt power

Corner location, high visibility

Lease Rate: \$0.83 PSF NNN*

*NNN estimated at \$0.17 PSF/mo



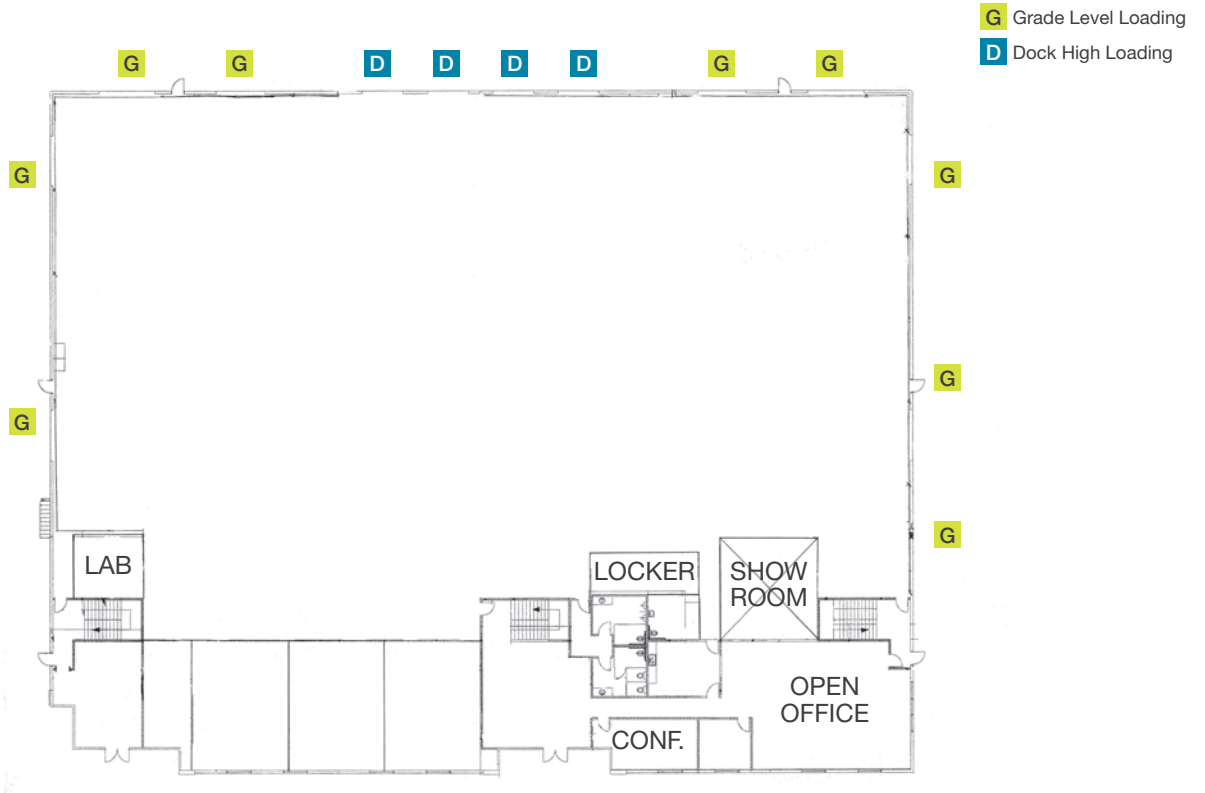
Contacts

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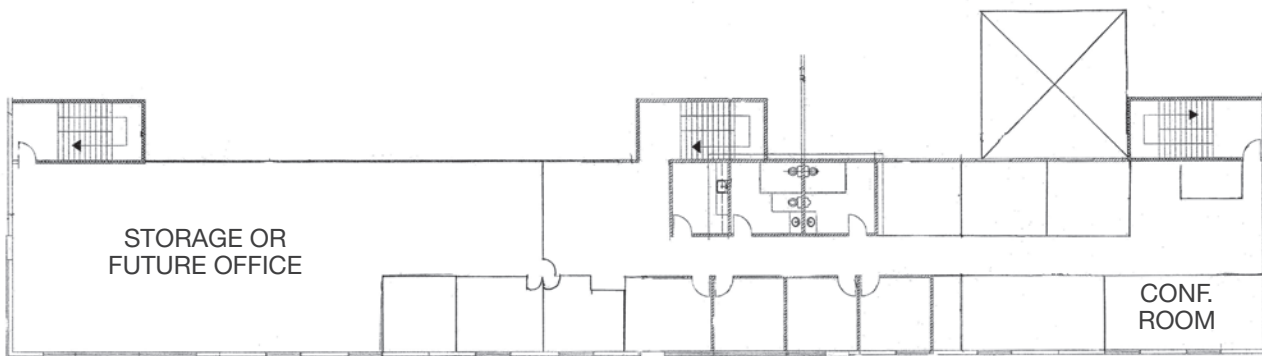
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Floor Plans

First Floor



Second Floor

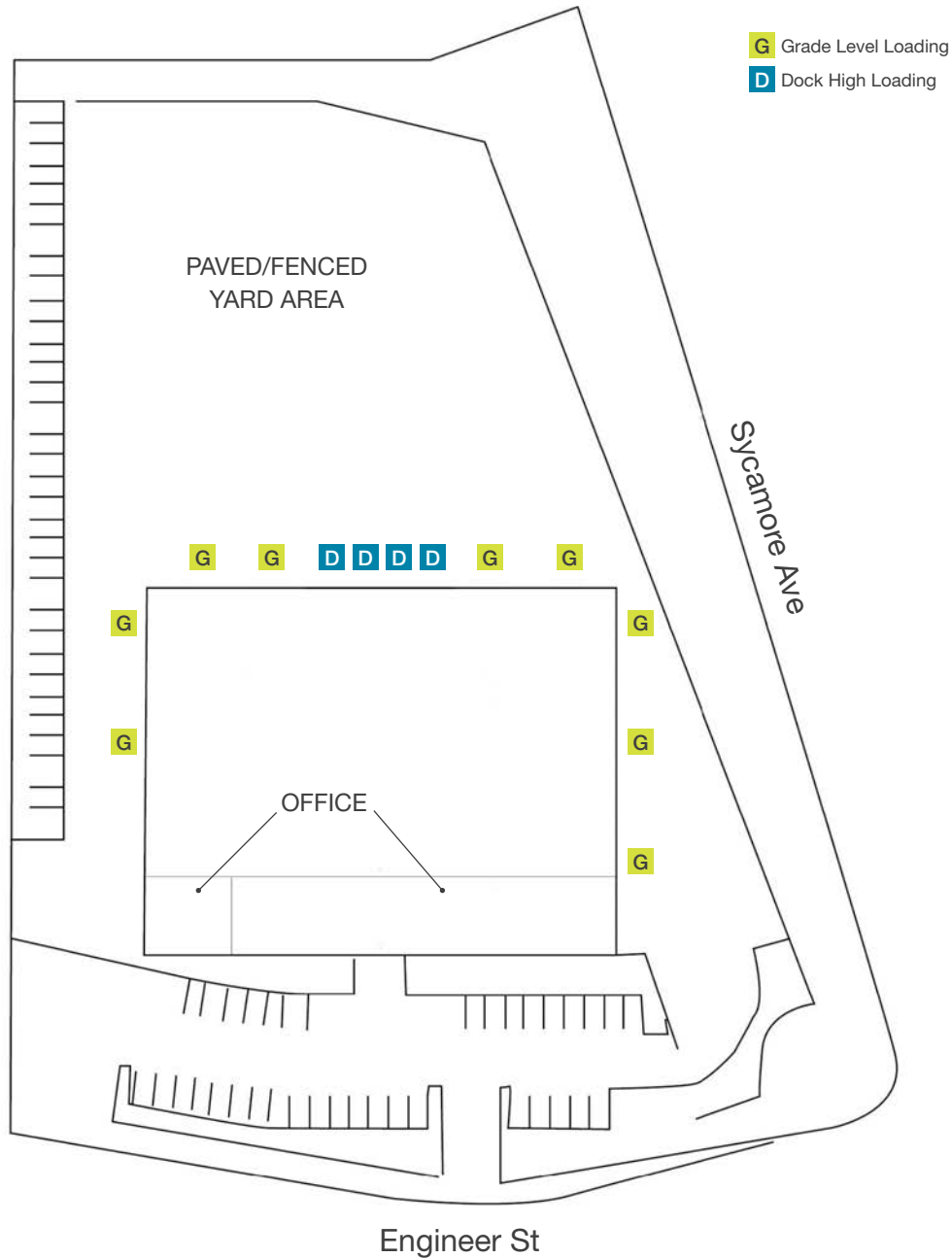


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Site Plan



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