

FOR SALE OR LEASE >

15,472 SF R&D / Industrial Space

2320 COUSTEAU COURT, VISTA, CA 92081



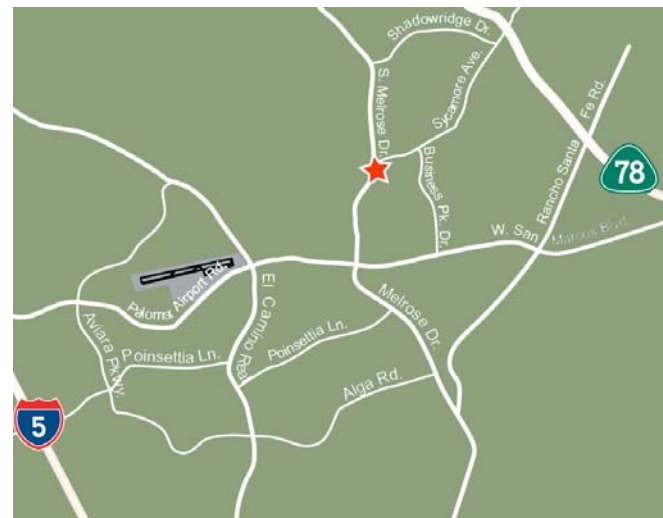
Property Highlights:

- ◆ Approx. 15,472 SF
- ◆ Approx. 13,022 SF HVAC Office (3,339 SF 2nd Floor)
- ◆ Approx. 2,450 SF Warehouse Space
- ◆ 22' Minimum Clear Height
- ◆ Two (2) Grade Level Doors
- ◆ Fire Sprinklers
- ◆ 50 Parking Spaces (3.23 / 1,000) Expandable
- ◆ Power 800 Amps 277/480 Volts

LEASE RATE: \$.99/SF Gross + Utilities

SALES PRICE: \$142/SF

**TOURS BY APPOINTMENT ONLY
PLEASE DO NOT DISTURB TENANT**



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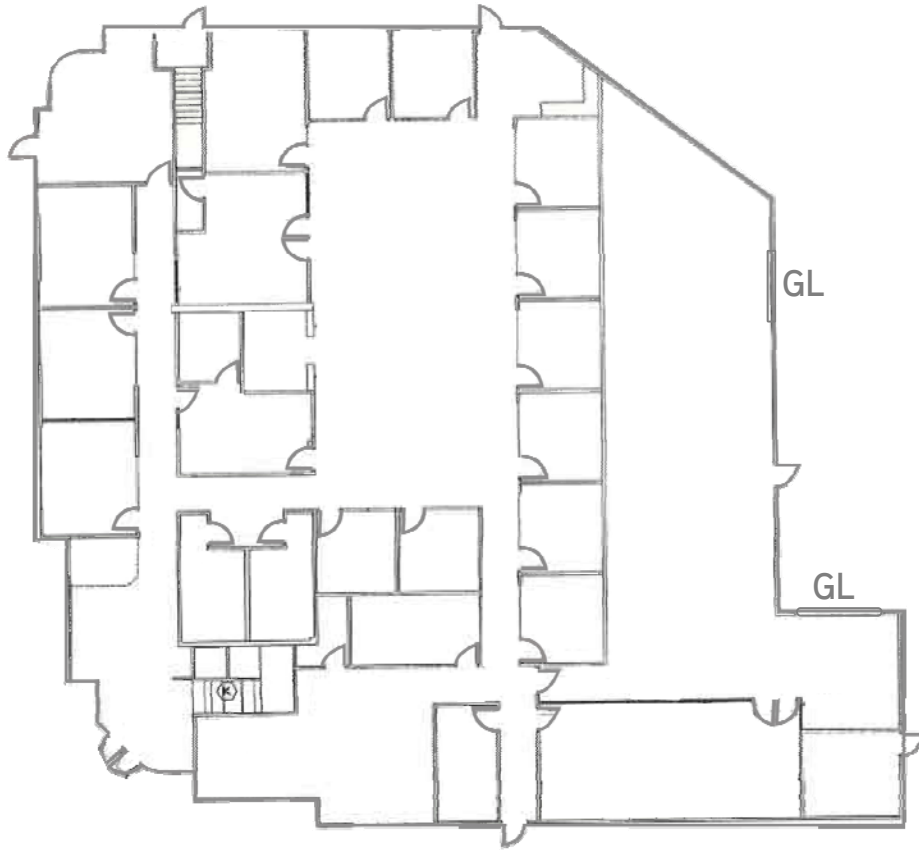
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FIRST FLOOR



SECOND FLOOR

