

FOR SALE > 6,095 SF

FREESTANDING INDUSTRIAL/FLEX BUILDING

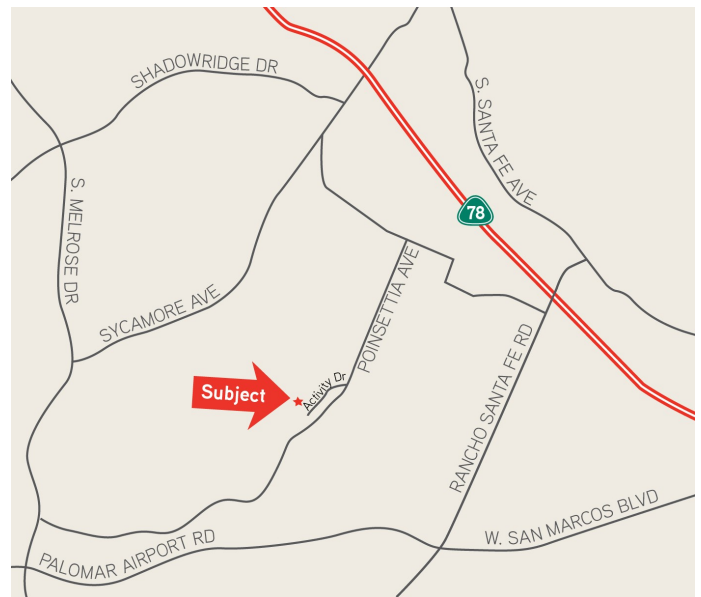


1271 ACTIVITY DRIVE, VISTA, CA 92081



Property Highlights:

- Freestanding 6,095 SF industrial building (plus bonus mezzanine area)
- Located approximately one mile to/from Highway 78
- 20' Clear height
- Reception, 8 offices, bullpen area, 1 conference room, 2 restrooms
- 600 amps
- 3 Grade-level truck doors
- HVAC in warehouse
- 100% concrete parking lot & truck loading aprons
- Asking Price: \$1,275,000
- Do Not Disturb Tenant



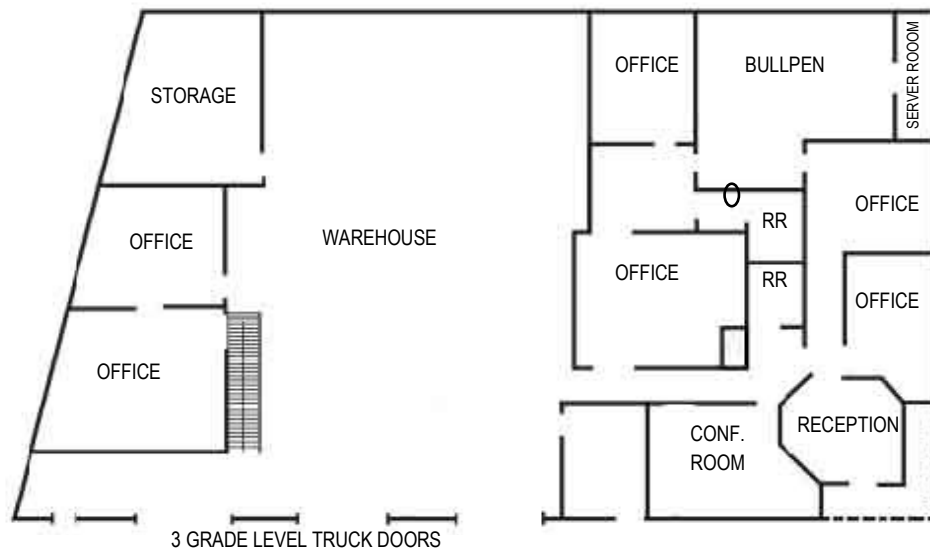
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AERIAL



GROUND FLOOR PLAN



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